

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – January 2, 2025**

Meeting Date: January 2, 2025

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Jerry Barbieri, Chair

Mary Knight, Secretary

Ken Church

Phyllis Wimbrow

Staff

Jennifer Keener, Director, DRP

Matt Laick, Deputy Director, DRP

Kristen Tremblay, Zoning Administrator, DRP

Roscoe Leslie, County Attorney

Robert Mitchell, Director, Environmental Programs

Ben Zito, DRP Specialist, DRP

I. Call to Order

II. Administrative Matters

A. Review and approval of work session minutes, November 14, 2024

As the first item of business, the Planning Commission reviewed the work session minutes of the November 14, 2024, meeting.

Following the review, a motion was made by Ms. Wimbrow to approve the minutes as written, Ms. Knight seconded the motion, and the motion carried unanimously.

B. Review and approval of minutes, December 5, 2024.

As the next item of business, the Planning Commission reviewed the minutes of the December 5, 2024, meeting.

Following the review, a motion was made by Mr. Church to approve the minutes as written, Ms. Knight seconded the motion, and the motion carried unanimously.

C. Board of Appeals Agenda, January 9, 2025.

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for January 9, 2025. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission.

No comments were forwarded to the Board.

D. Technical Review Committee Agenda, January 8, 2025.

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As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting scheduled for January 8, 2025. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission.

No comments were forwarded to the Committee.

III. Site Plan Review: Worcester County Commissioners Vehicle Storage Facility – County Project

Timothy Metzner from Davis, Bowen, and Friedel presented the site plan and building elevations to the Planning Commission for a 12,275 square foot building that will be used for vehicle storage at the Worcester County fire training center in Newark. Mr. Metzner stated the site is currently surrounded by privacy fencing and will continue to be after the project is complete. Mr. Metzner also stated that a future fire tower will be built on the site.

After a brief discussion, on a motion made by Ms. Wimbrow and seconded by Ms. Knight, the Planning Commission approved the site plan as submitted.

IV. Text Amendment

As the next item of business, the Planning Commission reviewed a proposed text amendment prepared by Mrs. Keener at the request of the Worcester County Commissioners. The proposed text amendment reviewed the uses associated with the Commercial Marine District and evaluated ways to strengthen the protection of the commercial fishing industry in the Worcester County Zoning code. Mrs. Keener presented the proposed text amendment.

Following a brief discussion, a motion was made by Ms. Knight, and seconded by Ms. Wimbrow, the Planning Commission gave a favorable recommendation to the Worcester County Commissioners for the proposed text amendment as submitted.

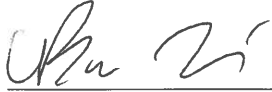
V. Adjourn

On a motion made by Ms. Wimbrow and seconded by Ms. Knight, the Planning Commission adjourned.



Mary Knight, Secretary

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Ben Zito, DRP Specialist