

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF THE AUGUST 16, 2024 SPECIAL MEETING

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

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

2799 MAIN STREET – proposal to renovate building for food service use – Flood Zone – Will Walter, PE – Locals 8, LLC applicant

The existing building is currently 4 feet below the 100-year floodplain. The applicant presented plans which showed reusing the existing building, previously used as dry cleaners, and converting it to a drive-thru restaurant, as well as plans showing the same size building being reconstructed above the 100-year flood plain and the space needed to create compensatory storage area for flood waters. Staff noted the site is small and narrow and utilizing the existing building to construct a drive-thru presented issues including no room for a drive-thru bypass lane, shared parking and access to loading areas for the adjacent liquor store. Raising the site to the 100-year flood plain and rebuilding the same size building pushes the proposed building to the front of the property to create the compensatory storage area, as well as limiting the parking area.

Staff went over the history of flood zone special permits approved or recently considered in the area. Proposals for 2800 and 2815 Main Street had been considered or approved, but both of those buildings are above the 100-year floodplain. Peoples Bank, located at 2815 Main Street, has a much larger lot and there was enough room to raise the proposed building to the 100-year floodplain and to create the needed compensatory storage area for flood waters. The carwash recently approved at 2756 Main Street is the only other flood zone special permit approved below the 100-year floodplain and this was an existing use being upgraded to meet flood-proofing standards and the carwash facility is essentially a shell of a building designed to be wet by the nature of its use. Subcommittee members discussed the precedence in approving a flood zone special permit being proposed below the 100-year floodplain.

DEEP and Commission members spoke in favor of looking at other prudent and feasible alternatives that would require less fill, such as a smaller building moved closer to the road, with parking in the rear and compensatory storage area behind the parking area.

267 & 273 WILLIAMS STREET EAST – proposal for vehicle storage – Planned Commerce Zone – Attorney Meghan Hope – Mike Monaco for Monaco Realty LLC, applicant

Attorney Meghan Hope explained that Monaco Ford is having storage issues for inventory overstock parking due to COVID, electric vehicle sales, and catalytic converters being stolen from vehicles. Monaco Ford is in the Planned Commerce (PC) Zone and auto dealership is a non-conforming use in the zone. The Town Attorney recommended the property owner apply for a text amendment to allow for the needed parking to be expanded. The Town Council leadership was not comfortable with such an approach as it would impact all properties in the PC Zone, and directed the property owner to seek a use variance from the ZBA. Ms. Hope went over the historical zoning map changes and the proposed site plan showing the 74 parking spaces. There will be no need for exterior lighting and the applicant is proposing landscaping to minimize visual impact to adjacent properties. The area will be used only for storage of inventory overstock; it will not be used for the purpose of vehicle sales. The applicant will be going to the Town Plan & Zoning Commission (TPZ) on August 20 for recommendation to the Zoning Board of Appeals (ZBA), for their meeting on September 9 for the use variance. The applicant has

agreed to condition the ZBA approval to have the applicant go back to the TPZ for site plan approval for expanding the inventory overstock parking area and have also agreed to limit the approval to a two-year period, as they hope this need is only temporary, due to market conditions.

108 CHAMBERLAIN LANE – proposal for 1 – lot resubdivision – Rural Residence Zone – Denise P. Lord P.E. & Kevin Grindle, ASLA, PLA, Barton & Loguidice – Seth Rosenblit, Rosenblit Enterprises, LLC, applicant

The original subdivision for Chamberlain Lane was for 7 lots, approved in 2001. At that time, the lot known as 108 Chamberlain Lane was shown as residual land encumbered by sanitary sewer easement, gas line easement, conservation restrictions, and wetlands. It was not presented or shown as a developable lot. The applicant presented a proposed house location that meets the zoning regulations for the Rural Residence Zone, including location of test pits and location for a well. They are proposing coming in for wetland approval and then filing for resubdivision. The applicant is showing no improvements in the easement areas besides the driveway, locating the buildable area in the rear of the property. They have permission from the easement owners to run the driveway across the aforementioned easement areas and will provide proof in writing at the time of the resubdivision. They have conducted septic testing, and the proposed septic system will be sized to serve a 3-bedroom house.

The meeting was adjourned at 9:35am.

Respectfully submitted,



Gary Haynes
Planner