

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF September 12, 2018 SPECIAL MEETING

The meeting commenced at 8:00 AM in Engineering Conference Room, 3rd Floor Town Hall

Present: Subcommittee Members Sharon Purtill, Michael Botelho, and Robert Zanolungo, Jonathan E. Mullen, AICP, Planner

464 STANLEY DRIVE – proposal for an accessory apartment – Rural Residence Zone – Eric Felkel, applicant

Eric Felkel, the applicant, explained that the proposal was to create a basement accessory apartment for his mother and father in-law in part of the already finished basement of his home. Mr. Felkel explained that the proposed apartment is under the maximum permitted size of 800 square feet. Chairman Purtill expressed concern regarding the internal access from the finished basement to the accessory apartment. Mr. Felkel then went over the floor layout of the proposed apartment stating that it was approximately 745 square feet. Chairman Purtill advised the Mr. Felkel to include the size of the apartment on the floor plan. Members of the Subcommittee questioned whether the internal access shown on the plans was in accordance with the accessory apartment regulations. Mr. Mullen clarified that the access was in keeping with the regulations.

275 DUG ROAD – proposal to change approved plan by: relocating bathrooms to an addition; and modifying building elevations at the Hops on the Hill farm market & brewery – Rural Residence Zone – Attorney Meghan Hope – Jonathan Sczurek, Megson, Heagle & Friend, C.E. & L.S., LLC - Alexander Gondek, Jr., applicant

Attorney Meghan Hope of Alter & Pearson, LLC updated the Subcommittee members on the progress of the project to date. She then explained that the proposal before them was for an addition to the existing tobacco shed to house larger bathrooms for the farm market/brewery, relocation of approved parking to accommodate the proposed addition and architectural changes to the approved building elevations.

Jonathan Sczurek of Megson, Heagle, and Friend LLC went over the proposed site changes with the Subcommittee members and explained that the changes would not cause an increase in on-site parking.

Attorney Hope then told the members that there would be no increase in the number of approved seats with this proposal. She then went over the proposed architectural changes with the Subcommittee. She explained that the proposal called for new windows on the north elevation and a change from a shingle roof to a standing seam roof. Subcommittee members agreed that this proposal should go to the full TPZ Commission for approval for the sake of the neighbors.

21 RANKIN ROAD – proposal to change approved plan with design alterations for the

screening of the rooftop mechanical units in order for current site conditions to comply with special permit conditions of approval - Timothy Mulcahy, PDS Engineering & Construction, Inc., applicant

Tim Mulcahy, of PDS Engineering & Construction presented two options to the Subcommittee for screening the rooftop mechanicals at 21 Rankin Road. Mr. Mulcahy stated that one option would be a painted corrugated metal screen; the other option would be to paint the mechanicals. He stated that the corrugated metal screen option would require significant structural upgrades to the roof that would be expensive and would probably disrupt the operation of the business.

Chairman Purtill asked the staff if they had been out to the site to see the layout of the mechanicals. Mrs. Dodds stated that she had been out to the site with the Building Official and that the mechanicals should be screened in accordance with the original approval. Commissioner Botelho suggested that the full TPZ commission should decide this proposal. Chairman Purtill asked if a combination of lattice and paint would be an option to screen the mechanicals. Mr. Mullen stated that he would send examples of lattice screening to Mr. Mulcahy.

Meeting adjourned at 9:40 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP