

PLANNING COMMISSION MEETING MINUTES
TUESDAY, JUNE 9, 2026 7:00 P.M.
THE MEETING WAS STREAMED ON YOUTUBE LIVE

I. GENERAL FUNCTIONS

a. Call to Order: Larry O'Donnell called the meeting to order at 7:00 p.m.

b. Roll Call:

Larry O'Donnell, Chair
Robert Lepley, Vice Chair
Maria Diaz-Jones, Secretary
Don Werkheiser, Member
Joseph Ingaglio, Member
Michael Corriere, Solicitor
Bryan Smith, Barry Issett & Associates
Terri Fadem, Zoning and Code Enforcement Officer

c. Minutes of Previous meeting:

Motion by Don Werkheiser to approve the meeting minutes of May 12, 2026.
Seconded by Robert Lepley. **Motion passed 4:0:1. Joseph Ingaglio abstained.**

d. Meeting Agenda:

Motion by Joseph Ingaglio to approve modifying the meeting agenda for item II.(b) 1115-1125 Main Street from Site Plan Review to Site Plan Withdrawal.
Seconded by Maria Diaz-Jone. **Motion passed 5:0:0.**

II. REVIEW & DELIBERATION

a. 411 Main Street: Kevin Gough was in attendance. Applicant reviewed comments from the Barry Issett & Associates Review letter of June 4, 2026 line by line. Clarification was provided for the photometric drawings and required foot candle levels and the need for a structural engineer's review of light post connections. The applicant confirmed that the proposed installation of a linear trench along the southern side of the walkway with a discharge onto Main Street will be eliminated from the plans entirely. Public Works will also need to approve the placement of trash totes in lieu of a dumpster. There was a brief discussion on the submission of required zoning and building permits and compliance with ordinance.

Motion by Joseph Ingaglio to accept the waiver of ZO 450-78 A (1) requiring screening of the AC unit. Seconded by Maria Diaz-Jones. **Motion passed. 5:0:0.**

Motion by Maria Diaz-Jones to accept the site plan application contingent upon all items on the BIA review letter of June 4th being met and all required building and zoning permits being submitted and that there are several unresolved comments from

the previous review letters dated January 2, 2026, February 3, 2026, April 6, 2026 and May 7, 2026 which must be addressed. Seconded by Don Werkheiser. **Motion passed 5:0:0.**

- b. **1115-1125 Main Street:** Applicant advised that they do not wish to further the storage building idea if is not a By Right use and that they are now developing a plan to build apartments on that lot. **Motion** by Maria Diaz-Jones accepting the withdrawal of the application. Seconded by Joseph Ingaglio. **Motion passed 5:0:0.**

III. OLD BUSINESS

Planning Commission Vacancy: Larry O'Donnell announced that the Commission is actively seeking community members to fill 2 vacancies.

V. ADJOURNMENT

Motion by Robert Lepley to adjourn the meeting at 7:40 p.m. Seconded by Don Werkheiser. **Motion carried 5:0:0.**

Respectfully submitted by,

Terri Fadem
Zoning and Code Enforcement Officer