

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF October 10, 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 and Khara C. Dodds, AICP, Director of Planning and Land Use Services

260 CIDER MILL ROAD – proposal to replace existing pump station - Residence AA Zone – Michael J. Bisi, Superintendent of Sanitation, applicant

Mrs. Dodds introduced the application and stated that the Water Pollution Control Authority is proposing to replace the existing pump station and enclose it with a structure with architecture and materials that will blend in with the existing neighborhood. Mr. Bisi stated that over the years, the Town has been working to make its pump stations blend in with the surrounding areas. Mr. Bisi informed the Subcommittee that this station is beyond its useful life, which is why they are doing the upgrade. All of the equipment will be housed internally and will last longer from a maintenance standpoint because it will not be exposed to the outside. He stated that the structure will have a similar appearance to a house and will consist of vinyl clapboard and shutters with ornamental fencing around it. Mr. Bisi also stated that he conducted outreach to the eleven abutters and set up a meeting to discuss the project with the abutters. Overall, the neighbors were pleased with the proposed structure and thought that it would blend in well with the neighborhood.

The Subcommittee discussed the proposed metal guardrail around the station and stated they would like to see a different type a guardrail that will fit in better with the character of the surrounding neighborhood. Mrs. Purtill asked if there could be any landscaping in front of the structure to screen it and recommended that Mr. Bisi meet with the Beautification Committee to talk about landscaping options. Mrs. Purtill also asked if the lights to the structure will be on all the time. Mr. Bisi confirmed that they would not be left on. The lights are not remote censored and the staff manually controls the lights. The Subcommittee discussed the land use approval process with staff and agreed that this would be a 12.9 minor change.

55 OAK STREET – proposal to install Peapod canopy and hub, and signage and color scheme modifications – Planned Business & Development Zone – Frank Maglio, The Stop & Shop Company, LLC

Frank Maglio of the Stop and Shop Company and Christina Moreau of the Agnoli Sign Company were present on behalf of the application. The applicants discussed the proposal and explained that the Stop and Shop Company has been working to upgrade their stores. They are proposing to make some architectural improvements, add new signage and a Peapod storage hub and canopy to its Oak Street location. The Subcommittee asked about the Peapod operation. Mr. Maglio explained that the outdoor storage hub allows for food to be stored for up to 24 hours. Customers will be able to order their groceries, pull into one of the designated Peapod pick-up parking spaces and an employee will get the food order out of the hub and bring it to the

customer. He added that the Health Department has also reviewed this application. Mr. Maglio and Ms. Moreau also reviewed the architectural and signage changes. The Subcommittee agreed that the proposal was acceptable and also was amenable to including the application on the next Commission meeting agenda of October 16th.

476 NAUBUC AVENUE – proposal for free cut, one lot to two, with a medical office building on each lot - Town Center Mixed Use Zone – Jim Dutton, Dutton Associates, LLC – Mark Lovley, Lovley Development Inc., applicant

Mark Lovley of Lovley Development, Inc and Jim Dutton of Dutton Associates, LLC were present on behalf of the application. Mr. Dutton described the proposal and stated that the proposal has changed slightly since the Subcommittee previously reviewed it. The plan will no longer include a salon as previously proposed and will now include two one-story medical office buildings. Each building will be 3,000 sf~. The site will contain 34 parking spaces total, which is 4 more than what is required for medical office. Mrs. Purtill asked if any of the property is in the Flood Zone. Mr. Dutton responded, saying that a couple of inches of water will end up in the parking lot with a 100-year flood. In a 100-year flood, access to the site would still be available from Putnam Boulevard. Mr. Dutton reviewed the architectural plans with the Subcommittee. The buildings will include vinyl siding, asphalt shingles and goose neck lighting on the buildings.

Respectfully submitted,

Khara C Dodds, AICP