

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

The meeting commenced at 8:00 AM via Zoom video conferencing.

Present: Subcommittee Members Robert Zanlungo, Michael Botelho and Sharon Purtill (*arrived at 8:06 am*); Rebecca Augur, AICP, Director of Planning and Land Use Services

41 WELLES STREET in Shoppes at Fox Run – proposal for change of use from office to restaurant – Town Center Zone – Terence McKeever, Brixmor Property Group – Julie Minkunas, BL Companies for Brixmor Property Group, applicant

Julie Minkunas of BL Companies represented the applicant and described the proposal for storefront replacement at the Shoppes at Fox Run for the tenant space last occupied by State Farm Insurance. The use will change from office to restaurant. This proposal is for exterior changes only, which includes removing and replacing the current storefront with an aluminum system with opaque inserts in the lowest panels to match the immediately adjacent system. Ms. Minkunas showed previously approved plans from 2007 showing a similar aluminum storefront system that wasn't built because the originally proposed tenant space was divided in two. Commissioner Purtill asked about the change of use and availability of parking, Ms. Minkunas indicated that was being handled in a separate application. Commissioner Botelho asked whether this needed to go to the full Commission. Vice-Chairman Purtill indicated she viewed this as an insignificant change under Section 12.10, provided there are no concerns with the change of use and availability of parking. Commissioner Botelho and Chairman Zanlungo agreed. Zanlungo stated he had no issues with the proposal.

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

Item tabled as no one representing the application joined the meeting.

Meeting adjourned at 8:20 am

Respectfully submitted,

Rebecca Augur
Director of Planning and Land Use Services