



The Village of Boston Heights Planning Commission Meeting; November 5, 2025

PLANNING COMMISSION 11-5-2025

The Planning Commission meeting on November 5, 2025, discussed the rezoning of parcels 1301035 and 1301036 on Chittenden Road to apply the Hines Hill corridor overlay. Anthony Umina sought to add multi-family residential options to his industrial zoned land. The commission debated the feasibility of applying sections 116303 and 116304 of the overlay, which allow 12 units per acre, and the potential impact on water supply. The motion to recommend the overlay failed, and the commission decided to reconsider the building size limits in the light manufacturing district, recommending no changes to the council.

- Provide feedback to Village Council that the Planning Commission recommends not allowing any of the three activities (growth, cultivation, or distribution) for recreational marijuana.

Site Plan Review and Initial Discussions

- Bill Hinkle questions if there is a formal application to review the site plan.
- J. Popiel mentions the need for a new site plan showing the building size and grading for the sewer.
- Anthony Umina clarifies that the new building size was included in the submitted plans.
- Bill Hinkle notes that the planning commission will need to make some action to revise the plans.

Roll Call and Meeting Minutes Approval

- T. Nemer calls the meeting to order and conducts roll call, confirming all members are present.
- T. Nemer asks if everyone has reviewed the minutes from the September 3 meeting.
- Mayor Antal makes a motion to approve the minutes with a correction in Dave Maccrone's name.
- The motion is seconded and approved by roll call vote.

Boston Common Storage Limited Rezoning Request

- T. Nemer introduces the request for rezoning parcel 1301035 and 1301036 from LM to apply the Hines Hill corridor overlay.
- Anthony Umina explains his plan to develop parcels north of the greenhouse and demonstrates using a map.
- D. Maccarone questions the overlay's applicability to the parcels.
- Anthony Umina clarifies that he has options on the parcels and is interested in using the overlay to explore development options.

Discussion on Overlay and Zoning Changes

- Mayor Antal and D. Maccarone discuss the implications of applying the overlay to the parcels.
- T. Nemer and R. Dick question the specifics of the overlay and its impact on zoning.
- Bill Hinkle explains the different sub-districts within the overlay and their implications.
- Anthony Umina expresses a desire to keep his options open for future development.

Clarification on Overlay Application Process

- D. Maccarone suggests finding an existing overlay that meets Anthony Umina's needs.
- Bill Hinkle and T. Nemer discuss the process of applying an existing overlay to new parcels.
- Anthony Umina emphasizes the need to keep his options open for potential commercial development.
- The group discusses the potential for creating a new overlay specific to Chittenden Road.

Water Supply and Development Concerns

- Anthony Umina raises concerns about the availability of water for potential development.
- D. Maccarone clarifies that the building code issues are related to water supply for residential development.
- T. Nemer pauses the discussion to summarize the current status and next steps.
- The group agrees to continue the discussion at a future meeting with more detailed information.

Request from Village Council on Building Size Limits

- T. Nemer introduces the request from village council to reconsider building size limits in the light manufacturing district.
- Bill Hinkle explains the council's request to modify the language to require council approval for buildings larger than 50,000 square feet.
- Mayor Antal expresses concerns about limiting potential development based on building size.
- The group discusses the implications of the proposed changes and the need for further consideration.

Discussion on Recreational Marijuana Regulations

- T. Nemer introduces the request from village council to make recommendations on regulating recreational marijuana commercial activities.
- D. Maccarone explains the council's request to break down the regulations into three sections: growth, cultivation, and distribution.
- The group discusses the state regulations and the potential impact of allowing or banning these activities.
- Mayor Antal and other members express a preference for banning all three activities.

Conclusion and Adjournment

- The group agrees to table the discussion on recreational marijuana regulations until further information is available.
- T. Nemer calls for a motion to recommend to council that they vote no on all three activities separately.
- Motion made by R. Antal and seconded by B. Goncy
- The motion is approved by roll call vote.
- The meeting is adjourned at 8:05 PM.