

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF February 13, 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 Zanolungo; Khara C. Dodds, AICP, Director of Planning and Land Use Services and Jonathan E. Mullen, AICP, Planner

1199 HEBRON AVENUE – proposal to convert existing church to day care – Jim Dutton, Dutton Associates, LLC – John Magnoli, D’Angelo Building Company for the applicant, Educational Playcare

Khara Dodds introduced the project to the Subcommittee members. Jim Dutton of Dutton Associates, LLC went over the site plan and explained that the proposal is to convert an existing church into a daycare center. Mr. Dutton explained that changes to the exterior of the building would be limited to the removal of the church steeple, upgrades to the existing handicapped ramp and the addition of an entrance vestibule to the rear of the building.

Chairman Purtill questioned the age of the building and if it was still an active church. John Magnoli of D’Angelo Builders responded that the building was constructed in 1961 and that only activity on the site was the required lead and asbestos remediation. Chairman Purtill then asked if the property would integrate with the recently completed daycare at 1193 Hebron Avenue. Mr. Dutton explained that the property would remain a separate parcel but the existing connection at the northern end of the parking lot would be widened to accommodate two-way traffic.

Commissioner Botelho asked if there would be adequate on-site parking. Mr. Dutton stated that the parking lot would be reduced in size but that there would still be adequate parking. Mr. Dutton also stated that the parking area would have 14-foot tall light poles.

Mr. Dutton also explained that all food preparation would take place at 1193 Hebron Avenue and any food would be brought over by hand.

Commissioner Zanolungo asked if there was adequate snow storage. Mr. Dutton stated that there would be ample snow storage.

Chairman Purtill asked what measure would be taken to provide screening to the neighboring property to the east. Mr. Dutton stated that the applicant’s landscape plan, which was going to the Community Beautification Committee for review later in the day, will include arborvitae to screen the parking lot from the neighboring properties on Rosewood Drive.

Chairman Purtill and Commissioner Botelho had questions about the proposed operating plan. Jenna Minton, Director of Operations for Educational Playcare, stated that the proposed facility would primarily be used for before and after school care for approximately 80 to -90 school-aged

children. She also stated that the facility would be separately licensed from the daycare at 1193 Hebron Avenue.

Mr. Dutton added that there would be 2 busses owned by Educational Playcare that would transport children to and from the site. The buses would be parked on-site.

Chairman Purtill asked about access to the playground area. Mr. Dutton stated that it would be through the entrance vestibule at the rear of the building. Mrs. Dodds advised Mr. Dutton to revise the zoning table on the next generation plans.

402 HEBRON AVENUE & 18-34 SYCAMORE STREET – conditions of approval follow-up for a 19,847 square foot mixed use (office/retail/ restaurant) building and associated parking - Town Center & Residence A Zones – Landscape Architect John Alexopoulos - Evan Schwartz & Beth Pancavage, Schwartz Realty, applicants

Evan Schwartz of Schwartz Realty presented materials and plans, showing the changes made to the project as required by the conditions of approval from the Town Plan and Zoning Commission at their December 11, 2018 meeting. Mr. Schwartz explained the changes to the landscape plan and stated the Community Beautification Committee would review the plans later in the day.

Commissioner Botelho asked about the number of seats on the patio. Mr. Schwartz stated that patio seats are included in the overall approved seat count for the project. Mr. Schwartz then presented colors, building materials and awning fabric to the Subcommittee members. The Subcommittee asked Mr. Schwartz how long the project would take. Mr. Schwartz indicated that the project would take six to nine months to complete. Mr. Schwartz then explained that the 3-dimensional rendering presented at the public hearing that is to be filed with the Office of Community Development did not show the front door to the building on Hebron Avenue but that it was present on all the plan sheets that will be filed with the Town Clerk. He requested that he be allowed to use the existing 3-dimensional drawing to file with the Office of Community Development rather than revise it to show the door. The Subcommittee agreed that he could use the existing rendering and suggested that he could make notes on it to indicate where the door is located.

Other Business

There was a discussion between staff and the Subcommittee regarding upcoming public hearings.

Meeting adjourned at 8:35 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP