

## Rockville Planning Commission

### Regular Meeting

September 9, 2025

6:00 pm

1. **CALL TO ORDER – ROLL CALL.** Chair Rybkiewicz called the Rockville Planning Commission meeting to order at 6:00 pm. Planning Commission members in attendance were Andy Efstratis, Tim Arnold, Linda Brinkley, Jane Brennan, and Chair Rybkiewicz along with alternate member Angie Frabasilio. Town Clerk Shelley D. Cox was recording the meeting. Layne DeLange was excused.

2. **PLEDGE OF ALLEGIANCE:** Chair Rybkiewicz led the audience in the Pledge of Allegiance.

3. **DECLARATION OF CONFLICT OF INTEREST WITH AN AGENDA ITEM.** No conflicts were declared.

Public Comment: No comments were made.

5. **CONSIDERATION AND ACTION FOR AN ADDITION AT 51 JENNINGS LANE (130 EAST) FOR- MAX GREGORIC-CHANCE WRIGHT:** Chance Wright explained Max Gregoric at 51 Jennings Lane would like to tear down his current garage and rebuild it. Jane Brennan stated her understanding is the current one will be removed and rebuilding and expanding size-wise with a total height of 16 feet. Chance Wright said it would be slightly bigger footprint in size in both height at 16 feet and size than the current garage to allow for the owner's camper to fit in. Jane Brennan said this will still meet the setbacks. Jane Brennan said it appears the new garage would be attached to the studio, is that correct? Chance Wright said yes with a breezeway in between. Jane Brennan asked if anybody slept in the studio. Chance Wright said he is unsure. He said there's a room in there, but I'm not sure if it's just for art or what goes on there. Jane Brennan asked if the square footage of the studio was available. After reviewing the plans it says 62'. Jane Brennan said the issue is not really with us (the Town), but the Fire Department, as they do not want a connected building with such things as the walkway, connected to some place where someone sleeps. Chance Wright said okay. Jane Brennan then reminded Chance Wright, there's one residence allowed per parcel, so she is hoping that nobody sleeps in the studio. But if somebody does sleep there, that's a Fire Department issue. Chance Wright said okay. Jane Brennan explained this application is not connected enough for us to call it a connected building because the existing large logs that make up the roof now are not a consistent roof line. Chance Wright said the garage is lower. Jane Brennan said in reviewing the plans she can see the lower set down, however she is concerned with the Fire Marshal. She said when the Fire Marshal reviewed the plans he viewed it as an accessory building under the wording of two accessory building, not one attached to a living space. Chance Wright said that's what it is already set up as of right now with the breezeway attached, if that makes any difference or not. He said the walkway itself is pretty much the way you walk between the garage and the studio. It is exactly like that and we're just duplicating what's there. Chair Rybkiewicz said when he spoke with the Fire Marshal, he didn't have any concerns about the building permit application. Chair Rybkiewicz said what Jane is referencing is the bedroom space. He said if it's a dwelling unit, then it changes the context. Chance Wright agreed that made sense. Chair Rybkiewicz said we (the Town) were told from the Fire Marshal that type of breezeway is considered a fire hazard, but from his perspective when he approves the plans that it would be considered one. Chair Rybkiewicz said if it meets the NFPA standard and if the Fire Marshal signs off on it then it will be good. He asked Mr. Wright to follow up with the Fire Marshall once he finds out what the plan is for the studio. Chance Wright agreed to do that. Angie Frabasilio asked what the distance between the garage and the studio is. Reviewing the plans it says 8'. Angie Frabasilio said the Fire Marshal may require 10' as per code. Jane Brennan recommended garage style drywall is used to protect the studio. Chance Wright said the studio is concrete plaster, which is fire resistant. Linda Brinkley asked if there was any water in

the building. Chance Wright said he did not think there was any water. Linda Brinkley reminded him that water is not allowed in the studio or the garage. Chance Wright said the plan only calls for electricity. Jane Brennan asked if there would be any outside lights and reminded Mr. Wright that lighting would need to be controlled and all lights must be facing down, with no light illuminating the building. Chance Wright acknowledged this requirement. No more questions were asked. Jane Brennan **MOVED** Whereas the application to replace an existing garage at 51 South Jennings Lane submitted by Max Grigoric is complete, and the application does not conflict with the Rockville Land Use Code Chapter 8, and the garage does not conflict with the Rockville General Plan, therefore, we approve this application. Chair Rybkiewicz asked if anyone had any modifications to the motion. No modifications were expressed. Tim Arnold **SECONDED** the motion.

