

TOWN PLAN AND ZONING COMMISSION  
PLANS REVIEW SUBCOMMITTEE  
MINUTES OF MAY 13, 2020 SPECIAL MEETING

*The meeting commenced at 8:00 AM through Zoom Video Conferencing.*

**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

**233 EASTERN BOULEVARD– proposal for a parking lot to serve Eastern Rock Gym at 259 Eastern Boulevard – Planned Employment Zone & Groundwater Protection Zone 1 – Attorney Meghan Hope, Alter & Pearson, LLC - Eastern Ave Holdings, LLC, applicant**

Attorney Meghan Hope presented the proposal, which is to create a 55-space parking lot at 233 Eastern Boulevard. The parking lot will serve as overflow parking for Eastern Rock Gym located at 259 Eastern Boulevard. On December 2, 2019, the Zoning Board of Appeals granted a use variance to allow a parking lot as a principal use for this property. The TPZ provided a favorable recommendation for the use variance as well. Attorney Hope then explained that the owner of Eastern Rock Gym has entered into a 10-year lease with an option for a 10-year lease extension.

Mark Friend of Megson, Heagle & Friend went over the site plan. He explained that the proposed 55-space overflow parking lot would mirror the layout of the parking lot at 259 Eastern Boulevard. He then stated that the lot, which is currently undeveloped, was part of a subdivision in 1988. Mr. Friend explained that stormwater would sheet flow to the north toward a rain garden that would then discharge into the wetlands to the north of the lot. He then explained that access to the parking lot would be through 259 Eastern Boulevard and that the new parking lot would not have its own curb cut. Mr. Friend described how the parking lot would be screened by a landscaped berm at the southern end. Pedestrian connection between the two lots will be through a walkway at the northeast corner 233 Eastern Boulevard. Mr. Friend stated that lighting for the new parking lot will be four, 12-foot tall light poles with night sky compliant LED lights.

Next, Attorney Hope went over the plant species types for the landscaped berm. She further stated that the Community Beautification Committee had reviewed the proposal and accepted the landscape plan as presented.

Attorney Peter Alter explained to the Subcommittee that the Engineering Department has recommended that the applicant install sidewalks along the frontages of both 233 and 259 Eastern Boulevard, in anticipation of connection to the multi-modal trail proposed by the Town. Attorney Alter stated that currently there are no sidewalks on this section of Eastern Boulevard and there is no plan from the Town to install sidewalks along this section of Eastern Boulevard in the near future. He stated that the applicant has budgeted \$100,000 for the entire project and installation of the sidewalks along the frontages would cost between \$25,000 and \$30,000. Attorney Alter stated that the request from the Engineering Department would be financially burdensome and could jeopardize the entire project. He was seeking the reaction of the Subcommittee so that he could advise his client on their course of action.

Vice Chairman Purtill stated that this issue should go to the full Commission for review. She

suggested that a condition of approval could be added that sidewalks should be installed if the lot is ever developed to anything besides a parking lot. Chairman Zanolungo stated that he did not agree with the Engineering Department's recommendation for sidewalks if the lot is going to be a parking lot. He concurred with Vice Chairman Purtill that if the lot is ever anything beyond a parking lot then sidewalks could be installed at that point. Vice Chairman Purtill advised the applicant to show the pedestrian connection between the two parking areas on the map for the TPZ meeting.

### **DISCUSSION of COVID-19 outdoor dining requirements**

Khara Dodds discussed the Governor's re-opening plan. She then went over the Town's proposed approval process for temporary outdoor dining for restaurants. Ms. Dodds stated that the applications would be reviewed administratively on a case-by-case basis for temporary approval of outdoor dining to comply with Governor Lamont's Executive Order 7MM. She also stated that the staff would communicate with the Commission throughout the process.

Vice Chairman Purtill stated that the Town needed to be accommodating to small businesses during this process. Chairman Zanolungo said he was in favor of empowering the staff to approve these applications. Ms. Dodds stated that Community Development staff is working with other departments to develop an approval process. Chairman Zanolungo suggested that all applications have a common end date to avoid confusion.

Meeting adjourned at 9:05 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP