

Name of Body:
Tentative Agenda for Meeting of:
Meeting Begins:
Meeting Location:
Amended Agenda Issued:

Planning Board
June 13, 2018
7:00 p.m.
Council Chambers, City Hall

AGENDA

Pledge of Allegiance

- 1. Approval of the May 23, 2018 Planning Board minutes.**
- 2. Consent Calendar**
 - A. Amended Site Plan Request – 110 Dartmouth Street, LLC– Controlled Environmental Agriculture Facility – 25 Duck Pond Rd. FINDINGS**

Public Hearings

- 3. Preliminary Subdivision – The Residences at Clark's Pond – 450 Clark's Pond Parkway – 350 Clark's Pond, LLC**
PUBLIC HEARING
350 Clark's Pond, LLC is requesting a preliminary subdivision approval to develop a 256-unit apartment complex located at 450 Clark's Pond Parkway. The proposal includes the construction of four, six-story apartment buildings to be comprised of 212 two-bedroom units and 44 one-bedroom units of the 256-residential units. Two access drives will be constructed from Clark's Pond Parkway to the facility's parking areas containing 391 spaces. The property is further identified as Assessor's Map 66, Lot 19A, located within the Suburban Commercial District (CS). **FINDINGS**
- 4. Amended Site Plan Review – Building Pad #3 Development – 280 Gannett Drive – Woodward Development, LLC**
PUBLIC HEARING
Woodward Development, LLC is requesting amended site plan approval to construct a 6,750 SF office building on Pad Site # 3 located in the Woodward Circle Business Park at 280 Gannett Drive. The applicant is proposing to construct two tenant structures on a 6,750 SF undeveloped pad site in the commercial condominium complex. The applicant will include an underdrained roof drip-edge filter to treat stormwater runoff prior to discharge into the Gannett Drive Business Park stormwater facility. Traffic generation for the new building was approved in 2007 as part of the maximum build-out of the subdivision. All utilities have been extended to the site from the Gannett Drive ROW. The property is further identified as Assessor's Map 85, Lot 14, located within the Light Industrial District (IL). **FINDINGS**
- 5. Preliminary Major Subdivision Review – Thornton Heights Common – 611 Main Street – Main Street Development Company, LLC and Thornton Heights Commons, LP**
PUBLIC HEARING
Main Street Development Company, LLC, and Thornton Heights Commons, LP is requesting preliminary subdivision review for a redevelopment housing and commercial development located at 611 Main St. The applicant is proposing a mix use development with the ground floor retail and 42 apartments on the upper floors. The apartment building and retail will be supported by a 70 space parking area on - site and 2 parking along Aspen and Thirlmere Avenues. The rear part of the site will

have three single-family homes and dedicated open space. The parcel is further identified as Assessor's Tax Map 53, Lot 302E, in the Conditional Residential limited Commercial Use District G-5. FINDINGS

- 6. **Public Comment on Items Not on the Agenda**
- 7. **Comments from the Planning Board and Director of Planning & Development**
- 8. **Adjournment**

Please Note: No new agenda items will be begun after 11:00 p.m. If during the course of a Planning Board meeting it becomes apparent that the Board will not reach certain agenda items, the Board may, prior to its 11:00 p.m. cut-off, offer to the proponents of such items the opportunity to have their items tabled immediately to the beginning of the next regularly scheduled meeting. Agenda items remaining after the 11:00 p.m. cut-off time will automatically be tabled to the next regularly scheduled meeting.