

**FALMOUTH PLANNING BOARD
MINUTES EXCERPT
TUESDAY, MARCH 3, 2015**

Members Present: Jay Chace (Chair), Bill Benzing (Co-Chair), Tom McKeon, Chris Hickey; Rudy Israel

Staff Present: Ethan Croce-Senior Planner; Lisa Sangillo-Recording Secretary

PUBLIC HEARINGS:

Item 7 An amendment to the Zoning and Site Plan Review Ordinance to create a special overlay district for 60 Gray Road to accommodate additional parking in the front setback.

This proposed amendment was requested by the property owner of 60 Gray Road to remove the off-street parking prohibition for this one parcel and to allow off-street parking right up to the front lot line.

Mr. Chace asked for a property presentation. As there was no one representing the property owner in attendance, Mr. Croce briefly explained project to Board which is to create an overlay district specific to 60 Gray Road.

Public comments: No Public Comments.

After a brief discussion, the Board felt there was nothing in the application materials to show that this case is exceptional to allow front yard parking along one lot along Route 100. The Board generally had no concerns with the application except for the fact that they feel this is spot zoning. Mr. Chace stated that there is currently a committee dealing with this issue along the whole Route 100 corridor, and he is disappointed to see this in the packet. He is hoping that Board members will send a strong message that these spot zoning issues are not acceptable.

Mr. McKeon moved not to recommend amendment language with respect to 60 Gray Road. Mr. Benzing seconded. Motion passed 5-0.