

TOWN PLAN AND ZONING COMMISSION  
PLANS REVIEW SUBCOMMITTEE  
MINUTES OF THE SEPTEMBER 15, 2021 SPECIAL MEETING

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

**Present:** Subcommittee Members Robert Zanolungo and Michael Botelho;  
Rebecca Augur, AICP, Director of Planning and Land Use Services and Jonathan E.  
Mullen, AICP, Planner

**1917 MAIN STREET – proposal for pre-fabricated, 2-car garage – Residence A & Flood Zones – Aeschliman Land Surveying, PC – Cheryl Newton, applicant**

The property owner, Cheryl Newton, explained that the proposal was to demolish the existing two-car garage and replace it with a 23-foot wide by 18-foot deep pre-fabricated garage. The new garage will be mounted on 4-inch by 4-inch beams and anchored by 12 Sonotube footings. The new structure will have 4 insulated flood vents to allow water to flow into the structure during a flood event. Jonathan Mullen explained to the Subcommittee that the applicant would be applying for a Section 4.11 Flood Zone Special Permit. He further stated that the Conservation Commission was reviewing the project at their next meeting on September 16, 2021. Commissioners Zanolungo and Botelho stated that they had no issues with the proposal.

**55 WELLES STREET – proposal for changes to approved building façade enhancements for the Shoppes at Fox Run– Town Center Zone – Alter & Pearson, LLC – Dennis Colwell Architects, Inc. – Brixmor Residual Shoppes at Fox Run, LLC, applicant**

Attorney Meghan Hope stated that the proposal was to modify the approved façade changes from May 2020. She stated that the modifications included the following:

- Changing the pilasters from white washed brick to all granite to match the water tables and pilaster bases.
- Changing the color of the plank siding from khaki to gray
- Changing trim color along the tops of the windows from brown to white.
- Removal of the wood pergolas from the windows
- Removal of decorative scroll elements from roof cornice.

Commissioner Botelho asked if the reason for the change was cost. Attorney Hope stated that the changes were not driven by cost but rather a change in architect. Chairman Zanolungo expressed concern about the design changes and advised that they would need to be reviewed by the full commission. Commissioner Botelho shared Chairman Zanolungo's concern about the façade changes and agreed that they would have to be reviewed by the full commission.

Meeting adjourned at 8:32 am

Respectfully submitted,

Jonathan E. Mullen  
Planner