

TOWN PLAN AND ZONING COMMISSION  
PLANS REVIEW SUBCOMMITTEE  
MINUTES OF THE APRIL 12, 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 and Gary Haynes, Planner

**148 EASTERN BOULEVARD – reconfiguration of approved parking – Planned Employment Zone – Lisa Lawrence, applicant**

Brian Whalen and Lisa Lawrence were present. There is an opportunity to add medical space to the site for 1 or 2 more tenants; a change of use approval has already allowed for the increase in medical space; parking lot modifications need to be requested, as medical use requires more parking than office use (1 space per 150 square feet). Four parking spaces can be added with re-striping, and 54 of the 186 existing spaces could be reconsidered as “compact”. It was felt, that with the mixed use, a parking waiver could be supported. Subcommittee members preferred re-striping, and thought more greenery could help. It was said that accessible parking spaces should not be impacted. This proposal does not need to go to the ASDRC. They may want to get a staff approval for a future phase, if needed.

**539 & 551 MANCHESTER ROAD - proposed 7-lot Crosby II Subdivision – Rural Residence Zone & Groundwater Protection Zone 1 – Megson, Heagle & Friend C.E. & L.S., LLC – Rejean Jacques, applicant**

Lots 2, 3 and 4 will front on Manchester Road, but the driveway will access Crosby Lane. An old farm dump will be removed. There are wetlands to the east. The homes will be served by septic systems. Storm drainage will flow to Crosby to an upgraded catch basin. They are requesting setbacks greater than the minimum 50 feet for lots 5 and 6, or they could be processed as rear lots with 16-foot driveways. It was felt the Town Plan and Zoning Commission could see the justification for a waiver of the minimum setback for those two lots.

Meeting adjourned at 8:50am.

Respectfully submitted,



Shelley Caltagirone  
Director of Planning & Land Use Services