

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF OCTOBER 9, 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

30-60 HEBRON AVENUE - proposal for landscaping improvements at Derr Plaza - Town Center Zone - Derr Family Properties LLC, owner - Katie Shipman, applicant

Katie Shipman of Landscape Specialties presented the landscaping improvement plan for Derr Plaza. The plan called for new landscaping in all the existing beds and new planters around the building at the center of the plaza. Ms. Shipman stated an irrigation system will be installed in all of the landscape beds and planters. Chairman Purtill asked if the Community Beautification Committee had reviewed the plans. Ms. Shipman stated that she was presenting the plans to the Community Beautification Committee later in the day. Chairman Purtill stated that the Plans Review Subcommittee would defer to the Beautification Committee. The Subcommittee agreed that the plan could be signed off administratively.

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 DiTomaso, applicant

Attorney Meghan Hope presented the different iterations of the architectural design for the proposed car wash. She stated that the latest design eliminated the tower and replaced it with a pediment. Chairman Purtill asked the height of the building. Attorney Hope stated height of the new design is similar to that of the previous design and that elements such as the cupola were still part of the design. Attorney Hope also stated that the applicant changed the signage in response to the concerns raised by the Subcommittee at previous meetings.

Chairman Purtill asked if the rooftop mechanicals were visible. The applicant, Mark DiTomaso, stated that the mechanicals would be located on the north side of the roof in a faux balcony area and would not be visible from the street.

Chairman Purtill asked the purpose of the windows along Kreiger Lane. Mr. DiTomaso stated that the windows were there to bring daylight into the carwash tunnel.

Commissioner Botelho asked where the parking was located. Attorney Hope stated that the parking area was located to the south of the building. Chairman Purtill asked if there would be any vending machines on the site. The applicant stated that there would be vending machines but that they would be located inside the building in an area with a roll-down door that will be closed after hours.

Attorney Hope then presented an email from Dan Pennington, Town Engineer, stating that he did

not have any issue with the configuration or location of the Oak Street entrance to the site. The Subcommittee agreed that they liked the design and that the next step would be to present to the full Commission.

2855 MAIN STREET - proposal to install fence along southern property line of Edge Fitness facility - Planned Business & Development Zone - Peter D'Addeo, owner - Attorney Meghan Hope, applicant

Attorney Hope presented plans to install a 6-foot tall vinyl fence along the southern property line between the Edge Fitness site and the neighboring residential properties. Chairman Purtill asked how the fence would be maintained. Attorney Hope responded that maintenance of the fence would be the applicant's responsibility.

There was a discussion between Attorney Hope and the Subcommittee regarding a condition of approval from the Special Permit that called for the applicant to post a bond for construction of a fence around the entire property should there be problems with gym members parking in neighboring lots and crossing over the landscaped area to access the gym.

The Subcommittee agreed that the applicant could install the fence along the southern property line as proposed. The Subcommittee further stated that the condition of approval would still apply to fencing along the northern and western property lines.

Meeting adjourned at 8:40 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP