

TOWN PLAN AND ZONING COMMISSION  
PLANS REVIEW SUBCOMMITTEE  
MINUTES OF April 24, 2019 SPECIAL MEETING

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

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

**63 WOODLAND STREET – proposal to re-instate Saturday hours for excavation – Rural Residence Zone - Paul Cavanna, applicant**

Jonathan Mullen explained to the Subcommittee members when the renewal of excavation operations was approved at the last Commission meeting, weekend hours were not included as the original memorandum from the Police Department did not reference them. After the meeting, the Police provided a new memorandum recommending the weekday hours of operation of Monday through Friday 7:00 am to 4:00 pm, and also the weekend hours of Saturdays 9:00 am to 4:00 pm. Mr. Mullen stated that Sergeant Jeff Hodder did not have any traffic concerns for the site. Mr. Mullen then suggested to the Subcommittee members that they could recommend the weekend hours as a Section 12.10 Insignificant Change and they agreed.

**1001 HEBRON AVENUE – proposal to construct two outside, 6-foot wide by 3-foot deep by 6-foot tall, wood storage sheds for Square Peg Pizzeria – Planned Business & Development Zone -Attorney Meghan Hope**

Attorney Meghan Hope of Alter & Pearson presented the proposal for the wood sheds to the Subcommittee and asked for their guidance as to the sheds' location. Attorney Hope showed the Subcommittee potential locations on the site including along the western wall of the building and adjacent to the dumpster enclosures. Commissioner Botelho expressed concern that some of the locations could pose safety issues for the employees accessing the sheds. He also asked how long it would take to load the sheds with firewood to which Dante Cistulli, Chef for the Square Peg, stated loading would take about half an hour and be performed prior to opening. Mr. Cistulli also stated that wood deliveries would happen approximately once a month and employees would access the sheds twice daily. Commissioner Botelho then asked how wide the driveway was along the western side of the property. Attorney Hope stated that it was 22 feet wide. Commissioner Zanlungo stated that he preferred the sheds be located against the building. Commissioner Botelho recommended that the Police Department comment on the safety of the proposed location and stated that the proposal could be approved as a 12.10 Insignificant Change, should the Police have no issues.

**63 HEBRON AVENUE – proposal to install an outdoor bar and awning over existing patio area at Giovanni's Restaurant – Town Center Zone – Bob Beaulieu, The Awning Place - Gary Delbon, owner**

Khara Dodds explained that the applicant received waivers and reductions for required parking as part of a previous approval and that the proposed seating complied with that approval. Bob Beaulieu of The Awning Place presented the awning design to the Subcommittee and explained that it differed from the plans they had seen previously. The awning in the new design would be retractable instead of static, and would have side curtains to allow for 3-season use. Commissioners Botelho and Zanolungo agreed that they would have to see how the proposed awning would look on the building before they could approve the altered design. Commissioner Botelho recommended to the applicant to prepare new drawings showing how the awnings would look attached to the building and come back to Subcommittee for approval.

**524 BELL STREET – proposal for a 29-lot subdivision on 36.2 acres involving a 1,500-foot, cul-de-sac public road and one rear lot – site currently an equestrian facility – Rural Residence Zone and Groundwater Protection (overlay) Zone 1 – Dutton Associates, LLC – Dependable Construction (Dan Gassner), applicant**

Khara Dodds explained the Open Space Subdivision regulations to the Subcommittee. Jim Dutton of Dutton Associates went over the proposal and oriented the Subcommittee members to the site plan. He explained the proposal was for a 29-lot Open Space Subdivision serviced by MDC Water and sanitary sewer, with 15.1 acres of dedicated open space. Mr. Dutton then went over the required conventional subdivision layout. Mr. Dutton stated that there was a difference of opinion between the applicant and the town as to what qualifies as “land not suitable for development purposes.” Ms. Dodds stated that the Town’s position was that wetlands could be considered “land not suitable for development purposes.” Mr. Dutton then presented a memorandum from Attorney Mark Branse stating that wetlands should not be considered as “land not suitable for development purposes.” Commissioners Botelho and Zanolungo agreed that before the TPZ can make a judgement on this matter the Town Attorney should review the memorandum from Attorney Branse. Brad Spencer, of 520 Bell Street, Tracy Spencer of 499 Bell Street and Greg Kelley of 537 Bell Street all asked about the reduced lot sizes for the proposed subdivision. Ms. Dodds explained how the Open Space Subdivision regulations allow for smaller lot sizes in exchange for dedicated open space.

Meeting adjourned at 9:10 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP