

Draft MINUTES

Members Present:	P. Aho, B. Chandy, C. Cotton, K. Rawn, V. Ward
Members Absent:	S. Accorsi, L. Cooley, R. Hall, D. Plante
Alternates Present:	J. DeVivo
Alternates Absent:	K. Fratoni
Staff Present:	L. Painter, Director of Planning and Development; J. Kaufman, Senior Planner/Inland Wetlands Agent; J. Woodmansee, Planning Specialist; E. Galbraith, Administrative Assistant

CALL TO ORDER AND ROLL CALL

Chair Aho called the August 12, 2020 special meeting of the Planning and Zoning Commission to order at 12:05 p.m. Members present are Aho, Chandy, Cotton, Rawn, Ward and DeVivo. Alternate DeVivo is seated for absent members.

NEW BUSINESS

A. Request for Authorization to Issue Certificate of Compliance for Multi-family development on property owned by Zhifeng Yang and located at 120 North Frontage Road (Parcel I.D. No. 38.101.22-1) subject to provision of financial guarantee and associated written agreement (PZC File 1355)

Staff conducted a final inspection walk-through of the property on Thursday, August 6th as the developer is seeking a Certificate of Occupancy for all units. As part of that inspection, staff identified the need for additional improvements on the recreational trail (boardwalk in wet area and steps due to the slope of the initial portion of the trail) and the lack of slope stabilization on the eastern portion of the site.

The needed improvements related to the pedestrian bridge, trail and slope stabilization do not pose public health and safety concerns that would prohibit occupancy of the property. Staff has estimated the cost of the improvements at \$47,000. The Commission concurred with staff to authorize the Zoning Agent to issue a Certificate of Compliance upon execution of a bond agreement and receipt of the required bond amount.

Chandy MOVED, Cotton seconded, to authorize the Zoning Agent to issue a Certificate of Compliance for the multi-family development on property owned by Uniglobe Investments LLC (fka Zhifeng Yang) and located at 120 North Frontage Road (Parcel ID 38.101.22-1) subject to the condition that the owner/developer provide a cash bond of \$56,000 pursuant to Article 6, Section C for improvements noted in the memo from Linda Painter dated August 10, 2020 prior

to issuance of the Certificate. This motion further authorizes the Chair to execute the associated performance bond agreement.

Motion PASSED unanimously.

B. Historic Village Review: Proposed Building Mounted Sign at 483 Storrs Road (State Farm Insurance fka Echo Grange), Anthony Raggi, Applicant/Owner. (PZC File 1366)

On June 3, 2020, the PZC approved a special permit to convert the second floor of the former Echo Grange located at 483 Storrs Road to office use. As part of that approval, the Commission found the proposed free-standing sign to be consistent with the Historic Village provisions of Article 10, Section J. of the Zoning Regulations. The applicant is proposing to add a sign to the front of the building using a similar design. The proposed sign appears similar in design to the free-standing sign previously approved by the Commission.

Chandy MOVED, Rawn seconded, to find that the proposed building mounted sign for State Farm at 483 Storrs Road complies with the Special Historic Village Area Review Criteria established in Article 10, Section J.2 based on the information provided by the applicant.

Motion PASSED unanimously.

ADJOURNMENT

The meeting was adjourned at 12:15 p.m.

Respectfully Submitted:



Emmy A. Galbraith
Administrative Assistant