

TOWN PLAN AND ZONING COMMISSION  
PLANS REVIEW SUBCOMMITTEE  
MINUTES OF THE JUNE 14, 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 Zanolungo and Corey Turner; ASDRC Chair Brian Davis; Shelley Caltagirone, Director, Planning & Land Use Services and Gary Haynes, AICP, Planner

**2800 MAIN STREET, 21 & 37A SPRING STREET – proposal to renovate existing building with related site improvements for proposed uses including restaurant and medical office – Attorney Meghan A. Hope – Matt Wittmer, AIA, Phase Zero Design – Kevin Johnson, PLA, ASLA Close, Jensen & Miller – Sam Lyman for LYMAN FLEX, LLC, applicant**

Attorney Meg Hope presented the proposal to renovate the existing building to include four medical office/restaurant tenant spaces. Adjustments were made to parking in response to comments from Engineering. Adjustments were also made to truck access in response to comments from the Police. The wetlands area will not be altered. The existing street trees would remain. A patio is proposed for restaurant use, and there will be new landscaping on the Main Street frontage, with new trees and plantings, plus a 6-foot fence to buffer the neighbors on the east. The proposed lighting plan shows no spillage to neighbors and has full cut off.

Architect Matt Wittmer said they will not expand the current footprint. He explained that the patio will be 4-feet higher than the parking level and at near the same elevation as Main Street on the north end of the site. Changes to the building include: clapboard siding; a standing seam roof with a higher pitch to hide mechanical equipment; and an aluminum storefront system. The material for the retaining wall has not been defined; Mr. Davis recommended something other than split-face cast stone.

The proposal will go before the ASDRC on June 20. They have sent letters to neighbors and will share their plans. Neighbors to the east were present and viewed the plans. Mr. Turner commented that he does not like the eyebrow dormers with louvers; he would prefer dormers with windows. It was felt the elevation facing Dairy Queen (to the north) needs to be articulated; there is not much room for landscaping. Loading can be done off the street and on the north side of the building, parking in the turnaround space to the east. Parking would meet requirements; they do not anticipate the building would have all four tenant spaces housing restaurants. Mr. Davis suggest the architecture should incorporate traditional details, closer to a reproduction-style. Neighbors are concerned about traffic.

Meeting adjourned at 8:55am.

Respectfully submitted,



Shelley Caltagirone  
Director of Planning & Land Use Services