

TOWN PLAN AND ZONING COMMISSION
PLANS/ REGULATION REVIEW SUBCOMMITTEE
MINUTES OF JANUARY 23, 2019 MEETING

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

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

340 HEBRON AVENUE & 20 LINDEN STREET – proposal for a 3-story, 20,000 square foot office building with associated parking – Town Center & Residence A Zones – Attorneys Peter Jay Alter & Meghan Hope – Architect John Everett – Jim Dutton, Dutton Associates – Matt Somberg for 340 Hebron Avenue LLC & 20 Linden Street, LLC, applicant

Attorney Peter Alter introduced the property owner, design team and the project. Mr. Alter reviewed a zone change they would like to make for the project. He stated that Gottfried and Somberg, owners of 340 Hebron Avenue acquired the adjacent parcel on Linden Street, W-2 Linden Street, which was merged with 340 Hebron Avenue. The property owners also acquired 330 Hebron Avenue, which was also merged. In 2014, when the Town Center Zone became effective, all of the parcels were changed to Town Center Zone, except for W-2 Linden Street, which is currently Residence A. The property is currently split zone and was not picked up in the zone change in 2014, which was probably inadvertently left out of the process.

Attorney Meghan Hope stated that she is already starting to conduct neighborhood outreach to inform people of the proposed zone change of parcel W-2 to Town Center Zone. Chairman Purtill stated that this was important because if the neighborhood is in opposition to the zone change, it could influence the Commission's decision.

The Architect, John Everett oriented the Subcommittee and reviewed the proposed architectural changes. He stated that they were going for a traditional design that will give a sense of permanence and a timeless feel as displayed through the stone veneer that they brought up to the second floor. Architectural elements were incorporated to bring the building down to a human scale. The third floor has been tucked in to the main roof to decrease the scale, and building materials were incorporated in a way that breaks up the massing vertically and horizontally. Mr. Everett also pointed out the double-hung windows, cantilevered awnings and the flare to the stone base.

Chairman Purtill asked if utilities were going to be located on the west side. The design team said yes, that the proposed electrical and gas meters are identified in this location. Sidewalks are also incorporated around the property.

Commissioner Botelho asked if there would be two building entrances. Mr. Everett stated that there would be. Attorney Alter also added that parking would be located behind the building.

Chairman Purtill stated that there should be more landscaping incorporated. She asked about the size of the current building. Attorney Alter answered that the building is approximately 6,700 square feet. Chairman Purtill asked about any restaurant use. Attorney Alter stated that there would not be any restaurant use and that the building would be all office use because the property owners are looking for uses that complement their business.

Commissioner Botelho asked for clarification about the parking count. Attorney Alter stated that the parking is based off the requirement for office use, which is one parking space for every 200 square feet, and the square footage number is based off an expectant building efficiency of 85 percent. Mrs. Dodds asked about the percentage of parking spaces that will be compact spaces. Mr. Everett stated that the percentage was 30-35 percent. Mr. Everett added that there would also be a solid fence enclosure. Chairman Purtill also suggested that they do not incorporate the dumpster next to a residential property. Attorney Hope stated that they would also show who the abutters are and the property use. Mr. Zanolungo asked if the other tenants would have signage. Mr. Somberg stated that there would only be a directional sign.

1001 HEBRON AVENUE – proposal for a seasonal vestibule & re-activation of drive-thru window – Planned Business & Development Zone – Attorneys Peter Jay Alter & Meghan Hope – Architect Sheldon Crosby – Jay Maffe, Square Peg Pizzeria, LLC, applicant

Attorney Hope was present on behalf of the application along with one of the applicants, Jay Maffe. Tyler Anderson is also one of the joint applicants who was not present for the application. Attorney Hope recapped the history of the property with the 12.9 Minor Change that was approved in 2016 for the karate studio. At that time, 13 spaces were deferred. Under this application, the property owner will be adding the 13 spaces. Attorney Hope stated that they lowered the amount of table seating and added bar seats, which is incorporated into the parking calculation. She continued and stated that they would like to include a vestibule, similar to what Bin 228 on Hebron Avenue has to decrease the cold draft during the wintertime. She continued and reviewed the 2016 approval and stated that at that time, there was concerns about removing some of the signage, which was done. The approval also stated that if the property owner would like to reactivate the drive-through, they would need to apply to the Commission in order to do so. They are currently requesting to reactivate the drive-through under this application. The drive-through would be managed and operated by Square Peg Pizza and would operate as a call-ahead service.

Chairman Purtill asked about shared parking and asked where the 13 spaces were added. Attorney Hope pointed out the location of the spaces and said there was not any shared parking.

Commissioner Botelho asked if the flow of traffic on the site would be one way. Attorney Hope stated yes.

Mrs. Dodds stated that this should go through the 12.9 Minor Change process so that Engineering could also look at the traffic flow.

Attorney Hope also reviewed the details of the vestibule with the Subcommittee. Attorney Hope stated that she is also working on a sign package. Chairman Purtill also suggested that attention be given to the landscaping on site to beautify site conditions. Commissioner Botelho also asked about additional patio seating. Attorney Hope stated that there would be no additional patio seating. The applicant, Mr. Maffe, also stated that the employees would be required to park behind the building.

1000 CHESTNUT HILL ROAD – proposal to upgrade/expand existing communications facility, including installation of new modular building & associated site improvements – Rural Residence Zone – Tyler Tompkins & Thomas Strand, Michael Baker International – Cox Communications, applicant

The architect, Tyler Tompkins, presented on behalf of the application. Mr. Tompkins oriented the Subcommittee and stated that they superimposed the new building on the existing site to give a view of what the new construction would look like. Mr. Tompkins stated that the Conservation Commission wanted the applicant to explore the alternative of eliminating a curb cut and doing a wraparound driveway. In exploring this alternative, Mr. Tompkins stated that this would increase the exposure of the facility to the road. As proposed with two curb cuts, there is a lot of screening from the roadway. Doing a wraparound driveway would mean that there would be a clear-cut swath of about 50 feet which heightens the exposure. Under the current proposal, they would maintain the existing screening and add cedar trees.

Chairman Purtill asked what was housed in the structure. Mr. Baker stated that equipment to install high-speed internet would be in the buildings. The goal is to get everyone to 1GB of speed in 10 years. They are getting ready to start the upgrades.

Chairman Purtill asked about building materials. Mr. Tompkins stated that it will mimic the existing building and would be placed behind the existing building.

21 RANKIN ROAD – proposal to screen mechanicals at First & Last Tavern – Tim Mulcahy, PDS Engineering, applicant

Tim Mulcahy was present on behalf of the application. Mr. Mulcahy recapped the history of the project. At the last Subcommittee meeting, the Commissioners asked the applicant to explore an alternative to the screening proposed that would incorporate the painting of the rooftop mechanicals, as well as, a physical screening mechanism around the roofline. Mr. Mulcahy stated that they are proposing to paint the mechanicals black and to have black lattice going around the roofline. The lattice would allow for airflow. Chairman Purtill asked if the lattice would look like it is propped up from the ground level. Mr. Mulcahy said it would not.

The Subcommittee stated they were okay to approve the screening as a Section 12.10 Insignificant Change.

Meeting adjourned at 9:14am.

Respectfully submitted,

Khara C. Dodds

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Director of Planning and Land Use Services