

TOWN PLAN AND ZONING COMMISSION  
PLANS REVIEW SUBCOMMITTEE  
MINUTES OF FEBRUARY 15, 2023 SPECIAL MEETING

*The meeting commenced at 8:15 AM in Meeting Room A, 2<sup>nd</sup> floor, Town Hall.*

**Present:** Subcommittee members Bob Zanlungo, Sharon Purtill and Corey Turner; and Shelley Caltagirone, Director, Planning & Land Use Services

**2815 MAIN STREET – proposal for bank construction – Planned Business & Development Zone & Flood Zone - Will Walter, PE for Alfred Benesch & Company – Attorney Meghan Hope – Main Street 2815, LLC c/o The HB Nitkin Group, applicant**

Attorney Meg Hope reviewed the project: bank construction 5 feet above the 100-year flood plain and FEMA requirements. She noted that the previously proposed bank could not finance their project. She also noted that the town's Building-Zone Regulations go above and beyond what is required in the Building Code.

The Committee spoke about the draft Flood Zone text change and the consequences of moving this project forward ahead of said changes.

The applicant described siting the bank building toward the rear of the lot to allow for 360-degree circulation and to use the existing curb cut. They would: raise the grade at the center of the lot and create compensatory flood storage to the north; add a French drain at the western lot line; add a grass-covered slope at the rear (west) of the lot; and aim to save pine trees also at the rear of the parcel. The lot will be higher than the adjacent lot by approximately 6 feet.

The Tecton Architect described the design. They will use a 6-inch, Hardieplank clapboard siding (slightly wider than historic siding). The roof will be standing seam at key features with asphalt shingle on other portions for cost control. The foundation will be stone and the lighting sconces will have a nautical style. The building will be built on slab and have an enclosed, outdoor trash area. The Architect asked if a 3D model would help and was told it was not necessary.

They are also proposing an EV charging station as a free service to attract new customers; the Building Code requires 2 EV spaces. The Committee said the Town Plan and Zoning Commission will need to see the charging station; they are concerned about the length of time people will be parked at the stations, and if the stations will be used for advertising.

The Committee found the design attractive, and feels the proposal can go forward to the Commission. They asked that the Building Department provide a memorandum to the Town Plan and Zoning Commission regarding flood protection features of the site.

Meeting adjourned at 8:50am.

Respectfully submitted,



Shelley Caltagirone  
Director of Planning & Land Use Services