

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF THE OCTOBER 9, 2024 SPECIAL MEETING

The meeting commenced at 8:16AM in Meeting Room A, 2nd floor, Town Hall.

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

141 NEW LONDON TURNPIKE – proposal for a parking waiver at the proposed Steel Barn restaurant, a renovation of The Gallery with façade & landscaping enhancements, an addition & outdoor dining – Town Center Zone & Town Center Village District Overlay – Attorney Meghan A. Hope – Architect Mark S. Blair – Ryan Deane, Benesch Engineering – Elias Hawli & Ryan O’Donnell for LG Hospitality, applicant

The applicant described the proposed rehabilitation of the site, including a full remodeling of the building, alterations to the landscape and parking plan, construction of a small addition, increased ADA accessibility, and the establishment of two restaurant spaces with outdoor dining. The proposed uses would require 131 parking spaces, and the applicant is currently proposing 115 parking spaces. The applicant is requesting consideration of a 12% parking waiver due to the walkability of the site. There are currently no shared parking agreements in place with adjoining properties; however, there is a history of patrons of nearby businesses using this site for parking. Mr. Turner said he would support a few more compact spaces if it would allow them to reduce the waiver request to 10%. He noted that there is a precedent for a 10% parking waiver at similar sites. Staff recommended adding bike parking. Mr. Zanlungo noted his concern that the public will continue to treat this lot as a public lot, which may cause an issue for the new restaurants. The committee recommended that the proposal be reviewed as a full Special Permit with Design Review. The project will likely be scheduled for November or December.

Agenda Setting – Discussed.

The meeting was adjourned at 9:15AM.

Respectfully submitted,



Shelley Caltagirone
Director of Community Development