

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF the October 11, 2023 SPECIAL MEETING

The meeting commenced at 8:15AM in Meeting Room A, 2nd floor, Town Hall.

Present: Subcommittee members Bob Zanlungo, Brian Davis, and Corey Turner; and Shelley Caltagirone, Director of Community Development and Gary Haynes, Planner

115 SEQUIN DRIVE – proposal for construction of a ±2,750 square foot warehouse building for material storage with office space for landscaping contractor – Planned Commerce Zone – Matt Stephan, PE for BSC Group – EDI Holdings, LLC, applicant

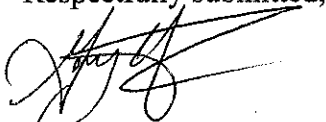
Attorney Meg Hope presented the application and the history of the revised site plans presented to ASDRC. The applicant is proposing to construct a 2,750 square foot warehouse building for material storage with office space for landscaping contractors. The applicant has added ornamental fence to the front of the property and a powder-coated, black, chain link fence to the sides and the rear of the property. The Subcommittee agreed this was sufficient aesthetically. The applicant also explained how the building has changed based on ASDRC comments; adding architectural elements such as a stone “water table” foundation and evergreen plantings around the building to provide vertical element to break up the building façade. The Subcommittee agreed, given the location in a more industrial area and low public visibility, that these changes would be appropriate. The applicant has also pulled in the clearing limits as much as possible to preserve as much existing vegetation.

99 CITIZENS DRIVE – proposal for a text amendment to allow a salon in the Planned Employment Zone – Paul Misciagno, applicant

The applicant has been looking to move out of their current location they currently lease and wants to purchase a building to move into. They have found a potential location at 99 Citizens Drive, zoned Planned Employment, which currently does not allow for personal services. Therefore, they could not locate their business there without pursuing a text amendment to allow for personal services (salon use) in the zone. The applicant is having a difficult time locating a three thousand square foot space to purchase that would allow for personal service use. Bob Zanlungo did not necessarily mind the proposed use in a Planned Employment Zone, but Corey Turner said he has an issue opening up the Planned Employment Zone to personal service uses as this area of town is geared more toward office uses. Subcommittee members discussed with the applicant other alternatives, feeling that a text amendment may be difficult as it would require a regulation change to be approved by Town Council. The applicant will evaluate his options including looking at other sites.

Meeting adjourned at 9:50am.

Respectfully submitted,



Gary Haynes
Planner