

August 10, 2020

#20-03S – Special Permit – Garrett Homes, LLC

Location: 1600 Boston Turnpike (Assessor's map 10, Block 15, Lot 12B)

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

Intent: Construct 7,500 sf retail development

Application Received: June 22, 2020

Application Acknowledged: June 22, 2020

Public Hearing Opened: July 13, 2020

Public Hearing Continued: August 10, 2020

Review: The public hearing on the subject application was continued to the August 10 meeting to allow for a final response from the State of CT Department of Transportation on the curb cut/site line issue. Staff at the CT DOT has indicated via an email that they find the revised plans which were submitted by the applicant are acceptable. The site line that is being provided in both directions with the proposed curb cut is compliant. Please refer to the attached copy.

Attached sign – It was requested that the sign lettering be made black to match the detached sign. A revised rendering has been submitted which indicates this. **This was addressed at the last meeting.**

Detached sign – It was requested that the overall size of the sign face and structure be reduced to be closer to the scale of the Woodbury sign that was noted in an image that was shared with us. It is understood that the Woodbury sign did not have a structural frame like the one proposed for ours. Staff is concerned that the overall mass of the sign will be awkward in relation to the mass of the proposed building. The harmonious scale of the sign and building will improve the overall aesthetic of the site. The current sign proposal indicates that the overall sign/structure will be 80 s.f. in area. The sign face is proposed to be 50 s.f. in area. **This matter was addressed at the last meeting.**

Fence – It was requested that consideration be made to reduce the length of the stockade fence along the easterly property line. Staff understands that the intent is to separate the commercial lot/improvements from the abutting residential lot. Perhaps it can be scaled back to where the first parking spot is along the easterly property line. Along that span is the potential connection with the abutting lot that would be blocked by the fence if it were placed there. Staff believes that reducing the length of the fence will enhance the overall design and

allow the character of the site to be more visible to from the street. **This matter was addressed at the last meeting.**

There are no other outstanding issues at this time with the subject application.