

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – March 5, 2026**

Meeting Date: March 5, 2026

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Jerry Barbierri, Chair
Phyllis Wimbrow, Vice Chair
Marlene Ott
Alec French
Teresa Purnell-Milbourne

Staff

Jennifer Keener, Director, DRP
Matt Laick, Deputy Director, DRP
Kristen Tremblay, Zoning Administrator, DRP
Ben Zito, DRP Specialist, DRP
Robert Mitchell, Director, Environmental Programs
Roscoe Leslie, County Attorney, Administration

I. Call to Order

II. Administrative Matters

A. Review and approval of minutes, January 8, 2026.

As the first item of business, the Planning Commission reviewed the minutes of the January 8, 2026, meeting.

Ms. Wimbrow inquired about the site plan that was reviewed and approved by the Planning Commission. Mr. Zito stated it was the RLG Major Site Plan Review for a boat construction facility, and that he would clarify that in the minutes.

Following the review, a motion was made by Ms. Wimbrow to approve the minutes with the revision. Ms. Ott seconded the motion, and the motion passed with no objection.

B. Review and approval of minutes, February 5, 2026.

As the next item of business, the Planning Commission reviewed the minutes of the February 5, 2026, meeting.

Following the review, a motion was made by Ms. Ott to approve the minutes as written. Mr. French seconded the motion, and the motion passed with no opposition.

C. Board of Appeals Agenda, March 12, 2026.

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for March 12, 2026. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission.

No comments were forwarded to the Board.

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D. Technical Review Committee Agenda, March 11, 2026.

As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting scheduled for March 11, 2026. Ms. Tremblay clarified that the B&C Business Park Major Site Plan Review was no longer on the agenda.

No comments were forwarded to the Committee.

III. Major Site Plan Review – Park Place Villas

Mr. Hugh Cropper, IV, Mr. Keith Iott, and Mr. Todd Ferrante approached the table. Mr. Cropper provided an overview of the twelve (12) multi-family unit residential development. Mr. Cropper also provided an overview of the text amendment that allows multi-family units in C-2-zoned properties. Mr. Cropper and Mr. Ferrante stated that the development is designed for year-round workforce housing.

Mr. Cropper also stated that they were seeking a waiver from the automatic landscape irrigation system. Mr. French inquired about the proposed maintenance method, and Mr. Ferrante responded that the landscaping would be manually maintained by the property maintenance staff.

Ms. Tremblay stated that the building, as proposed, was a few inches higher than the 45' maximum height limit. Mr. Iott stated that the final plans would ensure that the highest point of the building would be no more than 45' from average finished grade as required by code.

Following a discussion, a motion was made by Ms. Wimbrow to approve the site plan with the following conditions:

- 1) A waiver to the automatic landscape irrigation system shall be granted.**
- 2) The building height shall be no more than 45' high from the average finished grade at the base of the building.**

Ms. Ott seconded the motion, and the motion passed with no opposition.

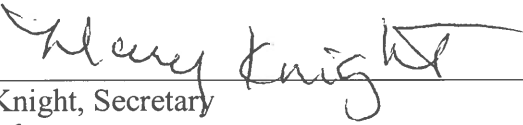
IV. Miscellaneous

Ms. Keener provided updates to the Planning Commission on the Comprehensive Plan as well as the two text amendments recently adopted by the County Commissioners relating to garage door clear height and parking requirements for short-term rentals.

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V. Adjourn

On a motion made by Mr. French and seconded by Ms. Ott, the Planning Commission adjourned.



Mary Knight, Secretary



Ben Zito, DRP Specialist

