Rye City Planning Commission Minutes
October 4, 2016

MEETING ATTENDANCE:

Planning Commission Members:	**Other:**
☒ Nick Everett, Chair	☒ Christian K. Miller, AICP, City Planner
☐ Martha Monserrate, Vice-Chair	☒ Carolyn Cunningham, CC/AC Chair
☒ Andrew Ball	☐ Melissa Johannessen, AICP, LEED AP
☒ Laura Brett	☐
☐ Hugh Greechan	☐
☒ Richard Mecca	☐
☐ Alfred Vitiello	☐

I. HEARINGS

None.

II. ITEMS PENDING ACTION

1. 180 Theodore Fremd Avenue

- Rex Gedney (applicant's architect) presented the proposed site plan and reviewed the submission of drainage plan. He noted that the plan was revised to include a site lighting and landscape plan and that the location of the refuse container was provided. Mr. Gedney reviewed the building elevations and showed the location of the proposed outdoor parking for commercial vehicles.

- The City Planner noted that the City Zoning Code allows service business uses as proposed by the applicant, but that all commercial vehicles and equipment must be located within a building.

- The Commission reviewed possible modifications to the site plan to accommodate a building expansion for the indoor parking of commercial vehicles.

- Mr. Gedney stated that he would revised the site plan to address the zoning compliance concern.

2. Minutes

- The Commission reviewed the draft minutes from the September 6, 2016 meeting and made minor revisions.

ACTION: Richard Mecca made a motion, seconded by Martha Monserrate, to approve the minutes from the September 6th meeting as amended, which was carried by the following vote:

Nick Everett, Chair:	Aye
Martha Monserrate, Vice-Chair:	Aye
Andrew Ball:	Aye
Laura Brett:	Aye
Hugh Greechan:	Aye
Richard Mecca:	Aye
Alfred Vitiello:	Absent