

# **TECHNICAL REVIEW COMMITTEE MINUTES**

**January 5, 2011**

**Members present:**

**Ron Wolanski, Town Planner, Chairman**

**Tom O'Loughlin, DPW Director**

**Jack Kane, Building/Zoning Official**

**Warren Hall, Town Engineer**

**Tom Reed, Fire Dept.**

**The meeting was called to order at 9:00 am.**

**1. 1235 WMR Realty, LLC, Request for development plan review for a proposed retail commercial redevelopment of property located at 1235 West Main Road, Plat 106, Lot 87.**

**The applicant was represented by attorney Patrick Hayes, engineer Mike Russell, and architect Spencer Combes.**

**The applicant described the proposed project, including renovation an addition to the existing building and a proposed new bank building.**

**Mr. Kane described the zoning requirements. A special use permit is needed to allow for the shopping center, and for the proposed bank drive-through. There was discussion of the sign requirements.**

**Mr. Reed stated that access to the northerly must be at least 20 feet wide. The fire department would also like to see a fire hydrant on the**

**east side of west main road if possible.**

**The applicant indicated that there is still some question as to the water service currently serving the property.**

**Mr. O'Loughlin stated that he would like the applicant to assess the condition of the sewer line serving the existing building.**

**The applicant agreed to do this, stated that the proposed new building will likely be served by a gravity sewer line to West Main Rd.**

**There was discussion of the possible need for utility easements for sewer and electricity.**

**There was discussion of the proposed storm water drainage system design. Mr. Hall discussed the goals in the new state design manual. Even though this application will not be subject to the new manual, attempts should be made to address the goals.**

**Mr. Russell stated that the proposed design is an improvement over the existing site conditions, and will utilize the existing detention system.**

**Mr. Hall stated that he will continue to review drainage calculations.**

**There was discussion of building architectural design issues, which will be discussed further during the next TRC meeting.**

**By consensus the matter was continued for additional review at a TRC meeting to be held during the week of January 17th.**

**The meeting adjourned at 10:20am**

**Respectfully submitted**

**Ronald M. Wolanski, Chairman**

**Technical Review Committee**