Chairman McLellan called the regular meeting to order at 7:00 p.m. with the following members present:

**PRESENT:** Tom McLellan, Chair  Scott Cote  Howard Barnard
Scott Conti

**ABSENT:** Mark Maloney

**Public Hearings:**

7:00 p.m. Application of Sphere STP, LLC for property located at 66-86 Newton Street, which is located in the General Commercial (GC) Zoning District, for a special permit pursuant to Sections 200-6.7(F) and 200-8.3 of the Zoning Ordinance in order to allow signage that exceeds the maximum allowed signage within the GC Zoning District.

**MOTION:** Moved by Cote and seconded by Barnard to approve the application of Sphere STP, LLC for property located at 66-86 Newton Street, which is located in the General Commercial (GC) Zoning District, for a special permit pursuant to Sections 200-6.7(F) and 200-8.3 of the Zoning Ordinance in order to allow signage that exceeds the maximum allowed signage within the GC Zoning District with the following conditions:

1. The maximum height of the freestanding sign shall not exceed twenty-four (24) feet;
2. The maximum square footage of the freestanding sign shall not exceed 112 square feet;
3. The lighting for the signage shall be turned off by 8:00 p.m. or at the close of business.

**MOTION:** Moved by Cote, seconded by Conti, and voted 4:0 to remove from the table for discussion the application of Neisha Wright, 158 Davis Street, for a special permit to allow: 1) a three-family dwelling within the Urban Residential (RA) Zoning District pursuant to Sections 200-4.4(C3), 200-7.2, and 200-8.3 of the Zoning Ordinance, and 2) to allow a twenty (20) percent reduction of dimensional requirements (lot area) pursuant to Sections 200-5.3(E2) and 200-8.3 of the Zoning Ordinance.

**MOTION:** Moved by Cote, seconded by Conti, and voted 4:0 to accept the verbal request to withdraw without prejudice the application of Neisha Wright, 158 Davis Street, for a special permit to allow: 1) a three-family dwelling within the Urban Residential (RA) Zoning District pursuant to Sections 200-4.4(C3), 200-7.2, and 200-8.3 of the Zoning Ordinance, and 2) to allow a twenty (20) percent reduction of dimensional requirements (lot area) pursuant to Sections 200-5.3(E2) and 200-8.3 of the Zoning Ordinance.
Chairman McLellan updated the Board on the current status of the Leyden Woods appeal. The Board reached consensus that the revisions to the plans to meet the provisions of the Conditional Settlement between the appeal parties dated August 12, 2010 could be approved administratively by the Chairman.

Minutes

MOTION: Moved by Cote, seconded by Barnard, and voted 4:0 to approve the meeting minutes of September 9, 2010.

Adjournment:

MOTION: Moved by Barnard, seconded by Cote, and voted 4:0 to adjourn the meeting at 7:40 p.m.

Respectfully submitted,

Eric Twarog, AICP
Director of Planning and Development