



Mr. Urice made a motion to close the public hearing. Mr. Manuel seconded the motion and it was passed unanimously.

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80 Mill Plain, LLC – Application for Special Exception to permit Retail/Warehouse generating more than 500 trips per day – 80 Mill Plain Rd (#D14003) – SE #652. Public hearing opened 11/19/08. First 35 days were up 12/23/08. First extension granted to 1/21/09. Second extension granted to 2/24/09.

Attorney Gregg Brauneisen said he was here in place of Attorney Jaber who is out of town. He said the dumpster has been removed and the stop sign eliminated as per Abdul Mohammed's suggestions. Steve Sullivan PE, then said they had removed the loading dock on the southwest corner. Additionally, the building has been angled and traffic behind the building will be restricted to one-way only. All of these changes demonstrate that the rear property at 82 Mill Plain Rd. has safe access and egress.

Mike Galante, the traffic engineer from Frederick Clarke Assoc. distributed an updated analysis which was done since the Commission had expressed concerns about possible delays at the driveway. He said he had recalibrated the movements in and out of the driveway in conjunction with the timing between the two lights on Mill Plain Rd. He said this driveway is a two lane exit with a queue length of about two car lengths. He discussed the project impacts with regard to LOS saying that there are less trips associated with warehouse use than retail. He added that the volumes are based on full build out for both Prindle La. and The Reserve projects. Mrs. Emminger asked that the Commission continue the public hearing so staff and the City Traffic Engineer can review this new information.

Chairman Finaldi asked if there was anyone to speak in opposition to this and several people came forward.

Attorney Dan Nagel, Cohen & Wolf, said they have not received the latest revision from the applicant, so as far as they are concerned, nothing has been resolved yet.

Tom Lombardi, 88 Mill Plain Rd., explained that the driveway into the subject property is shown with curbing all the way down along the common property line. For about 60 years they have used the driveway to access the rear of their parcel, so he is concern about the curb cut being kept open. He added that within the past year, there has been a challenge as to whether they have the right to use this area. The amount of traffic is minimal but they do want to retain the right to use this access. Mrs. Emminger said she had asked Mr. Sullivan to remove the curb and the revised plan shows a depressed curb in this area. Mr. Lombardi said he is still concerned about maintaining the right to access the structure in the rear of his parcel.

Mrs. Emminger said she and the City Traffic Engineer have been working with Mr. Sullivan to tweak the site plan to address the problems and maintain the access to the rear property. She added that she believes they are getting close to an agreement that makes everyone happy. Mr. Urice said he does not want to approve a building that will be sitting on a right-of-way. He then made a motion to continue the public hearing. Mr. Manuel seconded the motion and it was passed unanimously.

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CTX Concrete Foundations LLC – Application for Special Exception to allow Storage of Construction Equipment in the IG-80 Zone – 85 Beaver Brook Rd. (#K11146) – SE #680. Public hearing opened 1/21/09 – First 35 days will be up 2/24/09.



