

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF OCTOBER 13, 2021 SPECIAL MEETING

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

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

415 ADDISON ROAD – proposal for the addition of a splash pad at Addison Pool – Reserved Land – Daniel A. Pennington, Town Engineer

Jonathan Mullen said that due to an oversight the splash pad proposal for the Addison Pool was not reviewed by the Town Plan and Zoning Commission. Town Engineer Daniel Pennington went over the proposal and oriented the Subcommittee to the site plan. He explained that the new splash pad will be installed adjacent to the pool within the perimeter fence. Mr. Pennington reported that the Environmental Planner issued a Staff-Administered Wetlands permit for the project. The Parks and Recreation Director, Lisa Zerio, explained the operational features of the splash pad and added that it would be operational during the summer months. Mr. Zanolungo stated for the record that he is a member of the Rotary Club, which is donating half the money for the splash pad project. He declared that this would not cause a conflict. The Subcommittee agreed that the project could be approved administratively as a 12.10 Insignificant Change.

476 & 480 NAUBUC AVENUE – revisit of coordinated sign package to be approved by the Plans Review Subcommittee per condition of approval #3 of the 2018 Special Permit with Design Review approval – Town Center Mixed Use Zone - Image Works Sign & Graphic Studio – Tony Valenti, owner – Sarah Victor, applicant

Mr. Mullen said that he met with Bob and Sharon at the site; they had concerns regarding the landscaping and the placement of the utility meters and HVAC units along Putnam Boulevard. Mrs. Purtill remarked that the buildings did not look good from Putnam Boulevard and adding signs would exacerbate the problem. Mr. Zanolungo agreed with Mrs. Purtill and he recommended that the applicant to go to the full Commission with their sign request. The building owner, Anthony Valenti, stated that he was willing to screen the HVAC units with a Sky Pencil Holly shrubs, paint the gas meters a color that would match the building and replace the dead landscaping. Both Mr. Zanolungo and Mrs. Purtill appreciated the applicant's willingness to address their concerns. Mrs. Purtill recommended that the signs could be approved once the applicant submitted a written proposal for review.

113 HEBRON AVENUE – proposal for a trash receptacle within a white vinyl enclosure at northwest corner of Giovanni's Brickoven Pizzeria – Town Center Zone – Mark Friend, Megson, Heagle & Friend, C.E. & L.S., LLC – Gary Delbon, owner

The project engineer, Mark Friend, said that the proposal was to add a trash receptacle with a 6-foot tall vinyl fence enclosure adjacent to the sidewalk at the northwest corner of the building. He reported that the applicant rents their dumpster from the hardware store adjacent to their business. The proposed enclosure will be located behind two parking spaces. Mr. Friend said that the applicant intends to coordinate with the trash collection company to ensure that there would be no conflict with the parking spaces. The applicant Gary Delbon stated that he would landscape the area around the vinyl enclosure. Mr. Zanolungo and Mrs. Purtill decided that the proposal could be administratively approved subject to the applicant submitting a plan to staff for review.

VILLAGE DISTRICT REGULATIONS – review and approval of favorable recommendation from TPZ to TC

The Subcommittee members reviewed and approved the draft favorable recommendation to the Town Council for the Village District.

Meeting adjourned at 8:48 am

Respectfully submitted,

Jonathan E. Mullen
Planner