

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF THE JULY 6, 2023 SPECIAL MEETING

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

Present: Subcommittee members Bob Zanolungo and Corey Turner; Shelley Caltagirone, Director, Planning & Land Use Services

CROSBY II SUBDIVISION – proposal for modification to the cistern requirement – extension of Crosby Road - Rural Residence Zone - Rejean Jacques

Mark Friend of Megson, Heagle & Friend C.E. & L.S., LLC described the review. Discussion was held on previous decisions related to cisterns. Mrs. Purtill recommended a staff study, and if the recommendation changes, then the applicant can come back to ask for the change. Mr. Turner would recommend sticking with the 30K gallon cistern. Mr. Zanolungo agreed that we need to stick to the specification unless staff brings more information to the commission and changes their recommendation.

244 NAUBUC AVENUE – proposal for a 408 square foot building addition along with proposed parking lot expansion (12 more spaces) – Town Center Mixed Use and Flood Zones – Wes Wentworth, PE, Soil Scientist – Attorney Meg Hope – Chrisoula LaBella, 244 NAUBUC AVE, LLC, applicant

More parking is needed; currently they have 12 spaces more than are required, which is still insufficient. They are proposing an addition and want to go from 9 to 22 spaces; 15 spaces would be required with the addition. They plan to expand away from the wetlands, creating an “L” shaped lot; expanding over old paved area. It was determined that the applicant should provide a typical schedule to show demand, and also photos of daily use.

Respectfully submitted,

Shelley Caltagirone
Director of Planning & Land Use Services