

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF JULY 10, 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, Jonathan E.
Mullen, AICP, Planner

244 NAUBUC AVENUE – proposal for exterior architectural changes and minor site improvements to approved plans – Town Center Mixed Use & Flood Zones - Alter & Pearson, LLC, counsel – Chrisoula LaBella, applicant

Attorney Meghan Hope of Alter & Pearson LLC went over the architectural changes made to the building subsequent to the Special Permit approval. The changes include new windows and doors and a reconstructed, enclosed porch area. Chairman Purtill stated that she noticed the changes as she was driving by the property. She added that while she thought the changes were an improvement to the building they were not what was approved.

Attorney Hope presented drawings showing the approved architectural changes and what was built. She noted that several of the changes were made to bring the house into compliance with the building code. Other changes including the windows and siding were upgrades from what was approved.

Chairman Purtill asked if the Beautification Committee had approved the changes. Attorney Hope stated that they had not but that she would present the changes to them for approval. Attorney Hope went over additional changes including barn-style lights on the side and rear of the building, removal of the dividing lights in the windows and doors, the reconfigured rear stairs (which resulted in the removal of the existing stone patio), the relocated handicapped ramp and slight modification to the pavement in the parking area. The Subcommittee agreed that the changes could be approved as a 12.10 Insignificant Change.

RIVER ROAD SUBDIVISION, PHASE 3 – proposal for conditional 6-lot subdivision approval involving an easterly extension of Dufford’s Landing - Assessor’s Lots S-4 Dug Road & S-3A Dufford’s Landing — Rural Residence Zone & Groundwater Protection Zone 1 – Alter & Pearson, LLC – William M. Dufford, applicant

Attorney Peter Alter of Alter & Pearson LLC oriented the Subcommittee to the site plan. Attorney Alter stated that the proposal was for a 6-lot subdivision and extension of Dufford’s Landing.

Attorney Alter explained that the maximum road grade for the extension would be 8.5% at the request of the Town Engineer. Commissioner Zanolungo asked why the Town Engineer specified that grade. Attorney Alter stated that road maintenance and snow plowing were the reasons given by the Town Engineer.

Attorney Alter then explained that a total of 94,000 cubic yards of material would be removed

from the site as part of the road construction and lot grading. Jonathan Sczurek of Megson, Heagle and Friend stated that approximately 1,600 cubic yards of material would be placed on the site adjacent to Mr. Dufford's farm fields. There was discussion between the Subcommittee members and Attorney Alter regarding the amount of excavation that would take place as part of the road construction and lot grading.

Chairman Purtill asked if the traffic for the excavation would be split between Dug Road and Tryon Street. Attorney Alter stated that the Police Department requested that the traffic be split. Chairman Purtill asked for the approximate number of trucks that would be part of the operation. Jon Sczurek stated that the total would probably be 1000 trucks over 5 years. Commissioner Zanolungo then advised the applicant to confirm with the Town Engineer the reasons for the 8.5% road grade.

141 HEBRON AVENUE – proposal for a new, uniform sign package – Town Center Zone – Karin Knobel, Graphik Identities, applicant

Karin Knobel of Graphik Identities presented the proposed sign package to the Subcommittee. Ms. Nobel explained that the package called for replacing the existing box sign with internally illuminated channel letters. Commissioner Zanolungo expressed concern about the condition of the building façade. Ms. Nobel stated that much of building was repainted and the portion where the signs will be located will be repaired and painted as part of the sign installation.

Ms. Dodds asked how the applicant determined the sign sizes. Ms. Knobel went over size of the proposed signage and how that size compared to what was permitted by the Building–Zone Regulations.

Commissioner Botelho stated that he had no issues with the signage on the front of the building but he did have concern about the signs on the rear of the building. He asked the staff if there were other examples of signage on the rear of a building. Ms. Dodds responded that there were several locations where signage was allowed on the rear of the building including the recently approved Chick-Fil-A at 2941 Main Street. Commissioner Zanolungo recommended that the applicant re-arrange the signs on the rear of the building to match the front of the building. There was a general discussion regarding the location of signage on buildings in the Town Center. Jonathan Mullen suggested to the applicant to have a maximum sign size.

340 HEBRON AVENUE – proposal for construction of a 3-story, 20,015 +/- square foot office building with associated parking and site improvements - Town Center Zone – Alter Pearson, LLC – Gottfried & Somberg Wealth Management, LLC, applicant

Jim Dutton of Dutton Associates went over the proposed site plan for the Subcommittee members. The proposal called for the demolition of the two existing structures and construction of a 3-story, 20,015 square foot office building with 85 parking spaces and a sidewalk on Linden Street. Attorney Hope then went over the timeline for the project to date. She indicated that the applicant has met with the neighbors on several occasions and has worked with them to address their concerns regarding the proposed building. Attorney Hope stated that the neighbor's main concern was the buffering of the parking lot along the south property line. Attorney Hope stated

at the May 15, 2019 meeting of the Beautification Committee the applicant and the neighbors worked to develop a plan that was satisfactory to all parties. Attorney Hope stated that traffic on Linden and Clinton Streets was another concern of the neighbors. She stated that the applicant was going to install signage at the entrance directing traffic back on to Hebron Avenue.

John Everett, Architect for the project, then went over the elevation drawings, architectural elements and material samples for the building. Chairman Purtill noted that the proposal called for solar panels and she asked if there would be issue with them casting light onto neighboring properties. Mr. Everett responded that the neighbors were aware of the solar panels and that reflection would not be an issue.

Commissioner Zanolungo asked if there would be tenant signage. Mr. Everett stated that there would only be a ground sign with a tenant directory. Mr. Everett then went over the dumpster and mechanical locations. He indicated that they would both be screened with vinyl fencing.

Mr. Dutton then explained that the site would have pole-mounted LED dark sky compliant light fixtures. Chairman Purtill suggested that the applicant put the lights on timers so that they do not disturb the neighbors.

Meeting adjourned at 9:10 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP