

APPROVED / REVISED  
MINUTES  
PLANNING AND ZONING COMMISSION MEETING

These minutes are a general summary of the meeting and are not a verbatim transcription.

November 22, 2016  
**Special Meeting**

Present: Stephen Cole  
Tim Dunphy  
George Hanlon  
John Katz  
Di Masters  
Mark Zeck  
Rebecca Mucchetti, Chairman  
Joseph Fossi, Vice Chairman

Absent: Peter Chipouras

Also Present: Joanne Meder, Director of Planning

*There were no Inland Wetlands or Planning and Zoning Public Hearings held prior to the Inland Wetland Meeting. Further, there was no Inland Wetlands Board Meeting.*

At 7:30 PM Chairman Mucchetti called the meeting to order.

**PUBLIC HEARINGS**

1. **#2016-096-A, Regulation Amendment Application, Extended Residence Care Facility.** Applicant: Mountainside (Matthew Eakin, Executive Vice President). Authorized Agent: J. Casey Healy, Esq. of Gregory and Adams, P.C. Acknowledge receipt of 11/16/16 letter from Gregory and Adams, PC. and confirm the rescheduling of the Public Hearing from November 29, 2016 to January 3, 2017.

**Mr. Zeck motioned, Mr. Dunphy seconded to acknowledge, at the request of the applicant's Attorney, the rescheduling of the Public Hearing from November 29, 2016 to January 3, 2017. Motion carried 8-0.**

2. **#2016-104-SP, Special Permit, 162 Old West Mountain Road, 150 Old West Mountain Road, Old West Mountain Road (Assessor's ID C12-0069), and Old West Mountain Road (Assessor's ID C12-0016).** Statutorily Received 11/09/2016. Owners: Jennifer Nobandegani and Katis Realty Company. Applicant: Mountainside. Authorized Agent: J. Casey, Esq. of Gregory and Adams, P.C. Acknowledge receipt of 11/16/16 letter from Gregory and Adams, PC. and confirm the rescheduling of the Public Hearing from November 29, 2016 to January 3, 2017.

**Mr. Dunphy motioned, Mr. Zeck seconded to acknowledge, at the request of the applicant's Attorney, the rescheduling of the Public Hearing from November 29, 2016 to January 3, 2017. Motion carried 8-0.**

**Commission consensus was to acknowledge the cancellation of the Planning and Zoning Commission Meeting of November 29, 2016 due to the above rescheduling of both Public Hearings scheduled for that date.**

### **CORRESPONDENCE**

Chairman Mucchetti noted the following correspondence.

1. A memorandum dated 11/10/16 from Town Clerk Barbara Serfilippi concerning adoption of 2017 meeting schedules by Boards and Commissions. Chairman Mucchetti noted that the proposed 2017 meeting calendar for the Inland Wetlands Board and Planning and Zoning Commission will be on the 12/6/16 meeting agenda.
2. A News-Times article dated 11/21/16 on the Mountainside proposal.
3. A packet of correspondence received since 11/15/16 from members of the community and the Applicant on the Mountainside proposal.

Hearing no further discussion, the Chairman adjourned the meeting at 7:35 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary  
(Per Audio Tape)

APPROVED / REVISED  
MINUTES  
INLAND WETLANDS BOARD  
PLANNING AND ZONING COMMISSION MEETING  
**EXECUTIVE SESSION**

November 22, 2016

Present: Stephen Cole  
Tim Dunphy  
George Hanlon  
John Katz  
Di Masters  
Mark Zeck  
Rebecca Mucchetti, Chairman  
Joseph Fossi, Vice Chairman

Absent: Peter Chipouras

Also Present: Joanne Meder, Director of Planning

At 7:35 PM, Chairman Mucchetti asked for a motion to go into Executive Session as the Inland Wetlands Board and the Planning and Zoning Commission with the Director of Planning to attend.

**Mr. Dunphy motioned, seconded by Mr. Fossi, to enter into Executive Session. The motion passed, 8-0.**

During the Executive Session, discussion was held regarding the following item:

- Performance of a Planning and Zoning Department employee.

There were no motions, no votes and no actions taken during the Executive Session. The Executive Session ended at 9:00 PM.

Respectfully Submitted,

Rebecca Mucchetti, Chairman