

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF MARCH 24, 2021 SPECIAL MEETING

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

Present: Subcommittee Members Michael Botelho and Sharon Purtill; and Jonathan E. Mullen, AICP, Planner

3039 MAIN STREET – proposal for modifications to the exterior – Planned Business & Development Zone – Paul Gondek, G3LLC, applicant

David Quisenberry of QA&M Architects announced that the proposal is to change the façade of the shopping center at 3039 Main Street to attract higher quality tenants. Brittney Gondek went over the proposed changes, which include: changing the roof from gambrel to flat; adding a metal overhang to the northeast and northwest facing walls; placing corrugated metal over the brick façade on the anchor tenant spaces on the east and west ends; placing metal framing over the brick façade for the smaller tenant spaces; adding a metal faux parapet wall for tenant signage and a metal tower in the center of the north-facing wall.

Ms. Gondek then stated that she also had the red brick painted a dark gray color when she acquired the building. There was a discussion among the group about the proposed changes. Commissioners Purtill and Botelho expressed concern over the changes. Ms. Purtill stated that while she understood the façade and the site needed refreshing she was concerned about the proposed materials. Mr. Mullen suggested that the design should be timeless and not trendy. Ms. Purtill stated that she wanted renderings of the building showing how all four sides would look with the new façade improvements. She also recommended that the applicant make improvements to the site lighting and landscaping. The group agreed that the Subcommittee should review the proposal again at a later date.

212 MANCHESTER ROAD – proposal for an accessory apartment - Rural Residence Zone – Matthew J. Marschat, applicant

The applicant, Matt Marschat, explained his proposal to add a 798 square foot accessory apartment to the west side of his house. He said that the apartment would have no interior access to the primary residence. Commissioner Botelho asked where access to the utilities is located. Mr. Marschat stated that utilities would be accessed from the primary residence. Vice Chairman Purtill asked if there was adequate parking to which Mr. Marschat answered yes. Both Commissioners stated that they had no issues with the proposal.

107 EASTERN BOULEVARD – second review of the proposal for redevelopment to include façade modifications, parking lot expansion, a stormwater management system, lighting & landscaping – Planned Employment Zone & Groundwater Protection Zone 1 – Matthew Bruton, P.E., BL Companies – WE Acquisitions LLC, applicant

Matthew Bruton, project engineer of BL Companies, went over the changes made to the plans in

response to comments received at the Subcommittee's meeting of February 24, 2021. He said that since that meeting, the Community Beautification Committee had reviewed and approved the landscape plan for the project, which included more landscaping along National Drive. He added that the applicant reduced the size of both the wall and monument signs to be in conformance with the Building-Zone Regulations. Mr. Bruton then presented several images of overhangs at recently completed Amazon facilities that are similar to the one proposed for the north side of the building. He also shared Google Street-View images of the building looking south from Eastern Boulevard.

Barbara Joslin, project architect, went over the architectural details of the overhang. She stated there would be bird nets on the underside of the overhang to prevent nesting, as well as LED lights.

Ms. Purtill asked if the parking shown on the plans was the correct configuration. Mr. Burton stated it was the correct configuration and that the earlier parking layout was removed from all plan set sheets. Ms. Purtill expressed concern about the proposed amount of parking spaces and asked if the proposal complied with the open space requirement for the zone. Mr. Bruton confirmed that the proposed site plan complied with the open space requirements.

Mr. Mullen recommended that the applicant color-code the plan to show the difference between existing and proposed conditions on the site. He also suggested that the applicant provide street view pictures not taken from the internet.

Meeting adjourned at 9:35 a.m.

Respectfully submitted,

Jonathan E. Mullen

Jonathan E. Mullen, AICP
Planner