

**New Castle City Planning Commission Meeting
Minutes
October 24, 2016 -- 6:30 p.m.
City of New Castle Town Hall**

Members Present: Michael Quaranta, Chair*
David Baldini, Vice Chair
Joseph DiAngelo
Jonathan Justice
Josephine Moore
Gail Seitz

Members Absent: David Bird
Florence Smith
Vera Worthy

Also present: Debbie Turner, Stenographer

*Joined meeting at 6:52 p.m.

Mr. Baldini called the meeting to order at 6:33 p.m. Roll call followed.

Minutes – Several amendments were made. **Upon motion made and seconded, the minutes of the 9/26/16 meeting were approved as amended.**

Public Comments – None.

Commissioners Comments

Mr. Justice asked for the status of the project on Seventh Street. Mr. Baldini spoke briefly with Jeff Bergstrom, City Building Inspector, who said that Phase I is between the buyer and the seller and the City is not involved with this aspect. The only thing they are permitted to do is bring dirt to the site. Additional permitting will come later. Mr. Bergstrom will keep Mr. Baldini informed. Mr. Justice suggested discussion during the Comprehensive Plan Update to mandate that developers are to do testing and share results with the public as a condition to develop a site in our Comprehensive Plan Update (Update). Brief discussion followed about the level of involvement, if any, of the Department of Natural Resources and Environmental Control in the process and information that should be shared with the public. Mr. Baldini noted the project will call for a lot of soil to be disturbed.

Mr. DiAngelo revisited his suggestion (last month) of having a City Council (Council) liaison serve on the Planning Commission. Ms. Seitz noted the importance of Commissioners knowing the City's vision and goals when working on the Update. Mr. Baldini will follow up with City Council. Mr. Quaranta added that after City elections in April 2017 there may be a reconfiguration of assignments. After the new Council is seated and all assignments are done, he suggested revisiting this subject.

Ms. Seitz asked if there has been any follow up about the grants (Neighborhood Building Blocks Fund and Coastal Management Assistance Program) mentioned by Ryan Mawhinney of AECOM at last month's meeting. She reported that WILMAPCO has no Unified Planning Work Plan funding available this cycle. WILMAPCO suggested that we submit an

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application in January/February 2017. The next fiscal planning period runs from 7/1/17 to 6/30/18. They could possibly provide staffing/planner assistance to help. Ms. Seitz is unsure who completes the application, however, Mr. Mawhinney should be able to provide guidance. Mr. Justice will try to get information on the Coastal Management Assistance Program to share with the group.

Mr. Baldini commented that Commissioners need to start thinking about the structure of the Neighborhood Survey. Mr. Justice summarized what was done with the last neighborhood survey, done in 2013. He thinks the survey can be used, but should be updated.

Mr. Quaranta distributed the budget for FY2017 to Commissioners. He asked the Commissioners if they had a chance to look over the schedule for the Comprehensive Plan Update and if they had any questions. Mr. Quaranta reminded we need to be mindful of Messrs. Rogers and Bergstrom's time and the impact on the budget.

Old Business

Alice Riehl, *New Castle Weekly*, asked who the buyer and seller is for the Seventh Street property. Mr. Quaranta said his understanding is that a sale has been made from Route 9 Holdings to Penrose Development. She has seen a certificate stating a test had been done on the soil at the location that indicates no contaminants. Ms. Riehl said that she is uncertain what agency indicated that the land for this project was not contaminated on the map of contaminated lands. Mr. Quaranta does not recollect any Brownfield monies associated with that parcel because it did not qualify.

The Planning Commission's next meeting is 11/21/16. There being no further business the meeting was adjourned at 7:07 p.m.