

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF AUGUST 1, 2018 SPECIAL MEETING

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

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

374 – 404 HEBRON AVENUE & 18, 24 & 30 SYCAMORE STREET – proposal for a zone change – Town Center & Residence A Zones – H374, LLC (Dr. Allan Schwartz), applicant

Beth Kratzert of Schwartz Realty discussed the proposal to change the zone for 18 Sycamore Street from Residence A to Town Center Zone. The reason for this proposed change was to increase the area of the development lot located in the Town Center Zone in order to satisfy the Floor Area Ratio (FAR) requirement for the Town Center Zone. Chairman Purtill recommended to the applicant that all the lots associated with the project be changed from Residence A Zone to Town Center Zone. Khara Dodds suggested there could be a joint application between the applicant and the Town.

Ms. Kratzert stated that the applicant did not want to change the zones for the whole project because they did not want to create more problems with neighbors. Ms. Kratzert also pointed out that the existing Plan of Conservation and Development (POCD) specifically states that the parcels in question should remain residential. Ms. Kratzert then stated that the updated POCD, which supports the zone change, was still in draft form.

Jonathan Mullen stated that the current POCD Future Land Use map does support the zone change. Chairman Purtill reiterated that the applicant should change the zoning for all the parcels associated with the project. Ms. Kratzert stated that the applicant was concerned about push-back from the neighbors. Mr. Mullen stated that during the 2007-2017 POCD adoption process, there was strong neighborhood effort to keep the parcels on the west side of Sycamore Street residential. He went on to say the character of the street has changed and that the draft 2018 – 2028 Plan of Conservation and Development supports a zone change for this area. Chairman Purtill had concerns about remaining consistent with the current POCD. She also stated that she would consider recommending to the Town Council a change from Residence A to Town Center for all the parcels associated with the project.

The applicant, Allan Schwartz of H374, LLC, stated that he only wanted to change the zone for one parcel to meet the FAR requirements. He also stated his concerns about the amount of time the project has taken thus far and the length of the zone change process. There was a discussion between the applicant and the Subcommittee members regarding the zone change process. Commissioner Botelho stated that he too would like to see a zone change for all the parcels.

2941 MAIN STREET – sign package - Planned Business & Development Zone – Attorneys Peter Alter & Meghan Hope – Shops on Main, LLC, applicant

Attorney Meghan Hope of Alter & Pearson, LLC explained the proposal to the Subcommittee. The proposal involves revising the approved sign package to allow for uniform size and additional signage. Attorney Hope explained that the proposed sign package calls for 25 square foot internally illuminated

channel letters above the tenant space entrances. The proposal also calls for signage on the south facing wall of building fronting on Main Street. There was a discussion between the Subcommittee members, Attorney Hope and staff about the signage on the south side of Building 1. The Subcommittee agreed that signage over the entrance of larger tenants could be sized up to 25 square feet; signage over smaller tenants could be sized up to 22 square feet. The Subcommittee further stated that signs for the middle and western tenant spaces in building one could be cabinet signs with logos sized up to 37 square feet. The Subcommittee agreed that the changes could be approved administratively.

49 SYCAMORE STREET – proposal for changes to approved plans - Town Center Zone – Attorneys Peter Alter & Meghan Hope - Mark Friend, Megson, Heagle & Friend, C.E. & L.S., LLC – John DiStefano, DMD, applicant

Attorney Meghan Hope explained the proposal to the Subcommittee members. The proposal calls for the expansion of the building footprint by approximately 345 square feet and removal of one window and a change of shape of another window on the south side of the recently approved building at 49 Sycamore Street. The Subcommittee agreed that the changes were minor and could be approved administratively.

2955 MAIN STREET – proposal for a zone change – Reserved Land Zone– Shops on Main, LLC, applicant

Attorney Meghan Hope introduced the proposal and oriented the Subcommittee to the site plan. Attorney Hope stated that the Carpionato Group was under contract with the State of Connecticut to purchase the land at 2955 Main Street; the group home at that address will be relocating to 126 Spring Street. There was a discussion between the Subcommittee Members, Town staff and Attorney Hope regarding the zone change and how the property would be integrated into the existing project at 2941 Main Street.

Attorney Hope introduced an additional subject, Riverview Subdivision Phase 3. She explained to the Subcommittee members that the Conservation Commission had recommended that the excavation for this proposed subdivision go from east to west. The Subcommittee agreed that the applicant should come up with a design that would be in accordance with the Conservation Commission's recommendation.

Meeting adjourned at 9:30 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP