

TOWN PLAN AND ZONING COMMISSION  
PLANS/REGULATIONS REVIEW SUBCOMMITTEE  
MINUTES OF AUGUST 14, 2019 SPECIAL MEETING

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

**Present:** Subcommittee Members Sharon Purtill and Michael Botelho;  
Jonathan E. Mullen, AICP, Planner

**25 NAUBUC AVENUE – proposal to modify building’s windows and doors – Town Center Zone - Architect Hans Hansen – Tommy Li, applicant**

Jonathan Mullen introduced the project to the Subcommittee members. The project architect, Hans Hansen, explained that the approved location of the entrance doors on the rear elevations of both buildings was going to cause a conflict with a bathroom door. The applicant changed the location of the door to eliminate the conflict. Commissioner Botelho asked if the windows as installed were the same size as was approved. Mr. Hansen stated that they were. The Subcommittee agreed that the change could be approved administratively.

**260 CIDER MILL ROAD – approval of color palette for new pump station structure – Residence AA – Michael J. Bisi, Superintendent of Sanitation**

Mr. Bisi explained to the Subcommittee members that he had spoken with the neighboring property owners about the color scheme for the proposed pump station. He stated that the neighbors all liked the siding with black roof color scheme as originally presented. Chairman Purtill and Commissioner Botelho agreed that the Subcommittee should defer to the neighbors with regard to the color scheme and no further action would be required.

**592 HEBRON AVENUE – proposal for façade modifications and new signage at the Wheels (Citgo) gas station – Planned Commerce Zone – Tim Blakeman, Clark Construction, applicant**

Mr. Mullen introduced the project to the Subcommittee members. Tim Blakeman, the project manager for the proposal, went over the details of the project which include a new sign located at the southwest corner of the building, and installation of cement board clapboard siding and vinyl trim over the existing brick. Chairman Purtill suggested the applicant consider improvements to the landscaping, as the existing landscaping appears worn out. She also recommended that the applicant prepare a color rendering of the proposal and provide color samples for the TPZ meeting. Chairman Purtill asked if the plan included repair of the dumpster enclosure. Mr. Blakeman stated that the dumpster enclosure would be rebuilt.

**400 HEBRON AVENUE – proposal to include compact parking spaces and incorporation of joint use, off-street parking with neighboring landowner – Town Center Zone – James Fuda, Benesch Engineering –Beth Kratzert & Dr. Allan Schwartz, H374, LLC, applicant**

Beth Kratzert of Schwartz Realty stated that the proposal was to create 30 compact spaces at the

south end of the parking area and to lease 10 parking spaces from the owner of the building at 59 Sycamore Street. Converting the standard spaces to compact would net seven extra spaces for the site that could be used to accommodate more restaurant seating.

Jim Fuda of Benesch Engineering went over the proposed parking layout in more detail. He stated that the new layout would minimally affect the landscape plan and impervious and open space calculations for the site.

Chairman Purtill asked if the reason for the request was that the interior layout of the building had changed. Evan Schwartz of Schwartz Realty stated that the interior layout of the building had not been set and they are in negotiations with several restaurants who had different seating demands. He also stated that if a restaurant were to have increased interior space, the layout would be adjusted accordingly. Mr. Schwartz then stated that he was trying to avoid future parking problems by being proactive.

Commissioner Botelho asked Mr. Mullen if changes to the interior layout of the building would require approval from the TPZ. Mr. Mullen stated that as long as the applicant maintained their approved parking layout they would not need TPZ approval for an internal change. Mr. Fuda stated that the compact spaces would be functional. He reiterated that they were concentrated at the south end of the parking lot. There was a general discussion about compact spaces at other sites. Chairman Purtill asked if the proposal to lease parking spaces off-site would be an alternative to compact spaces. Ms. Kratzert stated that they intended to have both. Commissioner Botelho stated that he had no issue with off-site parking. Chairman Purtill asked staff to look at other sites in town that had off-site parking agreements and compact parking spaces. Mr. Schwartz stated that he would make a physical distinction between the standard and compact spaces so that patrons could identify them. There was a general discussion about the format of the parking agreement.

Meeting adjourned at 9:15 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP