

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF APRIL 28, 2021 SPECIAL MEETING

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

Present: Subcommittee Members Robert Zanlungo and Sharon Purtill; and
Jonathan E. Mullen, AICP, Planner

840 MAIN STREET – proposal to remove condition #10 from the original approval of October 15, 2013 to allow for a permanent outdoor patio and outdoor dining - Village Commercial Zone, Groundwater Protection Zone 1 and Flood Zone – Attorney Michael J. Bonanno – Architect Sheldon Crosby – Mark S. Conley, Cotton Hollow Kitchen, LLC, applicant

Attorney Michael J. Bonanno of Tavano, McCuin & Bonanno, LLC presented the proposal to the Subcommittee, which is to change condition #10 of the original Special Permit approval from 2013 to allow a patio on the southern end of the property adjacent to the restaurant. The proposal was for 10 tables with four seats at each table. Attorney Bonanno acknowledged that the number of on-site parking spaces determined the number of seats allowed for the restaurant. He explained that the proposal would not increase the number of seats. Instead, the applicant intends to implement a flexible seating arrangement that limits the number of indoor seats available on days when the patio seating was in use. Attorney Bonanno said that he would be working with the Environmental Planner, Tom Mocko, on a patio design that would allow for stormwater infiltration.

Sharon Purtill went over the history of the property dating back to the original approval in 2013. She explained that the existing building at 840 Main Street is much larger than the previous building on the site and the patio was located in at the northeast corner of the building rather than the southern end. Mrs. Purtill recollected that neighboring property owners opposed a patio. She said that she would be comfortable with a flexible seating arrangement in combination with any off-site parking agreements. Michael Conley, owner of Cotton Hollow Kitchen, announced that he leased space behind United Bank Building and Brookside Market last summer for valet and employee parking. He said that he would work with those property owners to allow for customer parking if necessary. Mrs. Purtill noted that the seat count and flexible seating arrangement could be part of a condition of approval. She added that the applicant would need written parking agreements for off-site parking. Mrs. Purtill recommended that the applicant reach out to the neighbors about the proposal. She then asked whether the patio would have an awning or table umbrellas. Mr. Conley replied that the tables would have umbrellas. Chairman Zanlungo stated that lettering or logos on the patio umbrellas would not be allowed.

There was a discussion among the group about process and scheduling. The Subcommittee asked staff if the applicant could be on the May 4, 2021 TPZ agenda. Mr. Mullen said that it was possible and that he would work with Attorney Bonanno on scheduling.

136 NEW LONDON TURNPIKE – proposal to change use from office to spa – Town Center Zone – Architect Hans Hansen - Megson, Heagle & Friend, C.E. & L.S., LLC – Evan Schwartz, SBU, LLC, applicant

Jonathan Sczurek of Megson, Heagle, & Friend presented the proposal to the Subcommittee, which is for a change of use from office to a spa. He explained that the Building-Zone Regulations require any change of use to a medical office, restaurant, or hair and body salon/spa requires a parking analysis to ensure there is enough parking to accommodate all the uses on the site. He further explained that the building at 136 New London Turnpike and its required parking was included as part of the Eric Town Square approval in 2007. Mr. Sczurek added that the change in use to a spa would require more parking than was available on the site. Mr. Sczurek stated that the applicant proposes to provide 10 parking spaces for the use at 141 Hebron Avenue through a lease agreement. The agreement would stipulate that employees of the spa would park at 141 Hebron Avenue. Sharon Purtill asked Mr. Schwartz if he planned on allocating parking for the spa customers at 136 New London Turnpike. Mr. Schwartz replied no. Chairman Zanolungo remarked that he thought it was a great use of the building. There was discussion among the group about process. The Subcommittee decided that this application would be a regular meeting item.

Meeting adjourned at 9:28 am.

Respectfully submitted,



Jonathan E. Mullen, AICP
Planner