

New Castle City Planning Commission Meeting
Minutes
February 24, 2014 -- 6:30 p.m.
City of New Castle's Town Hall

Members Present: David Bird, Chair
David Baldini
Daniel Bungy
Joe DiAngelo
Jonathan Justice
Josephine Moore
Michael Quaranta
Vera Worthy*

Member Absent: Florence Smith

Also Present: Jeff Bergstrom, Building Official

*joined meeting at 6:40 p.m.

The meeting was called to order at 6:30 p.m.

Minutes – A motion was made and seconded to approve the 1/27/14 minutes as distributed. Motion approved.

Minor Sub-Division- 46 & 52 West 3rd Street (Tax Parcel #2101530150 & 2101530151 – (City Planner) Ms. Pfeil's review of the sub-division was distributed to commissioners prior to the meeting. Applicants Deborah Shane and Bryan Shelton were present. The sub-division readjusts the property line by moving it 7 feet (northeast) from the garage to bring the house into conformance with City zoning laws. The lot where the garage is situated is in conformance with City zoning laws. No opposition has been received from the neighbors.

Mr. Quaranta made a motion to approve the sub-division as recommended by the City Planner. Mr. Justice seconded. Motion approved.

Update on New Castle Way Finding Study – No updates to report.

Report on Parking Study – City Council approved the study done by the Parking sub-committee that this body recommended last month.

Update on Waterfront Study – Project Update dated 2/17/14 distributed to commissioners prior to meeting. Mr. Quaranta inquired about commissioners receiving any executive summaries that have been prepared prior to the March meeting. Mr. Bird will request a representative from Duffield Associates or the City attend to brief the group at the next meeting. Preliminary cost estimate and coastal protection study should be available in March.

Update on Comprehensive Plan – Any changes in the City over the past year may require a modification to the City's Comprehensive Plan. Work on an update will begin in the next couple months. Commissioners were asked to review the current Comprehensive

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Plan and be prepared to discuss any changes that may need to be addressed. Mr. Bird reported the City Zoning Ordinance is in compliance with the City Comprehensive Plan.

Discussion of Safety Issues Concerning Dalby Alley – A proposal to install a traffic mirror is problematic. Mr. Bergstrom said there are numerous challenges involved. Options were briefly discussed. Ms. Pfeil is following up with the City Administrator and will report to commissioners.

Budget Status – No report.

Commissioner's Comments

Mr. DiAngelo – Asked Mr. Bergstrom for status of updated zoning map for meeting room. Mr. Bergstrom will have the map put up before the March meeting.

Mr. Bird – Will follow up on American Planning Association memberships for new members. He has recommended the City purchase three (3) copies of the updated edition of the *Planning Commissioner's Handbook*. Will follow up on whether signs being installed by the Way Finding Committee will be reflective (*January 2014*). Commissioners were reminded to submit questions in writing prior to meetings to Ms. Pfeil that pertain to matters before the Planning Commission.

The next meeting is 3/24/14. There being no other business the meeting was adjourned at 7 p.m.

Debbie Turner
Stenographer