

SITE PLAN COMMITTEE
AUGUST 9, 2011

1. ROLL CALL

The meeting was called to order at 4:05 p.m. Committee members present were Chair Michael Crowley, Vice-Chair Gus Khavanin, Bob Breslau, Casey Lee and Harry Venis. Also present were Vice-Mayor Hattan, Planning and Zoning Manager David Quigley, Planner Lise Bazinet, and Secretary Janet Gale recording the meeting.

2. APPROVAL OF MINUTES: July 12, 2011

Later in the meeting, Mr. Venis made a motion, seconded by Ms. Lee, to approve the minutes of July 12, 2011. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3. SITE PLAN

Modification

3.1 SPM 4-2-11, New Life Baptist Church, 2400 South Pine Island Road (CF – Community Facility)

Pastor Mark Coleman, Glenn Pate, Hugh Morris, and Rosana Cordova, representing the petitioner, were present. Ms. Bazinet summarized the planning report.

Vice-Chair Khavanin asked if the existing bridges to Pine Island would remain. Ms. Bazinet responded affirmatively.

Mr. Breslau had it clarified that the gazebo was part of the review.

Pastor Coleman explained that due to economic changes, the building was scaled back; however, there was room for growth in the future. The major change was the size of the building and removal of the steeple. He introduced the design team in order to address any specific questions.

Chair Crowley asked if the site improvements had remained the same. Ms. Cordova responded that all of the infrastructure was basically the same and would be done in two phases.

Vice-Chair Khavanin asked about the two existing buildings. Pastor Coleman explained that although they were not part of this process, the immediate plans were to keep the buildings until final build out.

Ms. Lee asked that when the petitioner applied for the second phase, that they provide shrubs in the parking islands. Whether it was “seed or sod,” she also recommended that there be “no dirt areas” at the time of a certificate of occupancy. Pastor Coleman indicated agreement to both recommendations.

Ms. Lee advised that on sheet LS-3, there was a tree relocation protection note which the landscape contractor was to adhere to since there were beautiful canopy trees to be relocated. Pastor Coleman responded that he would see to it.

Ms. Lee inquired if there was a public participation meeting since the plans had been changed. She was advised that it was not necessary as this was a modification of approved plans which had been scaled down.

Mr. Breslau had it clarified that what was indicated on the renderings as brown squares were in fact to be windows. His supposition was confirmed.

Mr. Breslau wanted to review the staff recommendations of which the first was to *provide sidewalk connection to Pine Island Road and existing structures to the west*. This recommendation was clarified that the connecting sidewalk was to go from the existing buildings to the new building and Ms. Cordova indicated that it had been done.

The second recommendation was to *change blue accent color to a more compatible earth tone*. Committee members no longer had a problem with the blue accent color.

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The third recommendation was to *improve the elevations by providing natural stone veneer at wall base (4-foot minimum), as well as at columns and arches.* Pastor Coleman indicated that they would rather not add the stone veneer because of added costs and they rather liked the way the building looked as presented. A discussion ensued and it was agreed that the variation in paint colors achieved the aesthetic impact that was needed.

Vice-Chair Khavanin pointed out to Ms. Cordova areas where curbs were missing. She assured that there would be curbing around all islands. He suggested that they delete from this site plan all references to future phases as they were not being approved at this juncture.

There were existing road signs on Nova Drive which served no purpose. Vice-Chair Khavanin asked that those signs be removed and the petitioner agreed. They also agreed to indicate on the plans how they would protect the existing “ground mounted equipment.”

Vice-Chair Khavanin pointed out that on sheet 10, it showed a handicapped sign placed in the middle of a sidewalk which needed to be corrected.

Ms. Lee pointed out that on sheet LS-2, there was a note that stated, “site contractor shall completely remove and haul off site top 30 inches of unacceptable inorganic fill, rock and/or crushed road rock from the landscape areas.” She recalled that the site used to be a cow pasture and had some “beautiful soil” on it. Ms. Lee indicated that she would like to eliminate that note throughout all the landscaped areas only. She recommended that they contact the Landscape Division or Tim Lee, the Town’s Urban Forester, to have the soil inspected for planting.

Mr. Breslau made a motion, seconded by Vice-Chair Khavanin, to approve subject to the following: 1) staff’s recommendation number one provided that it read, “to provide sidewalk connection to the new building and the existing structures to the west,” and recommendations two and three were no longer applicable; 2) that when the applicant submits the plans for the gazebo, it shall match the materials and colors of the main structure; 3) that in the next phase, shrubs shall be added to the landscape islands; 4) there would be no dirt areas in phase two at certificate of occupancy for phase one, instead, there shall be grass or sod; 5) the applicant’s street landscaper will adhere to all the architectural details in the tree location plan; 6) there shall be curbing in all islands even if not currently shown; 7) to remove the existing signs on Nova Drive that were not required; 8) add protection for “ground mounted” equipment; 9) adjust a single handicapped sign that was currently shown to be in the sidewalk area; and 10) on the LS-2 page of the plans, the comment regarding the removal of the top 30-inches of organic material shall be deleted for the landscape areas only. In a roll call vote, the vote was as follows: Chair Crowley – yes; Vice-Chair Khavanin – yes; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis - yes. **(Motion carried 5-0)**

4. OLD BUSINESS

4.1 Committee Meeting Schedule

Chair Crowley suggested that the meetings of November 22nd and December 27, 2011, be eliminated.

Vice-Chair Khavanin so moved, seconded by Ms. Lee. In a voice vote, all voted in favor. **(Motion carried 5-0)**

5. NEW BUSINESS

There was no new business discussed.

6. COMMENTS AND/OR SUGGESTIONS

Mr. Breslau complimented the Tower Shops for their landscaping efforts; however, at the street behind the row of restaurants, some of the new foliage interfered with the line of sight triangles. He asked that the Town look into this dangerous situation. Mr. Quigley responded that he would look into it.

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Chair Crowley commended Ms. Lee for her strategy to ask for landscape improvements as was the situation with the Burlington Coat Factory. She responded that it was her intention to continue with this policy whenever a major business applied for a sizeable modification in a shopping center where landscape maintenance had been disregarded.

7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 4:42 p.m.

Date Approved: _____

Chair/Committee Member