

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – April 2, 2026**

Meeting Date: April 2, 2026

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Jerry Barbierrri, Chair

Marlene Ott

Alec French

Kathy Drew

Mary Knight

Teresa Purnell-Milbourne

Staff

Jennifer Keener, Director, DRP

Kristen Tremblay, Zoning Administrator, DRP

Ben Zito, DRP Specialist, DRP

I. Call to Order

II. Administrative Matters

A. Review and approval of minutes, March 5 2026.

As the first item of business, the Planning Commission reviewed the minutes of the January 8, 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. Ms. Knight and Ms. Drew abstained from the vote.

B. Board of Appeals Agenda, April 9, 2026.

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for April 9, 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

C. Technical Review Committee Agenda, April 8, 2026.

As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting scheduled for April 8, 2026. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission.

No comments were forwarded to the Committee.

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III. Miscellaneous – Automatic Landscaping Irrigation System Waiver and Gravel Parking Surface Waiver for 10109 Mcallister Road

Mr. Frank Lynch, Jr. approached the table. Mr. Lynch provided an overview of the site plan, which is proposing a 7,500-sf. area for boat and vehicle storage. He stated there would be landscaping surrounding the perimeter of the impoundment lot.

Mr. Lynch stated that he is requesting a waiver for the gravel parking surface and, in his experience, most of the boat and vehicle storage areas in the County are comprised of gravel. Mr. Lynch further stated that he is seeking a waiver from the automatic landscaping irrigation system requirement. Mr. French inquired how the landscaping would be maintained, and Mr. Lynch responded that the property owner, who also lives on-site, will be manually maintaining the landscaping. Mr. Lynch also stated that a landscape bond will be posted to the County prior to the zoning permit being issued.

Following a brief discussion, a motion was made by Ms. Knight to approve the gravel parking surface waiver. The motion was seconded by Ms. Drew, and the motion was approved with no opposition.

A motion was made by Ms. Knight to approve the waiver for the automatic landscaping irrigation system. The motion was seconded by Ms. Drew, and the motion was approved with no opposition.

IV. Adjourn

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



Mary Knight, Secretary



Ben Zito, DRP Specialist