

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF January 9, 2019 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 Robert Zanlungo; Khara C. Dodds, AICP, Director of Planning & Land Use Services and Jonathan E. Mullen, AICP, Planner

628 HEBRON AVENUE – proposal for cellular antennae (and ancillary equipment) replacement – Planned Commerce Zone – Jonathan McNeal, SAI Group, applicant

The applicant was not present at the meeting. Mrs. Dodds explained the proposal to the Subcommittee, stating that the changes to the cellular equipment on the roof of 628 Hebron Avenue would not be seen from the street. The Subcommittee agreed that the proposal could be approved administratively.

374-404 HEBRON AVENUE & 18-34 SYCAMORE STREET – proposals for awnings and signage – Town Center Zone – Karin Knobel, Graphik Identities and Beth Kratzert for the applicant, H374, LLC (Allan Schwartz)

Beth Kratzert of Schwartz Realty went over the proposed sign package for the approved building at 374–404 Hebron Avenue. Chairman Purtill and Commissioner Botelho asked questions regarding materials, size, and illumination of the building and monument signs. Karin Knobel of Graphik Identities stated that the monument sign is located so that it would not block sight lines at the corner of Sycamore Street and Hebron Avenue.

Ms. Kratzert went over the color, material and location of the proposed awnings for the building. Chairman Purtill advised the applicant to provide color samples for the building materials and window frames for final approval. Commissioner Zanlungo asked about the durability of the proposed awning material. Ms. Knobel indicated that the material had a 10-year warranty.

Ms. Kratzert asked if the three-dimensional renderings displayed at the public hearing needed to be filed with the Office of Community Development. Chairman Purtill responded that the renderings did need to be filed and corrected to show the building entrance on Hebron Avenue.

Meeting adjourned at 8:30 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP