

TOWN PLAN AND ZONING COMMISSION  
PLANS REVIEW SUBCOMMITTEE  
MINUTES OF JANUARY 29, 2020 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

**340 HEBRON AVENUE & 18-20 LINDEN STREET – alternate enclosure for condenser and sight line review re: the monument sign – Town Center and Residence A Zones – Alter & Pearson, LLC - Dutton Associates, LLC – 340 Hebron Avenue LLC and 20 Linden Street, LLC, applicant**

Attorney Peter Alter described the ways the applicant addressed the Special Permit conditions of approval for the project. The first condition of approval involved the relocation of the HVAC unit located at the northwest corner of the site. Attorney Alter said that the applicant relocated the unit along the western property line, toward the middle of the parking lot, adjacent to the dumpster enclosures. The second condition of approval concerned the proposed sign and whether it blocked the sight line at the intersection of Linden Street and Hebron Avenue. Attorney Alter presented a plan prepared by the applicant’s engineer confirming that the proposed sign location did not block the sight line. Attorney Alter added that the Town Engineer reviewed the plan and agreed that the sight line was not blocked. The Subcommittee members agreed that the applicant had satisfied the Special Permit conditions.

**69 HOUSE STREET – proposal for a change of use for existing vacant structure (Residential to Data Center) – Town Center Zone – Matthew T. Walsh representing Nutmeg Federal Credit Union, applicant**

Attorney Alter presented the approved development plan for the site that showed the Nutmeg Federal Credit Union building and a single-family residence. He explained that the proposal was to convert the residence into a data center for the credit union which would house the credit union servers. Attorney Alter asked for the Subcommittee’s guidance with regard to approval of the proposal. Commissioners Purtill and Botelho asked if there would be any additional parking at the data center and if they have enough parking to meet the requirements. Attorney Alter stated that they would be keeping the existing driveway and parking area. Commissioner Purtill stated that the proposal should be reviewed as a 12.9 Minor Change to a Special Permit to document the change of use.

**131 NEW LONDON TURNPIKE – proposal for additional uniform building signs for 5 major tenants – Town Center Zone – Karin Knobel, Graphik Identities, applicant**

Karin Knobel of Graphik Identities presented a uniform sign package for the office building at 131 New London Turnpike. In the proposal, signage would be located between the first and second floors on the north-facing wall of the building. The signs would be white, LED internally

illuminated, fabricated halo-lit letters, not to exceed 14 inches in height. The overall size of the individual signs will not exceed 16 square feet. When given the option between push-through or halo letters, the Subcommittee preferred halo letters. They advised the applicant that this proposal would have to be approved as a 12.9 Minor Change.

**2997 MAIN STREET – proposal for new signage and architectural elements at the Mobil gas station – Planned Business & Development Zone – Carolyn Parker, consultant/ applicant**

Carolyn Parker, a consultant for Mobil, presented the plans for a new monument sign and new architectural features to be added to the pump islands. She explained that the signage that is now on the pumps themselves would be moved to the new architectural features. The new features will also be used for pump identification. The Subcommittee agreed that the proposal could be approved as a 12.10 Insignificant Change.

Meeting adjourned at 8:22 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP