

TOWN PLAN AND ZONING COMMISSION  
PLANS REVIEW SUBCOMMITTEE  
MINUTES OF THE SEPTEMBER 28, 2023 SPECIAL MEETING

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

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

**2815 MAIN STREET – proposal for a Section 4.11 Flood Zone Special Permit (with waivers) for a new Peoples Bank and associated site work - Flood Zone and Planned Business Development (PBD) –Attorney Meg Hope – Peter J. Christian, H.B. Nitkin for Main Street 2815, LLC, applicant**

Attorney Meg Hope explained that there has been a delay in the Town Council taking up the Flood Zone text amendment. She would like to move this proposal forward, asking for waivers, including a use waiver, rather than waiting for action by the Council. Mrs. Purtill and Mr. Turner said they would support the application if it adheres to the intent of the proposed regulations.

The proposed sign height would also be supported; the car wash across the street also had a sign approved that was higher. Members said the applicant should come in with some sign options; there would be less support for a large logo at the proposed height. Included in the sign options should be signs that have been given a height exception.

Discussion was then held on the former Grange, new theater at 43 Naubuc Avenue. There is a license agreement for parking at the temple across the street underway. The lot survey is taking longer than expected to complete. The applicant should have a parking plan ready for review at the next Plans Review Subcommittee meeting.

Meeting adjourned at 9:15am.

Respectfully submitted,



Shelley Caltagirone  
Director of Community Development