

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF November 28, 2018 SPECIAL MEETING

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

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

244 NAUBUC AVENUE – proposal for change of use from residential to hair salon – Town Center Mixed Use & Flood Zones – Attorney Meghan Hope – Wes Wentworth, C.E. – Chrisoula LaBella, applicant

Attorney Hope of Alter & Pearson, LLC updated the Subcommittee on the status of the application since the November 13, 2018 TPZ meeting, where she had spoken to the Commission regarding this proposal. She stated that the Conservation Commission agreed to meet to hear the application at their December 6, 2018 meeting.

Attorney Hope then reviewed the proposal to convert the existing house at 244 Naubuc Avenue to a salon. In addition to the interior work, the applicant proposes to rebuild a portion of the existing parking lot to the rear of the building and convert the remaining area to grass. She said that the applicant would be applying for a Section 12 Special Permit with Design Review as well as a Section 4.11 Flood Zone Special Permit because a portion of the new parking area would be in the FEMA 100-year flood zone.

Other exterior changes include a handicapped accessible entrance ramp, new energy-efficient windows, new doors, and new gutters. Attorney Hope stated that the proposal also calls for two new light poles in the parking area, elimination of the existing walkway and widening of the existing driveway to accommodate 2-way traffic.

Chairman Purtill asked if there was anything required of the TPZ given the fact that the site had a history of illegal dumping. Mr. Mullen stated that there was very little information in the Town records regarding the matter. Attorney Hope presented an old site plan of the property showing the approximate location of the dumping. Chairman Purtill instructed staff to investigate what steps if any the TPZ needed to take.

There was a general discussion regarding a joint educational meeting for the Town Plan & Zoning Commission and Conservation Commission/Inland Wetlands and Watercourses Agency to be held in 2019.

49 SYCAMORE STREET – proposal for elevation modifications – Town Center Zone – Attorney Meghan Hope – Dr. John N. DiStefano, Jr., applicant

Attorney Hope gave a brief overview and timeline of the proposal. She explained that the cost to construct the building as approved for by the TPZ at 49 Sycamore Street put the applicant approximately \$1 million over budget. To reduce the cost of the project the applicant proposed several architectural and structural changes to the building design. Attorney Hope stated that the most significant change was the replacement of the combination flat and peaked roof with a peaked roof for the whole building. The change in roof style allowed for the mechanicals that were previously exposed to be housed in the roof structure.

Other architectural changes included removal of windows and a change from brick to vinyl siding on the side elevations. Mark Friend of Megson, Heagle and Friend, Civil Engineers & Land Surveyors, LLC explained several other changes to the building including the basement floor of the building being raised above the high-water table to eliminate the need for a costly groundwater pump system. The Subcommittee agreed that the proposal could be approved as a 12.10 insignificant change provided that the applicant supply a detailed list of the changes.

2955 MAIN STREET – proposal to raze existing structure and construct 10,766 square foot, 3-tenant building with patio – Planned Business & Development Zone – Attorney Meghan Hope – Shops on Main, LLC, applicant

Attorney Peter Alter of Alter & Pearson, LLC gave an update on the proposed project to the Subcommittee. He stated that the ZBA granted a use and setback variance for the proposed building. Attorney Alter then went over the site plan with the Subcommittee members and explained that the proposal was for approval of a new building at 2955 Main Street and a 3,000 square foot reduction of building three at 2941 Main Street. Attorney Alter explained that the building reduction would create more green space on the site.

He then stated that two out of the three spaces for the proposed building were leased to a medical clinic and a veterinary service provider. The third space was leased to a restaurant but at the time of the meeting had backed out of the lease agreement.

Chairman Purtill expressed concern about the current traffic congestion at the site. She felt that heavy queueing for the drive-thru could block access in and out of the parking spaces along the northern property line near the main entrance. Chairman Purtill asked if there were any plans to add another entrance to alleviate traffic concerns. Attorney Alter stated that the owner, the Carpionato Group, had tried to negotiate an agreement with the property owner to the north of the site for access through their lot. The Carpionato Group also offered to reconstruct the adjacent property owners' parking lot but ultimately they could not reach an agreement. Chairman Purtill asked if there were any other locations for a driveway. Attorney Alter stated that another driveway adjacent to the proposed building along the northern property line would create too many curb cuts in a small area and would eliminate a required loading space.

Tom Scott of Scott Griffin Architects reviewed the architectural features of the proposed building. He stated that the building design was the same as the other buildings on the site but that the developer was trying to base the awning colors on tenant preference. Attorney Alter requested that the Subcommittee consider administratively approving a tan-colored awning over the Chik-Fil-A.

Commissioner Zanolungo asked if the signage for the new building would match the other buildings. Mr. Scott stated that it would be the same.

Commissioner Zanolungo then asked if the screening for the mechanicals would be the same as the other buildings. Mr. Scott stated that mechanicals will be located on the Main Street side of the building; be either fencing or landscaping. Chairman Purtill expressed concern about the location of the utilities. Attorney Alter explained that the developer had no control over the location of the mechanicals. Chairman Purtill recommended using fencing to screen the mechanicals. Attorney Hope asked if the Subcommittee would like to review the proposal again before they advanced to the full Commission. Chairman Purtill stated that the proposal did not have to return to the Subcommittee.

OTHER BUSINESS

86 OAK STREET – proposal for a 10,000 square foot daycare – Planned Commerce Zone - Attorney Meghan Hope - Donna Shepard, Owner - Louay Akil, Member, NU Dimensions, ENT, LLC, applicant

Khara Dodds explained that staff recommended the applicant get clarification on whether or not the Subcommittee needed to review the proposal again before it goes to the full Commission. Attorney Hope made a brief presentation explaining that the applicant made all the architectural changes that the Subcommittee recommended at their August 29, 2018 meeting. The Subcommittee members all agreed the proposal reflected their recommendations and no further review was necessary.

Meeting adjourned at 8:55 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP