

TOWN PLAN AND ZONING COMMISSION  
PLANS REVIEW SUBCOMMITTEE  
MINUTES OF APRIL 25, 2018 SPECIAL MEETING

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

**Present:** Subcommittee Members Mike Botelho and Scott Miller, Khara C. Dodds, AICP, Director of Planning and Land Use Services and Jonathan E. Mullen, AICP, Planner

**2584 MAIN STREET – proposal for a clothing donation shed at St. James’ Episcopal Church – Town Center Zone – Alex Hillis, applicant**

Alex Hillis and Denise Cabana were present on behalf of the application. The applicant is proposing an 8 inch X 12 inch shed on the property of the Episcopal Church for the collection of clothing donations. Mr. Hillis was present to speak from the operational perspective of the collection shed. Ms. Cabana is a priest representing the church. Mr. Hillis provided information on how the collection process works. He said there would be weekly collections. In accordance with staff advisement, the applicant moved the location of the proposed shed to the rear of the parking area away from a storm drain and to where it could be better screened from view. The proposed shed will be screened by trees and shrubs along Grove Street. It will go partially in a no-parking zone and partially in a parking space. The church currently has a surplus of spaces so the church will still meet their parking requirements with the reduction of the space. Mrs. Dodds brought the proposed signage on the shed to the subcommittee’s attention to ensure they were okay with it. The subcommittee had no issues with the application or the signage being proposed

**LOT N-7 DUG ROAD, LOT 2-159 MAIN STREET & LOT W-159A MAIN STREET – proposal for a farm market and brewery featuring a tasting room, an access drive from Dug Road and a 33-space parking area - (west of #743 and #725 Main Street) – Rural Residence Zone – Megson, Heagle & Friend, C.E. & L.S., LLC – Attorneys Peter Alter & Meghan Hope – Alexander J. Gondek, Jr., landowner/ applicant**

Mrs. Dodds provided background information on the project to the Subcommittee members. Attorney Peter Alter representing the applicant, Alexander Gondek Jr., went over the project details, which called for the conversion of an existing tobacco barn to house, the creation of a farmers market, farm brewery, and tasting room. The project would also have a pumpkin patch, Christmas tree farm and space to grow hops. He then oriented the Subcommittee members to the site plan. Attorney Alter explained that previous plans to access to the site from Carini Road were cost prohibitive and access to the project site is now off Dug Road. Attorney Alter then stated that the only lighting on the site would be on the tobacco barn. Attorney Alter then stated the proposed hours of operation would be Tuesday through Friday 4-8 pm, and Saturday and Sunday 1-6 pm. The brewery and farmers market would be closed from December to March. Commissioner Botelho asked if the applicant had done any outreach to the neighboring property owners. Attorney Alter stated that Mr. Gondek had contacted many of his neighbors to inform them of the project. Attorney Alter stated that there were neighbors who opposed the project, but that the feedback was generally positive. Commissioner Botelho asked where the access point to the project was and if the driveway to the site would be paved. Attorney Alter pointed out the access point off Dug Road and stated that the driveway would have pressed millings to provide a

dustless bound surface. Commissioner Miller asked if brewing would occur on-site and to what capacity. Attorney Alter stated that brewing would be on site and the capacity would be 7 barrels a week. Commissioner Botelho asked about the number of parking spaces. Attorney Alter stated that the project would have 33 spaces with an overflow area. Commissioner Botelho asked about the seating capacity of the tasting room. Jonathan Sczurek of Megson Heagle and Friend explained that the seating capacity for the tasting room was calculated the same as a restaurant and there would be 22 counter seats and 20 table seats with no outdoor seating. Commissioner Miller expressed concern about the problems associated with other popular local breweries such as traffic and noise. Mrs. Dodds stated that the applicant would be working with the Engineering Department and the Police Department to address any traffic concerns. The applicant stated that the operation would be small. There was a discussion between the Subcommittee members and the applicant about impacts to neighboring property owners. Commissioner Botelho asked about the alignment of the driveway for the project. Mr. Sczurek stated that the town wanted the driveway to align with the driveway across Dug Road. Commissioner Miller asked if the applicant planned on screening the driveway. Attorney Alter stated that they would not due to the change in grade from Dug Road to the driveway.

Meeting adjourned at 9:00 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP