

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF APRIL 11, 2018 SPECIAL MEETING

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

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

628 HEBRON AVENUE – proposal for screening of cell tower equipment – Planned Commerce Zone – Adam Wolfrey, Centerline Communications, applicant

Chairman Purtill introduced the Subcommittee Members to the applicants. Representing the applicant were Tim Whalen of Centerline Communications and Attorney Kristen Motel. Mr. Whalen explained that the proposal was to construct screening walls for ATT cellular antennas and equipment that would match the materials of the building at 628 Hebron Avenue. Mr. Whalen explained how the proposed screening would look in comparison to existing screening for other wireless carriers on the rooftop of the building.

There was a discussion between the Subcommittee members and the applicant about how the screen walls would look from different locations. Chairman Purtill expressed concern about how the screen walls would look from the street. Commissioner Botelho asked what the antennas would look like without the screen wall. Mr. Whalen and Ms. Motel showed the Subcommittee members drawings of the proposed antennas.

Khara Dodds asked about the height of the antennas. Mr. Whalen explained that proposed antennas are 15 feet tall and that they would stand 13 feet above the parapet wall of the building. There was a general discussion about the antenna height. Commissioner Botelho asked if it was normal practice to screen cellular equipment in this fashion. Mr. Whalen stated antennas are normally screened as they had proposed. Ms. Motel stated that the property owner required screening for the antennas.

Chairman Purtill asked about maintenance of the screen walls. Mr. Whalen stated that it was the responsibility of the owner to maintain the screen walls. The owner could also request to have the walls fixed or upgraded at the time of antenna replacement. Commissioner Zanolungo asked about the durability of the screen walls. Mr. Whalen stated that the walls were constructed to stand a significant wind load. Chairman Purtill stated that this proposal could be approved administratively.

30-60 HEBRON AVENUE – proposal for new signage at Derr Plaza – Town Center Zone – Darin Senna, Hartford Sign & Design, applicant

Jonathan Mullen introduced the project and gave background information. Chairman Purtill gave a brief history of the project to Commissioner Zanolungo. Darin Senna explained the project and went over the details of what had changed since the previous proposal. There was a discussion of the cost associated with upgrading signs to internally-lit channel letter signs. The Subcommittee members agreed that the proposal was acceptable. Chairman Purtill stated that the proposal could be approved administratively.

25 NAUBUC AVENUE – proposal for removal of existing house & construction of a 12-unit

condominium complex of 2 & 3-bedroom units with garages – Town Center Zone – Architect Hans Hansen – Jim Dutton, Dutton Associates – Tommy Li, applicant

Khara Dodds introduced the project to the Subcommittee members. Chairman Purtill expressed concern that the proposal was too intense for the lot. Mr. Mullen asked what the Floor Area Ratio (FAR) was for the project. Mr. Dutton stated that the FAR for the project was .47%. Mr. Dutton then stated that the project complied with all requirements for the Town Center Zone with the exception of lot size for which the lot was considered legal non-conforming. Chairman Purtill and Commissioner Botelho both expressed concern that the project was too dense.

There was a discussion between Chairman Purtill with the architect for the project, Hans Hansen regarding the size of the units. Mr. Dutton then explained that the project was located in the 500-year flood zone and the heating and laundry equipment would be placed on the second floor of the units. Chairman Purtill asked the staff where the zone boundary between Town Center and Town Center Mixed Use was on Naubuc Avenue. Mr. Mullen showed Chairman Purtill the zone boundary line. Mr. Hansen reiterated that the design of the project was in keeping with the requirements of the Town Center Zone.

Commissioner Botelho asked about traffic in and out of the property. Mr. Dutton went over the proposed traffic circulation for the project. He also indicated that the project met the parking requirement and had extra parking spaces if the tandem garages were taken into consideration. Mr. Hansen then went over the building materials for the project. He indicated that he designed the project to be in keeping with the surrounding neighborhood. Chairman Purtill advised Mr. Dutton and Mr. Hansen that the finished project should look like the approved plans. Mr. Hansen indicated that they were going to bury the utilities underground and put all the utility meters at the rear of the property so that they do not interfere with the design of the project.

Chairman Purtill advised the applicant to make the side of the building fronting on Naubuc visually interesting. Mrs. Dodds asked about the landscaping plan for the project. Mr. Dutton stated that they had not gotten that far in the design. Commissioner Botelho stated that he did not oppose the concept but had concern about the density.

Mr. Dutton then presented a plan with 10 units rather than 12 units. Chairman Purtill and Commissioners Botelho and Zanolungo all stated that they preferred the 10-unit plan to the 12-unit plan. Mr. Dutton explained that the drainage for the project would be a combination of infiltration and subsurface retention. Chairman Purtill advised they put all exterior building features (i.e. air conditioning units and lighting) on the plans for approval to avoid having to come back for minor changes.

Meeting adjourned at 9:20 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP