

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – October 3, 2024**

Meeting Date: October 3, 2024

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Jerry Barbierri, Chair
Phyllis Wimbrow, Vice Chair
Ken Church
Kathy Drew
Betty Smith
Mary Knight

Staff

Jennifer Keener, Director, DRP
Matt Laick, Deputy Director, DRP
Kristen Tremblay, Zoning Administrator
Bob Mitchell, Director, Environmental Programs
Gary Pusey, DRP Specialist III

I. Call to Order

II. Administrative Matters

A. Review and approval of minutes, September 5, 2024

As the first item of business, the Planning Commission reviewed the minutes of the September 5, 2024, meeting.

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

B. Board of Zoning Appeals Agendas, October 10, 2024

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

No comments were forwarded to the Board.

C. Technical Review Committee Agenda, October 9, 2024

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

No comments were forwarded to the Committee.

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III. Cannabis Text Amendment

Mrs. Keener explained that the amendment stemmed from the direction of the County Commissioners to evaluate cannabis dispensary uses and associated parking requirements. The draft bill that was submitted proposes to add cannabis dispensaries as a special exception use in the C-1 Neighborhood Commercial District, C-2 General Commercial District, and C-3 Highway Commercial District, consistent with the lot requirements for retail and service uses in those districts. The minimum and maximum parking calculations were developed as a starting point for discussion. The stacking spaces for a drive-through facility was proposed to be consistent with a stacking lane requirement for a restaurant use.

The Planning Commission discussed the impact that the existing facilities have had on the area and evaluated the parking considerations based upon the square footage of those facilities. A motion was made by Ms. Drew and seconded by Mrs. Wimbrow to amend the minimum parking requirement to 1 space per 150 square feet of gross floor area, and the maximum parking requirement to 1 space per 100 square feet of gross floor area. The motion failed, with Mr. Church, Ms. Knight and Ms. Smith in opposition. Mr. Barbierri abstained. A second motion was made by Mr. Church and seconded by Ms. Knight to amend the minimum parking requirement to 1 space per 100 square feet of gross floor area, and the maximum parking requirement to 1 space per 50 square feet of gross floor area. The motion carried unanimously.

Following the discussion, a motion was made by Mrs. Wimbrow to provide a favorable recommendation on the text amendment as amended. Ms. Knight seconded the motion, and the motion carried unanimously.

IV. Other Matters

The Planning Commission reviewed its previous condition set upon the Island Resort Campground Rezoning Case #446 which had a condition that a boundary line adjustment be prepared to incorporate the petitioned area into Parcel 241. Mr. Mark Cropper, the applicants' attorney, requested that the Planning Commission remove the condition. He stated that this would create issues that would necessitate a variance request from the Board of Zoning Appeals in the future after the creation of this lot. Mr. Greg Wilkens, surveyor, found that the condition could potentially lose the applicant up to 25 campsites if a variance request was not approved by the Board.

Mr. Cropper stated that they would still be willing to adhere to the terms of the condition if it did not create additional unforeseen issues. The Planning Commission discussed the request and determined that the condition was unnecessary. The applicant agreed to try to meet the original terms of the condition, if feasible.

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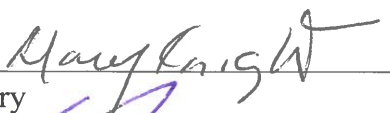
On a motion made by Ms. Knight and seconded by Mr. Church, the Planning Commission removed the condition placed on Rezoning Case #446 and was approved unanimously.

V. Other Matters

The Planning Commission was informed that their next worksession to discuss the Comprehensive Plan update would be held on October 10, 2024 at 1:00 p.m.

VI. Adjourn

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



Mary Knight, Secretary



Kristen M. Tremblay, AICP, Zoning Administrator

