



Pre-Application Concept Plan

<u>Received</u>	<u>Review Time</u>	<u>Deadline</u>	<u>Incomplete</u>	<u>Complete</u>	<u>Decision Time</u>	<u>Decision Deadline</u>
July 17, 2020	N/A	N/A	--	--	N/A	N/A

Planning Board Meeting – July 28, 2020

John Kenyon, attorney for the applicant; Josh Rosen, Principe Engineering; and Scot Hallberg, applicant; all appeared to present the application and answer questions regarding sidewalks, cottage zoning, curb cuts, and possible classification of the project. Discussion ensued. Applicant is to discuss the project with staff.

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Conceptual Master Plan

<u>Received</u>	<u>Review Time</u>	<u>Deadline</u>	<u>Incomplete</u>	<u>Complete</u>	<u>Decision Time</u>	<u>Decision Deadline</u>
October 2, 2020	25	October 27, 2020	October 19, 2020	--	--	--
December 29, 2020	14	January 12, 2021	--	January 20, 2021	90 days	April 20, 2021

Technical Review Committee Meeting – October 14, 2020

John Kenyon, Esq., Josh Rosen of Principe Engineering, and Scot Hallberg appeared on behalf of the applicant

Mr. Kenyon summarized the review process and the changes made to date. Mr. Rosen reviewed the existing conditions and proposed project.

Mr. DiMasi suggested garage doors not face Holley Street. Mr. Rosen stated that would require changing the style of the buildings, but will look at it with the architect.

Mr. Rabbitt stated the Planning Department has not received architectural plans to date.

Mr. Schock questioned the requirement of a manhole at property line, utility cuts on the road and a possible water main on the property.

Mr. Schock also objected to the proposed crosswalk, not desirable mid-block; a warrant analysis would be useful.

Mr. Bourbonnais asked if planning to go to DEM, concerned about property on Oak Street being affected.

Mr. Hiener requested an additional fire hydrant be added within 600' of the building.

Mr. Rabbitt suggested a street tree canopy be added along frontage.

Mr. Rabbitt expressed concern with turning area of proposed parking.

Waivers required for setbacks.

Mr. Parker stated a number of standards in the Subdivision regulations apply to this application, and any waivers needed as a result will need to be submitted by the applicant.

Mr. Kenyon disagrees that those standards apply to this project and will review it with the Town Solicitor.

Mr. Flanders questioned the definition of a "Multi-Household Land Development Project".

Mr. Parker reviewed the future steps required before going to the Planning Board.

TRC Action

A motion was made by Mr. DiMasi, contingent on being deemed "complete" and items mentioned being addressed, to forward to the Planning Board. The motion was duly seconded by Mr. Rabbitt and was unanimously approved.