

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF FEBRUARY 26, 2020 SPECIAL MEETING

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

Present: Subcommittee Members Michael Botelho and Robert Zanlungo;
Khara C. Dodds, AICP, Director of Planning and Land Use Services and
Jonathan E. Mullen, AICP, Planner

84 REDWOOD LANE – proposal for rear lot special permit to allow change in the width of the driveway – Rural Residence Zone – Matthew Coit, applicant/property owner

Khara Dodds explained that the proposal came to the attention of the Office of Community Development as a building permit approval. She stated that the proposal requires a Section 6.8 rear lot special permit and that normally these proposals do not come before the Subcommittee because they are straightforward. However, Ms. Dodds continued, the access driveway to the proposed lot is off of a common driveway easement on Redwood Lane; the paved driveway is only 13 feet wide instead of the minimum 16-foot width required by the Building-Zone Regulations.

Jonathan Mullen oriented the Subcommittee members to the proposed site plan. He explained that the main concern the Office of Community Development had was whether the 13-foot wide driveway would be adequate for fire and emergency vehicle access. Mr. Mullen stated that the Fire Marshal reviewed the plans and was of the opinion that the existing paved driveway from Redwood Lane to the applicant's property line could remain 13 feet wide. The Fire Marshal recommended that the driveway on the applicant's property be 20 feet wide, starting from the property line heading northeast for the first 60 linear feet. The Fire Marshal also recommended the remaining portion of paved driveway to the house be 16 feet wide. The Subcommittee had no issue with the proposal.

219 ADDISON ROAD – proposal for develop 17 office condominium units within 4 buildings with associated parking and site improvements - Planned Employment Zone – Alan Lamson, FLB Architecture & Planning, Inc. –TruNorth Construction, Inc., applicant

Jeff Sawyer of TruNorth Construction explained the proposal and oriented the Subcommittee members to the site plan. The proposal is to construct 17 office condominiums within four buildings on the property located at 219 Addison Road. Mr. Sawyer went over the parking and open space calculations for the site.

Khara Dodds stated that the proposal would have to go before the Community Beautification Committee for approval of their landscape plan. Mr. Sawyer stated that the buildings would have the look of a farmhouse.

Chairman Zanlungo advised the applicant to examine the anticipated traffic that would be generated by the proposal and to consider a design that had access off Eastern Boulevard. Mr.

Sawyer stated that access to Eastern Boulevard would be difficult because they would have to get an easement from the town and the center median in the road would have to be removed.

Commissioner Botelho asked if there was a lighting plan. Mr. Sawyer stated that the lighting plan was not complete at this point but that all the site lighting will comply with the Building-Zone Regulations. Commissioner Botelho asked about on-site drainage and stormwater management. Mr. Sawyer stated that they have a drainage plan. Ms. Dodds then stated that the Town Engineer reviews the plan as part of the Special Permit process.

Alan Lamson of FLB Architecture and Planning stated that the units will be individually owned and will be approximately 1,850 square feet each. He then went over the architectural design elements, which included wood frame construction, stone veneer water tables, vinyl clapboard siding, asphalt shingles and black aluminum-clad windows.

Ms. Dodds asked where the mechanicals would be located. Mr. Lamson stated that the most of the mechanicals would be located inside the building with the exception of the electric and gas meters, which would be located away from the street. Mr. Mullen advised the applicant to be prepared to screen any mechanicals that are visible from the road.

Chairman Zanlungo asked if there would be an association. Mr. Sawyer said yes and that he would have his offices at this location. Chairman Zanlungo then asked about the proposed signage. Mr. Sawyer stated that the only signage on the site would be the monument signage and no wall signs would be permitted. There was a general discussion about neighborhood outreach and the permitting process for the project.

331 NEW LONDON TURNPIKE – proposal for change of use from retail to restaurant with minor façade modifications at the One Stop Shopping Center - Town Center Zone – Doug Corry, applicant

Doug Corry, representing the building owner, explained that the proposal was to convert an existing empty tenant space from retail to restaurant use; the current space would be split into two and a new storefront and entrance would be created. Commissioner Botelho asked about the size of the new tenant space. Mr. Corry responded that the space was approximately 1,140 square feet. Khara Dodds explained to the Subcommittee that the site meets the parking requirements for all the uses on site.

Meeting adjourned at 9:05 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP