

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF MAY 9, 2018 SPECIAL MEETING

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

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

622 HEBRON AVENUE - proposal to install two steel-cladded columns under existing roundabout overhang – Planned Commerce Zone – John Ruggiero, Construction Manager, John Moriarty & Associates – DIV Glastonbury LLC, applicant

Chairman Purtill disclosed that she is a member of Healthtrax Fitness Center and Subcommittee member Botelho disclosed that he knows Mr. Ruggiero.

John Ruggiero of John Moriarty & Associates explained that the Healthtrax gym was reconfiguring their floor layout. The reconfiguration calls for moving the weight room from its current location in the gym to the floor space above the entrance area and traffic circle. Three circular brick pillars structurally support the area. The relocation of the weight room to this area calls for installation of two additional structural columns. Mr. Ruggiero stated that the columns would be clad with stainless steel colored to match the building. Chairman Purtill recommended that staff approve final color of the columns. He also stated that there would be minor adjustments to the existing sidewalk but that the new columns would not impede pedestrian or traffic circulation. Commission Botelho stated that he felt this was a minor change to the building exterior.

LOT S-4 DUG ROAD & LOT 3A DUFFORD’S LANDING – Dufford’s Landing Subdivision Phase III – 3 Lot Subdivision (Lots 9, 10, 11) on north side of Dufford’s Landing including extension of Dufford’s Landing and relocation of temporary cul-de-sac – Rural Residence Zone – Attorney Meghan Hope, Alter & Pearson, LLC - Jonathan Sczurek, Megson, Heagle & Friend C.E. & L.S., LLC – William M. Dufford, applicant

A member of the public was present. Chairman Purtill explained while the meeting was public there would be no public comment taken. Chairman Purtill asked Attorney Hope about the phasing of the proposed subdivision and if the subdivision would work if it were to come in all at once. Attorney Hope of Alter & Pearson, LLC showed an overall subdivision plan to the Subcommittee members and indicated that if applied for all at once, the subdivision would be in compliance. Attorney Hope explained the current proposal would call for the extension of Dufford’s Landing eastward and three building lots serviced by well and septic systems. Attorney Hope also explained the proposed grading that would be necessary for the road extension and creation of lots.

Jonathan Sczurek of Megson, Heagle & Friend C.E. & L.S., LLC stated that the road extension would be at a 10% grade, which is just below the maximum permitted by Town standards. Charmian Purtill asked who would be responsible for removing the pavement and extending the driveways of the properties adjacent to the existing cul-de-sac. Mr. Sczurek stated that the site contractors would be responsible for pavement removal and driveway extension.

Chairman Purtill and Commissioner Botelho asked about the grading of land on the south side of the road extension. Mr. Sczurek explained that the land south of the road extension would have a two to one grade with reverse benches per the recommendations of the Environmental Planner.

Commissioner Botelho asked about the project timeline. Attorney Hope stated that a subdivision approval lasts for 5 years. Mr. Sczurek explained that road construction would take between eight months and one year. There was then a discussion between the applicant, Subcommittee members and staff about the public hearing process.

Meeting adjourned at 8:25 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP