

PLANNING BOARD PUBLIC MEETING MINUTES
CHAIR CITY CHURCH CAFÉ PROJECT
APRIL 13, 2021 at 6:00 p.m. VIA ZOOM

Members present: Mark M. Schafron/*Chairman*, Robert J. Bettez, Sr., Stephen Cormier, and Paul A. Cormier-*Members*, and Trevor Beauregard/*Director-City Planner*.

Members absent: *Robert Swartz/Vice-Chairman.*

Also present: Chris Coughlin-Engineering, Christine Martines Fucile-DCDP, Wes Flis-Whitman & Bingham Associates, David Tralongo-Chair City Church, and Paul Lieneck-Architect.

ANNOUNCEMENT - Any person may make a video or audio recording of an open session of a meeting, or may transmit the meeting through any medium, subject to reasonable requirements of the Chair as to the number, placement and operation of equipment used so as not to interfere with the conduct of the meeting. Any person intending to make such recording shall notify the Chair forthwith. All Documents referenced or used during the meeting must be submitted in duplicate to the Director of Community Development & Planning pursuant to the Open Meeting and Public Records Law. All documents shall become part of the official record of the meeting.

Mr. Schafron, Chairman called the Public Meeting to order at 7:00 p.m.

Mr. Schafron read aloud the Public Meeting Notice for Chair City Church.

Mr. Flis stated the application is for addition located at 53 Lynde Street and 112 Central Street for Chair City Church Café project. The Site Plans dated February 11, 2021 were displayed. The existing building is a church, and the building is approximately 18,382 square feet. Chair City Church bought the property from the Roman Catholic Church a few years ago and updated the inside, as well as the outside of the building for their use. The gymnasium of the old Sacred Heart School was transformed into a gathering place, as well as some of the classrooms inside of the old building were renovated. To the eastern side of the existing building is where the café will be located to construct a 46 x 24 addition with roughly 950 square feet to be used for kitchens and bathrooms. The existing part of the building with approximately 2,200 square feet will be used for the café, and a service area for the café. The Site Plan was displayed showing the right side of the building for café/seating/service. The shaded area shown on the plans, in the back right hand corner, is where the addition will be going. The number of seats in the café show 73 seats currently in the proposal. Under the requirements for the City, expected to be 18 spaces to provide for that number of seating, however, proposing new spaces there with a completely new parking lot of 19 spaces adjacent to the café, as well as one van handicap accessible parking space. The intent is to have the main door into café to come off of Lynde Street. There is a sidewalk along the eastern portion of the building that will be parallel with Lynde Street out to the main entrance, and proposed to be handicap accessible.

There will be a second access out in the back right hand corner adjacent to the kitchen area that will come out to that area, however, there is a staircase that goes up to the parking lot, and there is an elevation difference from the first floor elevation, and the church building to where the parking lot is being proposed. Considered trying to lower the whole area, however, due to the proximity of Central Street in the upper right hand corner, it didn't make sense to try to lower the parking lot because it would have involved too much work to lower that whole area to meet the first floor elevation of the church. For that reason, it was best to put the main entrance out to the wide street side of the building to make sure the grades work for handicap access. The floor plan was displayed to show the flow of the building. The

café hours are proposed for operation from 5:30 am to 2 pm, seven (7) days a week. The church will be in operation the same time the café is in operation on Sundays. There is an existing door along the eastern side of the building, as well as an existing interior staircase that allows people to go up to that grade of the parking, which will be removed, and the area will be filled in.

Mr. Schafron asked about the sewer service. Mr. Flis replied there will be a new sewer service for the kitchen which will come off the right hand rear corner of the site that will tie out to the sewer connection on Lynde Street. Furthermore, will be using existing water service at this time. Currently, there are catch basins on the property throughout the parking lots, in the front of the parking lots, as well as where the new parking lot will be going. In addition, will remove old catch basin, and proposing to install a new catch basin adjacent to the handicap space along the curb of the sidewalk. The new catch basin will be a “water quality” catch basin which improves the water quality of the stormwater coming off the property. In addition, a new manhole will be installed to tie in with the new catch basin on the existing line that runs on the property. Mr. Flis noted he previously discussed this with C. Coughlin before submitting the proposal.

