

May 23, 2022

#22-06 – Special Permit – Jenkins

Location: 1572 Boston Tpke (Assessor's ID #04496)

Zone/Lot Size: Commercial Zone/ 1.13 acres +/-

Intent: Professional office building

Application Received: May 4, 2022

Application Acknowledged: May 9, 2022

Public Hearing Opened: May 23, 2022

Review: Review: The applicant is seeking a special permit approval to construct a 6,800 square foot professional office building with associated parking pursuant to Section 6.07.02.ee of the Zoning Regulations. The Commission may recall that the applicant had appeared previously with the Commission to review the subject proposal and to propose a Zoning Regulation amendment that creates setback flexibility in the Dimensional Standards. The Commission ultimately approved the amendment. This regulation has proven to be effective to address the design issues associated with the site.

The Inland Wetlands Agency approved the subject application at its April 27, 2022 meeting with conditions. Please see the enclosed permit.

The Sanitarian has approved the subject application as per the memo dated May 20, 2022. A Certificate of Public Convenience and Necessity has been issued by the State of CT Department of Public Health. Please see the enclosed copies.

The Fire Marshal has approved the subject application. The Fire Marshal raised questions on parking space size and laneway width that are being proposed, but accepted the plans as proposed due to the physical constraints of the site that make it impractical to comply with the NFPA criteria. Please see the attached copies.

The Town Engineer's comments are anticipated on Monday, prior to the Commission's meeting.

The applicant has submitted a detailed narrative regarding the proposed project that provides an in depth discussion about how it complies with the applicable Zoning Regulations, as well as the Plan of Conservation and Development. The applicant is requesting that the Commission apply Table 4.04A (Dimensional Standards) Note 4, which allows the Commission to reduce the

front yard setback, due to the site's physical constraints. Please see the attached application/report folder.

The applicant has submitted a traffic analysis that was prepared by F.A. Hesketh & Associates. The analysis concludes that 'the traffic associated with the proposed development can readily be accommodated on the surrounding roadway network. During the peak hours, vehicles exiting the sight driveway may occasionally experience some delay due to the volume of traffic on RTE 44.' Please see the enclosed report.

The applicant worked preliminarily with the CT DOT on the curb cut and sight lines proposed with the project to insure that they will comply with the State's standards. It is Staff's understanding that the proposed plans will comply, but a formal encroachment permit will ultimately be necessary.

Upon review of the subject application, Staff has the following comments:

: The applicant needs to submit evidence that the public hearing signs were posted in a timely manner.

: The Landscape Architect should certify that the proposed planting plan complies with the applicable Zoning Regulations and Design Guidelines with respect to specimen type, size, and location. Substitutions of species are permitted upon approval by Planning Staff, based upon availability.

: The lighting designer should certify that the proposed lighting plan complies with the applicable Zoning Regulations and Design Guidelines.

: The floor plan provides no detail on the proposed interior layout of the building. Will the office only be for Dr. Jenkins or will there be other available office space for future tenants?

: The front/exterior elevations provided on sheets A3.1 and A3.2 indicate different exterior colors for the entire building and different siding treatments at the entrance. Which one is correct? Also, the planting plan does not match the elevations. Staff understands that the elevations are for demonstration purposes. It would be helpful to clarify the images as it relates to the actual design plans to avoid confusion, with respect to plantings, grading, and other features. These clarifications may also be necessary for the Google Earth images as well.