

TOWN PLAN AND ZONING COMMISSION
JOINT PLANS REVIEW SUBCOMMITTEE AND
ARCHITECTURAL AND SITE DESIGN REVIEW SUBCOMMITTEE
MINUTES OF THE MAY 16, 2024 SPECIAL MEETING

The meeting commenced at 8:20AM in Meeting Room A, 2nd floor, Town Hall.

Present: PRSC Subcommittee members Robert Zanlungo, Sharon Purtill, and Corey Turner; ASDRC Subcommittee members Brian Davis, Mark Branse, and Jeff Kamm; and Gary Haynes, Planner and Shelley Caltagirone, Director of Community Development

2277-2289 MAIN STREET, 2327-2333 MAIN STREET, 2341-2345 MAIN STREET, AND 2389 MAIN STREET – Phase I of Main and Hebron Redevelopment Project for bakery and restaurant with façade improvements, tenant fit-out, and shared parking lot improvements – Town Center Zone – Attorney Meghan Hope, Alter & Pearson, LLC- Peter Christian, HB Nitkin Group, applicants

Attorney Meghan Hope introduced Phase I of the Main and Hebron Project. Phase I includes partial demolition, renovation, and tenant fit-out for Zohara and Doro Restaurant space at 2341-2345 Main Street. Ms. Hope explained Phase II to construct a parking structure with a residential building above on the site to the south of 2341-2345 Main Street would still be possible if the restaurant proposal moves forward. However, redeveloping the 2327-2333 Main Street site with a parking structure while preserving the existing 17,000 square feet of commercial space is not feasible as the construction cost would not be recouped by solely retail or other commercial rents. Ms. Hope explained that residential units would need to be incorporated into the project and commercial space would need to be reduced by approximately 75% or more to justify the cost of the parking structure. A mixed-use project that reduces such an amount of commercial space is not allowed under the existing regulations or pending text amendments to the Town Center Zone. A text amendment to allow for a larger reduction in commercial space would be needed to allow the applicant to go forward with the mixed-use project previously reviewed by the ASDRC.

Subcommittee members and the applicant discussed the current market for commercial space and limitations to redeveloping the site and restrictions of existing regulations. Subcommittee members expressed concerns regarding the change in design and noted that the proposed Phase I will eliminate the previously proposed 2-story building on the corner of Main and Hebron in favor of renovating the existing building. ASDRC members' comments that the renderings of Phase 1 show that the area would continue to have the feel of an undesirable strip mall. Subcommittee members and the applicant discussed involving the Town Council in discussion to either revise regulations to allow for a reduction in commercial space or revise PAD regulations to allow properties located within the Town Center Zone to be approved via the PAD Regulations. Several Subcommittee members spoke in favor of this approach given the uniqueness of the property and the consolidated site plan approach. All agreed that having the flexibility of PAD regulations would help provide the regulatory flexibility needed to pursue the previous mixed-use project reviewed and supported by ASDRC while addressing the uniqueness of the proposed development in terms of scale and location. The applicant was amenable to a PAD process if it would ensure more certainty and timeliness in the project review.

Ryan Deane presented proposed Phase I improvements to 2341-2345 Main Street and the parking area. The rear of the building would be demolished to allow for construction of parking and the existing building would be renovated to create space for a restaurant and a bakery. Subcommittee members reiterated the concern about eliminating a key design element from the previous proposal at the corner of Main and Hebron. They also expressed concern that proceeding with the phased project will have an

overall impact to the architectural cohesiveness and the creation of public space that were received favorably by ASDRC in their original review of the proposal. The board suggested having a joint meeting with PRS, ASDRC Subcommittee and the Town Council to discuss potential regulation changes needed to allow the developer to move forward with the original design. Both subcommittees agreed to add this as discussion for the May 21st ASDRC and TPZ meetings with the intent to make a recommendation to the Town Council on potential regulation changes.

330 NAUBUC AVE – Pool/Spa Maintenance Room Addition– Planned Area Development – Attorney Meghan Hope, Alter & Pearson, LLC – Nick & Mary Damato, applicants

Attorney Meghan Hope explained the need for a revision to relocate the proposed basement to a 36-foot by 12-foot addition for a pool/spa maintenance room. After groundwater testing, it was found the previously approved basement is not feasible due to groundwater levels. Brian Davis requested that the pilaster proposed on the maintenance room addition be moved out to the corners of the addition as minimum of 6-inch corner boards. The PRS and ASDRC Subcommittee agreed with the minor change and are okay with it being approved as a minor change to an approved PAD by the Town Manager.

Mark Branse made motion to approve the revised plans as submitted by the applicant for a proposed minor change to an approved PAD, with the suggested revisions as condition of approval, to relocate the proposed pilaster on the pool maintenance room addition to the corner of the addition as minimum 6-inch corner boards. The motion was seconded by Brian Davis and unanimously approved by the ASDRC Subcommittee 3-0.

The meeting was adjourned at 10:00am.

Respectfully submitted,



Gary Haynes
Planner