

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF NOVEMBER 10, 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

789 NEIPSIC ROAD – proposal to improve parking lot at J.B. Williams Park, including expanding gravel surface, replacing bituminous entrance, new light fixtures, new sign, timber post bollards, and associated drainage improvements – Reserved Land – Daniel A. Pennington, Town Engineer/Manager of Physical Services, applicant for the Town

Daniel Pennington, Town Engineer, presented the proposed improvements to the J.B. Williams Park parking lot, which are intended to maintain its rural character. He stated the town would be laying down a processed gravel parking surface, and while there will be no striping, the lot can hold approximately 40 parking spaces. Mr. Pennington continued, saying that the town would be installing five, 15-foot tall, dark-sky compliant lights around the perimeter of the parking lot. Timber post and rails will also be installed around the perimeter of the parking lot and at the center of the lot running north to south. He then explained that an infiltration basin will be constructed at the southwest corner of the parking lot. And there will be a new sign located to the east of the park entrance. Mr. Zanolungo asked if the lights would be on a timer. Lisa Zerio, Director of Parks and Recreation, stated that the lights would be on until 10pm. Commissioner Botelho asked if the area of the parking surface was increasing. Mr. Pennington stated that there would be small increase in the parking surface area. The Subcommittee agreed that the project could be approved administratively as a 12.10 Insignificant Change.

109 NEW LONDON TURNPIKE – proposal to modify approved sign plan for Chase Bank – Town Center Zone – Darcie Roy for National Sign Corporation, applicant

Darcie Roy explained the request, which is to alter the approved sign package for the Chase Bank at 109 New London Turnpike. The change will result in an overall reduction in signage from 120 square feet to 78 square feet. She went over the changes that included removing a sign from the north façade, removing the signage from the ATM kiosk, and making the wall signs on the north, west and south elevations the same size. The Subcommittee agreed that the project could be approved administratively as a 12.10 Insignificant Change.

2610 MAIN STREET – revised proposal for construction of two multi-family townhomes (10 units total); existing house to remain with conversion to two units plus additions adding 3 more units – Town Center Zone – Jonathan Sczurek, P.E., Megson, Heagle & Friend, C.E. & L.S., LLC – Architect Jack Kemper, Kemper Associates – Attorney Joseph P. Jaconetta for Jays & Tee, LLC, applicant

Mr., Zanolungo declared a conflict and left the meeting at 8:24 am.

The project engineer, Jonathan Sczurek, presented the project, which is to construct 10 condominium units at 2610 Main Street. He described the existing conditions on the site. He went over the previous proposal which called for the demolition and removal of the existing 1700s building and the construction of two new, 2 to 3 story, townhouse-style buildings. He added that the previous plan met significant opposition at the Community Beautification Committee. The applicant decided to withdraw that proposal and redesign the front building to incorporate the existing building.

The original building will have two units, one on the bottom floor and one on the top floor. Three additional units; one on the north side and two on south side of the original building will be added, with a second building containing 5 townhouse units constructed on the east side of the lot. There will be 25 on-site parking spaces including 10 garage spaces, 10 driveway spaces and 5 visitor spaces. Mr. Sczurek explained that the Floor Area Ratio (FAR) for the site will be .48 which is the same as previously proposed. The applicant, Mr. Jaconetta, explained that there would be cross-access easements with the property to the north. There was a discussion among the group about parking for the project.

Jack Kemper, project architect, presented the proposed building elevations. He said the units in the front building were designed to relate to Main Street. He stated that the additions to the north and south of the original building were set back to place emphasis on the original building. There was a discussion among the group about unit sizes and architectural features of the front and rear buildings. Mrs. Purtill expressed concern about the height of the rear building, stating that she thought it would be visible from Main Street. She advised the applicant to prepare a rendering showing how the front and rear buildings would look from Main Street. Mrs. Purtill said that the applicant could come back to either the Subcommittee or the Full Commission with the next iteration of plans.

Meeting adjourned at 8:58 am

Respectfully submitted,



Jonathan E. Mullen
Planner