

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF DECEMBER 4, 2019 SPECIAL MEETING

The meeting commenced at 8:00 AM in Meeting Room A. 2nd Floor, Town Hall.

Present: Subcommittee Members Sharon Purtill and Robert Zanolungo;
Khara C. Dodds, AICP, Director of Planning and Land Use Services and
Jonathan E. Mullen, AICP, Planner

**2155 MAIN STREET,
376 BUTTONBALL LANE,
84 GRISWOLD STREET &
1068 CHESTNUT HILL ROAD – proposal for solar panels at Town Hall and Buttonball,
Naubuc and Hopewell Elementary Schools - Dave Sacchitella for the Town – Carson
Mislick for Greenskies, applicant**

Chairman Purtill stated that the reason this proposal was before the Plans Review Subcommittee was that she did not feel that it was appropriate for her to approve it administratively without input from other Subcommittee members. Dave Sacchitella, Building Superintendent, listed the other town facilities that already have solar panels.

Chairman Purtill asked if there had been any problems with the existing solar panels. Mr. Sacchitella stated that there were no problems. He then explained that Town would enter into a 20-year contract with a third party vendor, who would own and maintain the panels. Mr. Sacchitella then discussed the discount the town receives on electricity because of the energy generated from the solar panels.

Chairman Purtill asked if the panels would hold up to strong winds. Mr. Sacchitella stated that the installations are low profile and meet all standards for roof-mounted panels. Carson Mislick of Greenskies further explained the design and mounting techniques for the panels. He stated that, as designed, the solar panels are more than 6 feet from the edge of the roof so they would not be visible from the street. Chairman Purtill asked if there were any instances of panels cracking or shattering. Mr. Mislick stated that the panels may crack in some cases but they do not shatter. The Subcommittee agreed that the proposal could be approved administratively as a 12.10 Insignificant Change.

**109-117 NEW LONDON TURNPIKE – proposal for a new Chase Bank branch – Attorney
Meghan A. Hope – Ferfeldt Investments LLC, applicant**

Attorney Meghan Hope of Alter & Pearson, LLC explained the proposal and oriented the Commissioners to the site plan. She explained that the proposal is to demolish the two existing office condominium structures at 109-117 New London Turnpike and construct a 3,470± square foot Chase Bank branch building. She stated that the proposed plan meets all the requirements for the Town Center Zone and that the applicant placed the building as close to the southwest corner of the lot as possible to create a strong street presence on New London Turnpike and

Hebron Avenue. She also went over site access, parking, signage, lighting, dumpster location, sidewalk connectivity and landscaping.

Attorney Hope then presented the architectural elevations to the Subcommittee members. Both Chairman Purtill and Commissioner Zanolungo expressed concern about the design of the building. Areas of concern expressed by the Subcommittee were the buildings color, materials, and roofline. The Subcommittee members agreed that the building design was not contextual to the surrounding area. Attorney Hope stated that the applicant would incorporate the feedback received into the revised plans and come back in January 2020.

98 WOODLAND STREET – proposal for a 702± square foot addition to the existing building allowing for a new entry way and bathrooms - Rural Residence Zone - Chuck House applicant - Glastonbury Elks AKA Roaring Brook, owner

Chairman Purtill stated that the reason this proposal was before the Plans Review Subcommittee was that she did not feel that it was appropriate for her to approve it administratively without input from other Subcommittee members. The applicant, Chuck House, explained that the proposed project was an addition to allow for a new entranceway and handicapped accessible bathrooms. He stated that the materials used for the addition would match the existing building. He added that the building mechanicals would be located in the faux tower over the entrance. The Subcommittee agreed that the proposal could be approved administratively as a 12.10 Insignificant Change.

Other Business

There was a discussion between the Subcommittee and town staff regarding upcoming agenda items.

Meeting adjourned at 9:00 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP