

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF FEBRUARY 9, 2022 SPECIAL MEETING

The meeting commenced at 8:02 AM through Zoom Video Conferencing.

Present: Subcommittee Member Sharon Purtill; Rebecca Augur, AICP, Director of Planning, and Jonathan E. Mullen, AICP, Planner

101 FOUNDERS ROAD – proposal for an accessory apartment – Residence AA Zone – Architect Jane Laurent, JWM Architects – Anthony Mendes, owner – Maryanne Mendes, applicant

Maryanne Mendes explained that her son purchased the house which had an unpermitted accessory apartment. She explained that she had been working with the former Town Building Official to ensure that the rooms in the apartment were building code-compliant. Sharon Purtill asked the size of the apartment. Ms. Laurent explained that initially the apartment was over 800 square feet, however a portion of the living area will be removed to make it less than 800 square feet. Mrs. Purtill asked about the location of the mechanical room. Ms. Mendes stated that the mechanical room has ingress from outside. Mr. Mullen stated that the mechanical room location and access are in accordance with what the Subcommittee has requested in other situations. There was a discussion about circulation in the apartment. Ms. Mendes stated that the apartment had an open floor plan. Mrs. Purtill asked about means of egress. Ms. Mendes stated that there are two sets of slider doors and egress windows in the bedroom. Mrs. Purtill advised the applicant to have a plot plan prepared showing parking space and walkways for the full Commission.

Meeting adjourned at 8:19 am.

Respectfully submitted,



Jonathan E. Mullen, AICP
Planner