

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF SEPTEMBER 14, 2022 SPECIAL MEETING

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

Present: Subcommittee Member Robert Zanolungo and Jonathan E. Mullen, AICP, Planner

239 GRISWOLD STREET - proposal for parking lot expansion at Griswold Gardens apartments – Residence A Zone – Griswold Gardens Associates LLC, owner – Simon Konover Company, applicant

Ryan Deane of Benesch presented the plan to expand on-site parking at the Griswold Gardens Apartments. He explained that parking at Griswold Gardens does not meet the current standards. He added that the additional parking will help to alleviate the problem of residents and visitors illegally parking on Salem Court. He noted that the Architectural Site Design and Review Committee (ASDRC) recommended wheel stops for the parking area on Salem Court. Mr. Deane stated that the applicant is proposing, as an alternative to wheel stops, to widen the sidewalk along the parking area to allow cars to pull into the parking spaces while maintaining an accessible sidewalk width. Mr. Deane confirmed that the east side of Salem Court has adequate “no parking” signage. Chairman Zanolungo said that he had no concerns with the proposal.

148 COLDSRING CROSSING – proposal for an accessory apartment – Rural Residence & Flood Zones – John W. MacFarlane, JWM Architects – Jung Park, applicant

John MacFarlane said that the proposal is for an accessory apartment. He noted that the southern end of the property has wetlands and is located in the FEMA flood zone. He stated that he revised the location of the apartment out of those areas. Mr. MacFarlane added that parking for the apartment would be in a single bay detached garage, attached to the main structure by a pergola-covered walkway. He noted that the garage meets all the requirements for detached structures. Mr. MacFarlane added there would be a three-season room and a porch at the south side of the apartment. Mr. Mullen clarified that the three-season room was not considered living space. Mr. MacFarlane confirmed that it will have no heat or air conditioning and would not be living space.

He then went over the apartment floor layout and architectural design of the apartment. Mr. MacFarlane stated that the apartment would be ADA compliant and that the exterior design matches the architectural style of the house. He said that he had received the National Diversity Database (NDDDB) report regarding the presence of endangered species on the property. The report indicated that Eastern Timber Rattlesnakes and Box Turtles were present on the property. He stated that all recommendations in the report will be incorporated into the final building plans. Chairman Zanolungo asked if the space above the garage was suitable for storage. Mr. MacFarlane replied that the hipped roof would not allow for much useable space. Chairman Zanolungo asked about HVAC and utility access. Mr. MacFarlane responded that access to the electrical panel would be in the basement. Chairman Zanolungo expressed concern about the potential for future conversion of basement space in the apartment into livable space. Mr. Mullen stated that would not be permitted.

Meeting adjourned at 8:25 am.

Respectfully submitted,



Jonathan E. Mullen, AICP
Planner