

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – October 7, 2021**

Meeting Date: October 7, 2021

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Jerry Barbierri, Chair
Rick Wells, Vice Chair
Marlene Ott, Secretary
Ken Church
Betty Smith
Mary Knight

Staff

Jennifer Keener, Director, DRP
Kristen Tremblay, Zoning Administrator
Stu White, DRP Specialist
Roscoe Leslie, County Attorney

I. Call to Order

II. Administrative Matters

A. Review and approval of minutes, September 2, 2021

As the first item of business, the Planning Commission reviewed the minutes of the September 2, 2021 meeting.

A motion was made by Ms. Ott, seconded by Ms. Smith, and carried unanimously to approve the minutes.

B. Board of Zoning Appeals Agenda, October 14, 2021

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for October 14, 2021. 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

No meeting scheduled for October.

III. Site Plan Review

A. Zoom Car Wash

As the next item of business, the Planning Commission reviewed a site plan for a proposed car wash and detail facility. Lisa Sparks, Esq., introduced the project to the Planning Commissioners. John Salm, engineer, presented the details of the project. Keith Iott, architect, presented the

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architectural justifications and stated that the design was a mix of ‘Seaside Tradition’ with corporate identifiers. Mr. Barbierri questioned the location of the “customer” parking spaces near the office. Mr. Salm stated that there would be limited use of the spaces for customers as the intent was for employee use only. Charles Holland, owner of the business, explained that there is no need for customer parking because all transactions take place at the kiosks at the entrance of the bay. Mr. Barbierri asked if the spaces, except for the accessible space, could be demarked “employee’s only.” Mr. Holland agreed to do so.

Mr. Barbierri stated that the office entrance door did not have the typical design features found in the Design Guidelines and Standards. Mr. Salm and Mr. Holland agreed to add an awning or similar feature to the door. Ms. Tremblay asked about the ‘buff’ color choice to which Mr. Holland responded that it is easily cleanable and that the building at the Salisbury site is powerwashed on a regular basis. Ms. Sparks requested four (4) waivers relative to the roof, transparencies, color scheme and façade considerations.

Following the discussion, a motion was made by Mr. Wells, seconded by Ms. Ott, and carried unanimously approve the site plan and grant the following:

1. A waiver was granted to the four items as outlined in the Staff Report.

IV. Adjourn – A motion to adjourn was made by Ms. Ott and seconded by Ms. Knight. The Planning Commission adjourned at 1:30 P.M.



Jerry Barbierri, Chair



Stuart White, DRP Specialist