

TECHNICAL REVIEW COMMITTEE MINUTES

April 18, 2012

2nd Floor Conference Room

Members present:

Jack Kane, Building/Zoning Official

Warren Hall, Town Engineer

Tom O'Loughlin, Director of Public Works

Ron Wolanski, Planning Director

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

New Business

1. D&B Valley Assoc., 272 Valley Rd Parking Lot Addition, Plat 114, Lot 817.

Present on behalf of the applicant: Peter Dunn, John Braga, PE.

Mr. Wolanski stated that due to the limited nature of the proposal, the project is exempt from Development Plan Review. The TRC was convened to assist with review of zoning and site drainage issues.

The project includes the addition of 10 new paved parking spaces to an existing commercial development.

Mr. Hall stated that the plan as presented appears to be in compliance with the town's storm water management ordinance. Required water

quality treatment is provided for the additional impervious area.

Mr. Kane stated that in the area of the new parking spaces vegetative screening in accordance with section 1301 of the Zoning Ordinance is required. This includes a double row of evergreen screen at least 4 feet in height along residential property lines.

Mr. Dunn stated that he proposes a fence along the northerly property line and asked if that would replace the need for vegetation. He would also prefer to not install screening along the boundary of Lot 818, which he owns.

Mr. Kane stated that a variance issued by the Zoning Board of Review would be required to be relieved of the planting requirement.

Mr. Kane indicated that the applicant could submit the required revised plan showing screening and proceed with construction while also seeking a variance for the screening. In that case, if work were to proceed prior to ZBR action, a landscape bond would be required. If the variance was not granted the vegetative screening would have to be installed.

The applicant indicated that he will consider his options, and submit a revised plan as needed.

The meeting adjourned at 9:30am

Respectfully submitted

**Ronald Wolanski, Planning Director, Chairman
Technical Review Committee**