**VOTE on Motion:**

Andy Efstratis – Aye  
Tim Arnold – Aye  
Linda Brinkley- Aye  
Jane Brennan- Aye  
Chair Rybkiewicz-Aye

**MOTION PASSED**

6. **CONSIDERATION AND ACTION ON A MINOR SUBDIVISION REQUEST-SOUTH MESA-KELLAND TERRY- WILLIE HOLDMAN**: Chair Rybkiewicz said since there is no one here representing this application it will need to be tabled to next month. Jane Brennan **MOVED** to postpone agenda item # 5 consideration and action of a minor subdivision request on South Mesa by Kellan Terry and Willie Holdman. Chair Rybkiewicz **SECONDED** the motion.

**VOTE on Motion:**

Andy Efstratis – Aye  
Tim Arnold – Aye  
Linda Brinkley- Aye  
Jane Brennan- Aye  
Chair Rybkiewicz-Aye

**MOTION PASSED**

7. **APPROVAL OF THE MINUTES FOR THE AUGUST 12, 2025 REGULAR MEETING**: Chair Rybkiewicz asked if there were any corrections to the minutes for the August 12, 2025 Regular Meeting. No corrections were made. Tim Arnold **MOVED** to approve the minutes from the August 12, 2025 regular meeting. Andy Efstratis **SECONDED** the motion.

**VOTE on Motion:**

Andy Efstratis – Aye  
Tim Arnold – Aye  
Linda Brinkley- Aye  
Jane Brennan- Aye  
Chair Rybkiewicz-Aye

**MOTION PASSED**

**Information/Discussion/Non-Action Items.**

1. **Planning Commission Chair Report-Ken Rybkiewicz**: Chair Rybkiewicz reminded the Commissioners the next Planning Commission meeting will be October 14, 2025. Chair

Rybkiewicz reminded the Planning Commission members that a work meeting will be held after the conclusion of the regular meeting.

Chair Rybkiewicz said the Town Council is also considering reworking the Building Permit Application to reflect changes addressing the fire codes that need to be reviewed. He said this issue will then come to the Planning Commission next month for a review and then a public hearing will be scheduled.

2. **Town Office Report :**

**UPDATE ON DOYLE TIMMONS HYDROLOGY STUDY-429 WEST MAIN**

(now required for all river work) Clerk Cox said she had spoken with the contractor for Doyle Timmons regarding the hydrology study that was being required for the river mitigation project. The study will be completed this month. She asked if the Commission wanted to review the study and then proceed with the application, since it was approved contingent on the study being completed favorably. The Commission requested a review of the study before issuing the permit. The Commission assigned Tim Arnold to review the study before the permit is issued. He can do that in the Office once the study is submitted.

3. **Motion to Adjourn:** Jane Brennan **MOVED** to adjourn the meeting. Andy Efstratis **SECONDED** the motion.

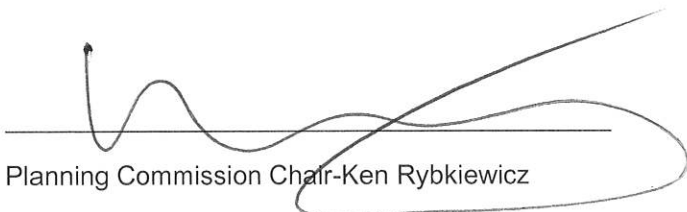
**VOTE on Motion:**

**Andy Efstratis – Aye**  
**Tim Arnold – Aye**  
**Linda Brinkley- Aye**  
**Jane Brennan- Aye**  
**Chair Rybkiewicz-Aye**

**MOTION PASSED**

Just as the recording was pausing Jane Brennan said (off the record). She then provided treats to the Commissioners.

Shelley D. Cox  
*Town Clerk*

  
Planning Commission Chair-Ken Rybkiewicz

  
Town Clerk

