

TOWN PLAN AND ZONING COMMISSION/TOWN COUNCIL
JOINT PAD SUBCOMMITTEE
MINUTES OF APRIL 17, 2024 SPECIAL MEETING

The meeting commenced at 6PM in Meeting Room A, 2nd Floor Town Hall.

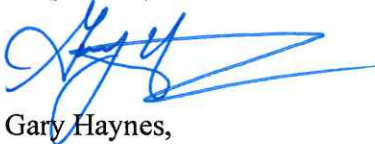
Present: Town Plan and Zoning Commission Members Corey Turner and Sharon Jagel; Architectural & Site Design Review Committee Member Brian Davis; Town Council Members Lawrence Niland and Kurt Cavanaugh; Shelley Caltagirone, Director of Community Development, and Gary Haynes, Planner

330 NAUBUC AVENUE- MAJOR AMENDMENT TO AN APPROVED PAD

Attorney Meghan Hope gave an overview of the site, including approvals received to date, as well as historical approvals that have been received for the site. The applicant is proposing changing the use from a place of worship to medical office/personal service. The existing building is 6,100 square feet and the applicant is proposing to construct a 2800 square foot addition to create a hydro spa area. The applicant highlighted all site improvements and landscape plan being proposed. Per the request of the Conservation Commission, they have revised the landscape plan to include additional native species. The applicant highlighted protection measures being in place to protect the European Beech Tree. The area beneath the beech tree will be mulched and long grass will border the mulch area out to the drip line of the tree. The applicant went over the lighting plan which includes utilizing the existing light poles and repainting them black. Larry Niland asked if the detached sign could be indirectly illuminated rather than internally illuminated. The applicant will look at options for indirect illumination of the detached sign. The applicant went over the elevations and architectural changes to the existing building as well as the architectural materials being used. Brian Davis gave praise to the applicant in their revisions from the previous design.

Meeting adjourned: 6:45 pm.

Respectfully submitted,



Gary Haynes,
Planner