

TOWN PLAN AND ZONING COMMISSION  
PLANS REVIEW SUBCOMMITTEE  
MINUTES OF SEPTEMBER 25, 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, Michael Botelho and Robert Zanolungo  
Khara C. Dodds, AICP, Director of Planning and Land Use Services,  
Jonathan E. Mullen, AICP, Planner

**467 NAUBUC AVENUE – conditions of approval for Special Permit - Town Center Mixed Use & Flood Zones –Brandon Handfield, Yantic River Consultants, applicant**

Brandon Handfield of Yantic River Consultants presented plans to the Subcommittee that addressed conditions 4 through 9 of the Special Permit approved on July 16, 2019. The plans also addressed the recommended changes from the Engineering and Health departments, and the Fire Marshal's Office. Changes to the plans included identification of lighting locations, and labeling the materials of the new windows and siding. Mr. Handfield pointed out on the plans the location of the two-rollout trash containers as well as the locations of the new planting beds. Chairman Purtill asked if the Community Beautification Committee had seen the plans. Khara Dodds stated that they had seen the plans and approved them. Mr. Handfield then went over the planting recommended by the Conservation Commission in the stormwater retention basin. Mr. Handfield then indicated the location of the proposed ground sign and stated that the applicant would apply for a sign permit when they had a design.

**70 OAK STREET – review of architectural modifications for proposed motor vehicle carwash – Planned Commerce Zone - Alter & Pearson, LLC- Anchor Engineering Services, Inc. – Car Wash Services M.D., LLC, c/o Mark DiTomasso, applicant**

Chairman Purtill stated that she had driven to the site and observed that none of the buildings in the surrounding neighborhood had signage like that proposed by the applicant in their previous plan. Attorney Meghan Hope of Alter & Pearson, LLC, presented revised architectural plans for the proposed car wash that incorporated the Subcommittee's feedback from their meeting on September 11, 2019 regarding massing and signage. Attorney Hope noted that the tower was lowered and moved to the center of the roof and the proposed signage on the south side of the building was removed. Chairman Purtill questioned the need for a tower, as it seems it is only used for signage. Commissioner Botelho noted that the new drawings were an improvement over the previous plans. Attorney Hope then went over the site circulation pattern. The Subcommittee expressed concern about the entrance on Oak Street. Commissioner Zanolungo expressed concern that the site could be used as a cut-through to avoid the traffic light at the intersection of Oak Street and Kreiger Lane. Chairman Purtill asked staff to check with the Engineering Department to get an opinion on whether the Oak Street entrance was necessary.

**2955 MAIN STREET – proposal for minor site modifications at Shops on Main – Planned Business & Development Zone - Attorney Meghan Hope, applicant**

Attorney Hope presented several proposed changes to the approved site plan for 2941 – 2955 Main Street. The first changes were to the building at 2945 Main Street. These changes were removal of one parking space to install a loading ramp on the west side of the building and to construct a concrete walk connecting walkways on the south side of the building. The other proposed change was to install spandrel glass in the storefront for the southernmost tenant space to hide the interior mechanical equipment above the drop ceiling. Mrs. Dodds asked if the proposed sidewalk affected the open space or if the proposed loading ramp affected parking for the site. Attorney Hope stated that the site would remain in compliance with the approved plan even with the changes. There was a general discussion regarding the need for the additional walkway. Chairman Purtill recommended that the applicant wait to see if customers used the area of the proposed walkway. If there is a need to install the walkway then come back to the Subcommittee for approval.

Meeting adjourned at 9:48 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP