

TOWN PLAN AND ZONING COMMISSION  
PLANS REVIEW SUBCOMMITTEE  
MINUTES OF MARCH 14, 2018 SPECIAL MEETING

The meeting commenced at 8:00 AM in Meeting Room A, 2<sup>nd</sup> Floor Town Hall

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

**1925 NEW LONDON TURNPIKE – timber harvest proposal - Rural Residence Zone – Paul Cesana, owner - Rod Burgess, Scotland Hardwoods, applicant**

Chairman Purtill asked if this area had been used for a timber harvest previously. Rod Burgess stated that it had not. He then went over the project and oriented the Subcommittee members to the site plan. Mr. Burgess stated that the hours of operation for the project will be 7 a.m. to 5 p.m. Monday through Friday and 8 a.m. to 4 p.m. on Saturdays. He also stated that there would be 28 to 30 truckloads of lumber taken out of the site over the course of 4 to 6 weeks in the summer of 2018. Chairman Purtill advised the applicant that there might be concern from the neighbors over the hours of operation. Mr. Burgess stated that he understood and that most of the activity will take place towards the center of the site away from abutting residential properties. Chairman Purtill expressed concern that the speed of traffic on this stretch of New London Turnpike may affect the ability of trucks to safely enter and exit the site. Mr. Burgess stated that he had integrated the comments from the Police Department into the proposal. Mrs. Dodds stated that the Town Engineer would provide comments as part of the Special Permit Approval.

**LOT W-6 WESTERN BOULEVARD – proposal for the relocation of approved Building “H” – Planned Employment Zone – Architect John Manners – Kevin Clark, P.E. – Philip Doyle, LADA, PC, applicant**

Philip Doyle of LADA, PC went over the proposal and gave background information to the Subcommittee members. He explained that the proposal was part of Phase 4 of the Gateway Project. He then explained that the reason for the relocation of building “H” was to accommodate an existing tenant and to provide flexibility for possible future development on the site. Mr. Doyle explained that the proposal would not decrease the amount of onsite parking. He also explained that the proposal would increase the amount of landscaping. He stated that he would be going to the Community Beautification Committee later on that day for approval of the landscape plan. Chairman Purtill asked if there would be enough parking for the uses on site. Mr. Doyle stated that the plan as currently approved has more than the required amount of parking spaces and that he felt there would be enough parking spaces.

**2273 HEBRON AVENUE – accessory apartment proposal – Rural Residence Zone – Architect Hans Hansen – Leslie Ohta, applicant**

Han Hansen went gave a background for the project. He stated that the accessory apartment

located on the property was there when his client Mrs. Ohta purchased the property in 1984. Mrs. Ohta state that she believed that the apartment was constructed as part of the original house construction in 1975. Chairman Purtill expressed concern about the number of bedrooms. Mr. Hansen stated explained the proposal was to remove a set of French doors to make two separate bedrooms into one bedroom with a sitting area. Chairman Purtill asked if the boiler room on the plan made the apartment larger than what the Building-Zone Regulations allow. Mrs. Dodds stated that the boiler room would not be counted as part of the accessory apartment. Chairman Purtill expressed concern about the family room being used as a bedroom. Mrs. Ohta stated that a building inspector told her that room was not considered a bedroom.

**98 WOODLAND STREET – proposal for a new, 500-foot long, 22-foot wide access drive to a visitor’s parking lot at the Elks Club – Rural Residence Zone – Mark W. Friend, Megson, Heagle & Friend, C.E. & L.S., LLC**

Jonathan Sczurek of Megson Heagle & Friend presented on behalf of Mark Friend who was unable to attend the meeting. Mr. Sczurek went over the proposal and oriented the Subcommittee members to the site plan. He explained that the bypass would be used during large events to direct cars to the overflow parking lot at the Elks Club property. Mr. Sczurek also went over the proposed driveway’s grading and proximity to wetlands. Chairman Purtill recommended that this application go to the full Town Plan and Zoning Commission so that the public will get a chance to see the proposal.

Meeting adjourned at 8:50 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP