

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF MAY, 27 2020 SPECIAL MEETING

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

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

340 HEBRON AVENUE– proposal for exterior modifications to the approved plan – Town Center Zone – Alter & Pearson, LLC – New England Design – 340 Hebron Avenue LLC & 20 Linden Street, LLC, applicant

Attorney Peter Alter gave an update on the construction of the building at 340 Hebron Avenue. He explained the proposal to make two architectural changes to the design of the building. The first change is to add an access door to the southeast corner of the building. The door would access the sprinkler system that was relocated because the basement was removed from the project design. The craftsman-style door would take the place of a window.

The second change is to remove the “eyebrow” dormers on the north elevation of the building. Architect John Everett of New England Design stated that the change was a cost-saving measure. Attorney Alter asked the Subcommittee if the proposed changes needed to go to the full commission or if they could be approved administratively. The Subcommittee agreed that the changes could be approved administratively as 12.10 Insignificant Change.

530 NEW LONDON TURNPIKE– proposal for a change of use from office to salon – Planned Commerce Zone – Alter & Pearson, LLC – Megson, Heagle & Friend, C.E. & L.S., LLC – Andrea Jowdy Mott, applicant

Attorney Meghan Hope represented the applicant. She stated in 2017 Andrea’s Salon opened at 530 New London Turnpike. The property is located in the Planned Commerce Zone which does not permit personal service use. The applicant was granted a use variance to operate a salon in the Planned Commerce Zone. The applicant then worked with the Health Department for a year to monitor water usage of the salon to determine the type of septic system needed. The existing septic field crosses the property line with 560 New London Turnpike, which is not permitted by the Health Code. Attorney Alter then stated that the applicant worked with Megson, Heagle & Friend to design a septic system that was located entirely on the property at 530 New London Turnpike. The plan also redesigned the parking so that it met the minimum requirements for a hair salon. Mark Friend of Megson, Heagle & Friend went over the drainage and stormwater management of the proposed plan.

Ms. Purtill asked about parking lot lighting, dumpster location, and landscaping. There was a discussion regarding pedestrian circulation and walkways on the site. Mr. Zanlungo asked if the adjacent property owner was aware of the proposed plan. Attorney Alter stated that the adjacent property owner also owns the subject property so they are aware of the project. There was a

discussion of the proposed parking area layout. Ms. Purtill advised the applicant to go to the Community Beautification Committee prior to TPZ. Attorney Hope stated that she would check into the Subcommittee concerns and revise the plans accordingly.

OTHER BUSINESS

Commissioner Botelho asked about the landscaping issues in regard to a property on the east side of Main Street that is operated by a bank. He asked if anyone was aware of any issues going on, as it does not appear that anyone is taking care of the landscaping. He said he could reach out to his contact at the bank and find out what was going on.

Meeting adjourned at 8:55 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP