

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF JANUARY 10, 2018 SPECIAL MEETING

The meeting commenced at 8:30 AM in the Engineering Conference Room, 3rd Floor, Town Hall

Present: Subcommittee Members Sharon Purtill and Michael Botelho; Khara C. Dodds, AICP, Director of Planning and Land Use Services and Jonathan E. Mullen, AICP, Planner

30-60 HEBRON AVENUE – proposal for a change/ correction/revision of parking area & spaces – Town Center Zone – Raymond S. Derr & Nancy Moriarty, Derr Family Properties, LLC, applicant

Khara Dodds introduced the project to the Subcommittee members and gave background information. Ms. Dodds explained that the applicant previously filed a site plan on the land records after receiving approval for a change of use for one of the tenant spaces that did not accurately reflect the actual number of parking spaces on the site.

The property owner, Nancy Moriarty, explained the details of the site plan with the Subcommittee members as well as the proposed site improvements. Commissioner Botelho asked if the newly relocated dumpster would have an enclosure. Ms. Moriarty stated that she intended to move the dumpster and put up an enclosure when the snow melts.

Ms. Moriarty went into further detail about parking on the site and stated that she did not agree with the number of seats at Ken's Corner Restaurant. Jonathan Mullen explained that the Fire Marshal's Office had counted 93 seats in Ken's Corner. The Fire Marshal's Office also stated that they were okay with the number of seats in the restaurant space because they had adequate egress. Ms. Moriarty then explained that she intended to work with the owner of Ken's Corner to reduce the number of seats. She also stated that the patio seats would be removed because they are a safety hazard.

Chairman Purtill thanked the applicant for working with the Town to resolve the issues at the site and added that the site could use some repairs and upkeep. There was a discussion between the Subcommittee Members, the applicant and the staff about the review and approval of parking spaces. Chairman Purtill stated that the proposal could be approved administratively.

75 NUTMEG LANE – proposal for construction of a 16-foot, 8-inch long by 9-foot, 8-inch wide by 11-foot, 6-inch tall, addition on the west side of the building – Planned Commerce Zone - Torrey Pines, LLC, applicant

Jim Sener of Ideaz LLC discussed the background of the project and oriented the Subcommittee members to the plans. Commissioner Botelho asked if the plan was to enclose the existing loading dock. Mr. Sener stated that the plan was to enclose the existing loading dock for receiving and staging of material delivered to the building at 75 Nutmeg Lane. Chairman Purtill explained to the applicant that she wanted to ensure that the proposal would not

negatively affect the neighboring properties. Chairman Purtill stated that the proposal could be approved administratively.

77 NEW LONDON TURNPIKE - CENTER VILLAGE – proposal for revised grading and landscaping plans and a new retaining wall – Town Center Zone - Rocco Petitto, Quisenberry Arcari Malik, LLC - Neil Griffin, Glastonbury Housing Authority, applicant

Khara Dodds explained the proposal to the Subcommittee members and gave background information. Rocco Petitto of Quisenberry Arcari Malik, LLC oriented Commissioners to the site plan. Neil Griffin of the Glastonbury Housing Authority explained the proposed changes to the northeast corner of the site. He explained that the changes were required because the proposed grade from the corner of the building to the curb on the approved plans was too steep and the hill could wash away during heavy rain events. Chairman Purtill asked about landscaping and the layout of the new retaining wall. There was a discussion between Chairman Purtill and Mr. Griffin about the proposed layout of the new retaining walls. Mr. Griffin also explained to the Subcommittee members that the fence from the approved plans would be smaller because of the new layout. Mr. Griffin also explained that there would be the same amount of landscaping just in a different configuration. Chairman Purtill expressed concern about the plantings along New London Turnpike and recommended that the Beautification Committee review the plans.

Meeting adjourned at 10:05 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP