

Denton Planning Commission

Minutes

Town of Denton

October 28, 2025

Planning Commission Members:

William Quick, Chairperson*

David Burroughs, Vice Chairperson*

Kevin Waterman*

Dona Sorce**

James Guay, Alternate*

* Those Present

** Excused

*** Absent

Participants:

Peter Johnston, Town Planner

Frank Taylor, Councilman

Brian Fitzgerald

Travis Hughes

Recording:

Donna Todd, Director of Planning and Codes

Scott Getchell, Town Administrator

George Bacorn, Chief of Police

PROCEEDINGS

Call to Order:

The Planning Commission Meeting was called to order by Chairperson Quick at 6:00 p.m. on October 28, 2025, at the Denton Town Office. Chairperson Quick led everyone in the Pledge of Allegiance.

This Meeting was made available to the public via Zoom Video Conferencing, and access to the meeting was made available on the Town website.

Approval of Minutes:

The Regular Meeting Minutes of September 30, 2025, were reviewed and unanimously approved.

Old Business #1 – Other: None.

New Business #1 – Atlantic Coastal Partners, LLC – Preliminary Site Plan: Brian Fitzgerald, RAUCH, Inc., (Applicant) submitted a preliminary site plan on behalf of Atlantic Coastal Partners, LLC, (Owner) to construct (3) storage buildings containing 120 mini-storage units (Phase I) of assorted sizes and one (1) 20'x35' future building (Phase II) containing (13) commercial rental units, to be located at Legion Road, Tax Map 108/Parcel 2439, Lot 2, zoned Industrial (I).

Mr. Fitzgerald presented Phase I of the Atlantic Storage project. The site access is located off Legion Road, and the stormwater will be located on the east side of the site.

Mr. Fitzgerald noted there will be no utilities other than electricity and communications for Phase I. A lot line revision will be submitted to meet Forest Conservation requirements for Lot 3 on the east side. All comments from the Town Planner, Town Engineer, and Forest Conservation Consultant will be addressed on the final site plan.

Vice Chairperson Burroughs asked what Phase II entails.

Mr. Fitzgerald explained that Phase II will include commercial storage units located in front of Phase I, off Legion Road. Mr. Fitzgerald also noted the project will comply with the Industrial Park covenants.

Commissioner Waterman questioned what avenue they plan to choose regarding the comments from Peter Johnston, Town Planner, about the options of either meeting Town Code or for the Planning Commission to approve the request for an alternate plan to meet the bufferyard requirements.

Mr. Fitzgerald stated that an alternative plan will be submitted for approval, including the provision of 10 trees to satisfy the parking requirement per the Zoning Ordinance.

Commissioner Waterman wanted to clarify that the existing bufferyard will remain as presented.

Mr. Fitzgerald confirmed keeping the current bufferyard in the site plan. There will be no interior planting, which is common practice in most storage facilities. They are complying with parking regulations, hence the reason a wider drive aisle between the units. It is to allow tenants to pull up to their unit and unload or pick up items. He states that adding any extra parking space would be a waste of space.

Vice Chairperson Burroughs asked whether they would accommodate boat or RV parking.

Mr. Fitzgerald stated there is no plan for that at the time.

Travis Hughes, Owner of Atlantic Storage, stated that Phase II would only include the commercial units for storage and a possible workspace at the rear.

Commissioner Guay inquired about the total number of units for Phase I.

Mr. Hughes stated there will be one hundred and twenty (120) storage units.

Commissioner Guay questioned whether they would be stainless steel.

Mr. Hughes stated they would not. They are constructed with a galvanizing product that is weather-resistant and will not rust.

Mr. Johnston stated the Applicant will provide an alternative landscape plan and will use the trees meant for the interior and place them in the bufferyard area.

Mr. Hughes noted they are proposing to keep the bufferyard along Legion Road and plant ten trees along the south side of the property. These trees would provide shade and more screening on that side of the property.

Vice Chairperson Burroughs motioned to approve the preliminary site plan, conditioned upon their providing an updated layout of an alternative plan. Approval is contingent upon satisfying all comments by the Town Planner, Town Engineer, Town Staff, and all other required approving agencies.

Commissioner Waterman seconded the motion. The motion passed unanimously. (4:0)

New Business #2 – Other: None.

Staff Item #1 – Other: Donna Todd, Director of Planning and Codes, gave an update on next month's meeting, stating that there will be a special exception request for an accessory structure height, revised Sandy Meadows townhouse elevations, and the Denton Project for final subdivision approval for the single-family homes. She also noted there is an MPCA Workshop in Elkton on November 12, 2025.

Adjournment: The meeting adjourned at 6:11 p.m.