

STAFF REPORT

**TPZ RECOMMENDATION: AGENDA ITEMS II.2
NOVEMBER 21, 2024 SPECIAL MEETING**

To: **Conservation Commission**/Inland Wetlands and Watercourses Agency

Date: November 15, 2024

Re: **Application for Conservation Commission Recommendation: 141 New London Tpke
Building Addition, Outdoor Dining and Landscaping**

Review Documents:

Project narrative, Dated October 25, 2024 (provided October 31)

Site Plan, Dated October 25, 2024 (provided October 31)

Proposal

The applicant seeks a recommendation from the Conservation Commission for a building addition, outdoor dining and landscaping.

The site is currently developed, the applicant seeks a change of use of the existing event venue into two restaurants.

The proposed changes require a TPZ permit under Section 12 of the TPZ regulations and is therefore presented to the Commission for comment.

Review

Site Description

The property is approximately 1.75 acres within the Town Center Zone and Town Center Village District Overlay Zone. The property does not contain wetlands, watercourses, upland review area or a conservation easement.

State-Listed Species

The property is not identified as an area of interest in the June 2024 edition of the Natural Diversity Database, no further action is required.

Water Quality and Drainage

The plan locates the erosion controls surrounding the site and the soil stockpile in the parking lot.

Location Map: 141 New London Tnpke

