

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF MARCH 30, 2022 SPECIAL MEETING

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

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

109 NEW LONDON TURNPIKE – Proposed changes to the approved site plan

Ms. Augur explained that unbeknownst to Community Development Staff, the HVAC units for the Chase Bank at 109 New London Turnpike were moved from their approved location in the middle of the eastern wall of the building to the southeast corner of the building. Staff was made aware of this change during an inspection for a Certificate of Occupancy. The units are located in an enclosure and bollards were installed in front. Ms. Augur stated that HVAC units are much larger than anticipated.

Ms. Augur stated that the applicant developed several options to rectify the matter. Option 1 was to use the existing enclosure wall, add stone veneer and landscaping, and remove the bollards. Option 2 was to use the existing enclosure wall, and add clapboard siding and keep the bollards. Option 3 was to relocate the units to their approved position and construct an enclosure with clapboard siding and add landscaping and bollards. Option 4 was to relocate the units to approved location with the approved landscaping. Ms. Augur stated that Commissioner Botelho had indicated via e-mail that he was in favor of option 1. Ms. Augur stated that Chairman Zanolungo indicated that he supported option 1 with tall landscaping in front of electric panel. Commissioner Purtill stated that she was in support of Option 1 with either clapboard or stone veneer siding however; she felt that the clapboard could get moldy. Ms. Augur stated that she would inform the applicant to go with option 1. She stated that the applicant would be bonding for the construction of the enclosure, and additional landscaping.

Meeting adjourned at 8:10 am.

Respectfully submitted,

Jonathan E. Mullen, AICP
Planner