

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF FEBRUARY 13, 2018 SPECIAL MEETING

The meeting commenced at 8:30 AM in Meeting Room A, 2nd Floor Town Hall

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

324 CEDAR RIDGE DRIVE – proposal for an accessory apartment – Rural Residence Zone – Barbara Hocking Eckbreth, applicant

Barbara Eckbreth went over the history of the project dating back to the 1990s. Mrs. Eckbreth then went over her written submission that was provided to the Subcommittee. She stated that project started as a renovation of the basement and that all the work had permits from and was inspected by the Town. Mrs. Eckbreth stated that the plan was always to have an accessory apartment but that she was unaware that it would need separate approval from the Town Plan and Zoning Commission.

Commissioner Botelho asked if there was anyone living in the apartment currently. Mrs. Eckbreth stated that there was no one living there now but family friends had used it in the past. Chairman Purtill asked if the apartment ever received a Certificate of Occupancy. Jonathan Mullen explained that the initial plumbing and electrical work for the kitchen was done as part of the initial renovation but the sink and appliances were not installed at that time. Mr. Mullen added that when the sink and appliances were installed, no permits were acquired.

Mrs. Eckbreth then explained that she had been working with the Town to bring the apartment into compliance with the existing zoning regulations. She explained that she had an office/sitting area removed in order to reduce the total square footage of the apartment under the 800 square foot maximum required by the zoning regulations. Chairman Purtill and Commissioner Botelho expressed concern about whether or not the apartment layout complied with the zoning regulations. Mr. Mullen explained to the Subcommittee that there was access to the main residence through the furnace room. Mrs. Eckbreth said that her husband had locked the doors to the furnace room to prevent access to the main residence. Chairman Purtill expressed about locking the doors as a way to prevent access to the main residence through the furnace room. She suggested that the applicant remove the doors and cover the doorway.

2855 MAIN STREET – proposal for exterior architectural changes to existing Chili’s Restaurant – Planned Business and Development Zone - JJ Jamadar, Director of Property Development, Brinker International, applicant

The applicant Mr. Jamadar explained that the project entailed painting the building, installing an LED border around the roof of the building, and replacing the awning coverings and signage. Chairman Purtill expressed concern about the proposed LED border. Commissioner Botelho asked if the signage was the same size as existing. Mr. Jamadar stated that the signage would be the same size just with an updated logo. Chairman Purtill asked if there was another Chili’s

Restaurant in the area that had the LED roof border. Mr. Jamadar stated that Chili's in Manchester had the LED border. Chairman Purtill and Commissioner Botelho stated that they would look at that example and consider the LED border but advised the applicant to come to the full Commission with an alternative. Mr. Jamadar stated that they would withdraw the LED border if the Town had objections. Chairman Purtill asked if landscaping was part of the renovation. Mr. Jamadar stated that it was not part of the scope of the project but they could do some trimming.

17 WICKHAM ROAD – proposal for construction of a committal service structure at Holy Cross Cemetery – Rural Residence Zone – Robert F. Burns, Catholic Cemeteries Association of the Archdiocese of Hartford, applicant

Robert Burns went over the project site plan, building materials and elevations. He stated that the main purpose of the proposed structure was to protect people from the elements. Mr. Burns stated that the structure would have no lighting, utilities, or permanent seating. Chairman Purtill asked about landscaping for the structure. Khara Dodds said that the proposal would go before the Community Beautification Committee. Chairman Purtill recommended that the proposal go to the full Commission.

402 HEBRON AVENUE & 18-34 SYCAMORE STREET proposal for demolition of existing buildings and construction of a 19,847 square foot mixed use (office/retail/restaurant) building and associated parking- Town Center & Residence A Zones – Attorney Robin Pearson – Architect Carmelo Rosa – Landscape Architect John Alexopoulos - Allan & Evan Schwartz & Beth Pancavage, Schwartz Realty, applicants

Attorney Robin Pearson, representing the applicant Allan Schwartz, introduced the design team for the project to the Subcommittee members, went over the time line of the project to date and oriented the Subcommittee members to the proposed site plan. Attorney Pearson also stated that the building would be 19 feet tall, and there are 115 proposed parking spaces and 2 loading spaces. Attorney Pearson then explained that the applicant had integrated staff recommendations for the proposed landscaping, specifically along Sycamore Street. Attorney Pearson also stated that pedestrian access to the building from Hebron Avenue would depend on the layout of potential tenants. Finally, Attorney Pearson went over the dumpster locations at the southeast and southwest corners of the building and that the applicant had enlisted the engineering services of Benesch to design the proposed stormwater management system.

John Alexopoulos, Landscape Architect, explained the proposed landscape plan to the Subcommittee members. He went over the species and size of proposed plantings. Mr. Alexopoulos also explained that the utility boxes located at the southeast corner of the site would be screened as well as the proposed door along the eastern wall of the building.

Chairman Purtill suggested that the applicant use a landscaped berm to screen the parking lot along Sycamore Street from view. Dr. Schwartz stated that the area was going to be used as a drainage swale as recommended by Benesch. Chairman Purtill asked what type of screening would be along the western side of the property and suggested using evergreen bushes. Dr.

Schwartz indicated that fence would screen the parking lot and that he did not know if there would be enough room for evergreens. Attorney Pearson stated that they would look into that suggestion. Chairman Purtill also suggested an evergreen buffer along the southern edge of the parking lot. Chairman Purtill then noted that the portion of the property along Sycamore Street was zoned residential and asked the staff if parking was permitted. Mrs. Dodds said that parking was permitted as an accessory use to the building. Chairman Purtill also suggested that the evergreen plantings spread horizontally as they grow to increase the screening.

Carmelo Rosa, Architect for the project, went over the architectural details, elevation drawings, and floor plans of the proposed building. Chairman Purtill and Commissioner Botelho had concerns about the access door on the east side of the building and the potential entrance on Hebron Avenue. Attorney Pearson stated that they will address the entrance issues once tenants have been secured.

Chairman Purtill asked questions about the architectural design, including the asymmetrical walls on the south elevation and expressed concern about the parapets on the building. Mr. Rosa explained the design concept of the building and showed examples of the parapet that would be on the proposed building.

Karin Knobel from Graphik Identities presented the signage proposal for the building to the Subcommittee members. Chairman Purtill and Commissioner Botelho expressed concern about the number of signs on Sycamore Street and about the ground sign blocking sight lines at the intersection of Hebron Avenue and Sycamore Street.

Meeting adjourned at 10:00 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP