

# **TECHNICAL REVIEW COMMITTEE MINUTES**

**May 25, 2010**

**Members present:**

**Ron Wolanski, Town Planner, Chairman**

**Warren Hall, Town Engineer**

**Jack Kane, Building/Zoning Official**

**Tom O'Loughlin, DPW Director**

**The meeting was called to order at 8:00 am.**

**1. Town Fair Tire (Kenneth Alves, property owner), Request for Development Plan Review approval to construct a new commercial building on property at West Main Rd. & Valley Rd. Plat 107NE, Lot 17**

**The applicant was represented by John Wypychoski. The applicant's engineer, Lyn Small, PE of Northeast Engineers & Consultants reviewed the project.**

**Mr. Wolanski reviewed the items on the proposed plan that would require waivers from the regulation in order for the submitted plan to proceed. Only the Planning Board has the authority to grant waivers.**

**Mr. Wypychoski stated that he wished to meet all design requirements in order to avoid the need to request waivers by the Planning Board. Changes will be made to the plans in order to eliminate the need for waivers, including the addition of windows and a gable to the north-facing façade; addition of a parapet roof to the**

east façade to screen the roof-mounted equipment; extend a sidewalk to the West Main Rd. sidewalk; add street trees and screening for the bay overhead doors; add architectural bay doors; provide Hardyplank siding on the gable ends; and revised windows to provide for simulated divided-light windows.

There was discussion of the utilities serving the building. The applicant confirmed that utilities will be installed underground. Mr. O'Loughlin suggested that the applicant investigate providing water and sewer service from Valley Rd., rather than West Main Rd.

Mr. Hall stated that he has reviewed the drainage calculations, which meet the requirements of the town's stormwater management ordinance. There was discussion of the routing of drainage within the site. The plan will be revised to modify the routing of storm drainage.

Mr. Wolanski stated that once the applicant provides revised plans, the TRC will reconvene to conduct a final review. By consensus, the matter was continued pending submission of revised plans.

**2. Toyota of Newport (Seguin Realty, LLC, owner), Request for Development Plan Review approval for proposed alterations to an existing commercial building, 285-295 East Main Rd., Plat 113, Lot 20A.**

Attorney Robert Silva represented the applicant. He described the proposal to renovate the façade of an existing commercial building. The proposed design is the same as was previously approved under the Town Center Overlay District ordinance, which was replaced by the current development plan review procedure and standards.

Committee members noted that there are no proposed site

**alterations, and the building façade is the only proposed work. The design of the proposed façade would require the granting of waivers by the Planning Board for the proposed exterior building materials and the proposed window design.**

**Motion by Mr. O'Loughlin, seconded by Mr. Hall to forward the application to the Planning Board for consideration of the necessary waivers. Vote: 4-0-0.**

**The meeting adjourned at 9:10am**

**Respectfully submitted**

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**Ronald M. Wolanski, Chairman  
Technical Review Committee**