The parking lot is relatively flat, however, the eastern side will require some grading. In addition, there is a row of healthy trees that run along the top slope that block the site. Looked at a number of ways to eliminate, or lessen the tree cutting, but there is no way to avoid removing some of the trees in that area, therefore, proposing additional trees along the slope to offset trees that will be removed in that area. Furthermore, will loam and seed, and use erosion control blankets on the site in order to stabilize the slope during the construction process. After that, will plant grass once construction is completed. Because of the work being done, use of silt stacks will be for all the catch basins on the project site. There will be a dumpster pad in the upper right hand side of the parking lot including vinyl fencing. Additionally, there will be plenty of snow storage along the edge of the parking lot away from access points into the building.

Mr. Schafron inquired about lighting, and photo metrics. Mr. Flis said there will only be building lighting, and did provide a photo metric plan that shows no spillage off of the property. Also, there will be three (3) wall mounted lights along the building. Because of the hours of operation, lighting is not necessary.

Mr. Flis stated they went in front of the ZBA a few weeks ago, and were approved for the use of the café in the district.

P. Cormier asked why a café. Mr. Tralongo commented since the GVegas restaurant closed, the opportunity arose, plus, has continued a connection with the previous owners, as well as provide beneficial interaction with the community.

S. Cormier questioned front lighting area at main entrance. Mr. Flis replied there will be a down-facing light over the doorway to light the walkway.

T. Beauregard commented the Lynde Street parking lot looks to be in rough shape, and asked if there are any plans to improve since this area will be utilized a lot more for the new café. Mr. Flis said a portion will be re-graded to get the grade to the new sidewalk to tie into the new building, so yes is part of the overall scope to improve that area. T. Beauregard asked if it will be the whole row on Lynde Street to be improved, or just a portion. Mr. Tralongo replied they are looking to repave 10 or 11 parking spaces.

T. Beauregard asked about the existing vegetation that is coming out of the slope all the way up to Central Street which looks to be a fairly steep slope. Mr. Flis said it is a two to one slope, as a result, will be placing erosion control blankets. T. Beauregard questioned if any fencing, or barrier up at the top area to prevent any access to that area. Mr. Flis answered not looking to do any fencing, just plan on doing some landscaping. T. Beauregard thought for safety purposes. Mr. Flis suggested maybe a guardrail. Mr. Coughlin stated, once graded, can meet out at the site to see what sections are a safety concern.

T. Beauregard asked Mr. Flis to confirm amount of square footage that will be disturbed. Mr. Flis replied 12,000-13,000 square feet, and asked Mr. Coughlin what the City’s requirement is. Mr. Coughlin said 10,000 square feet triggers the stormwater ordinances for any land disturbance.

T. Beauregard confirmed the fence around dumpster will be four-sided vinyl. Mr. Flis replied yes, completely surrounded.

Mr. Schafron directed to Mr. Coughlin since there is greater than 10,000 square feet of disturbance, how does this relate to the stormwater. Mr. Coughlin stated once a project goes over 10,000 square feet, it is subject to stormwater review. Mr. Coughlin noted he had a discussion with Mr. Flis, thus the reason for the water quality unit and drainage improvements, therefore, this has been taken care of.

T. Beauregard asked the size of water service going into the building. Mr. Flis and Mr. Lieneck were not sure at this time, but noted the Board of Health did look at it, and was comfortable with the size of the water service. T. Beauregard also asked if the fire department gets involved with the water service. Mr. Lieneck commented the service I is a separate service for fire, for sprinkler system.

Mr. Schafron asked if grease traps fall under Board of Health. Mr. Lieneck said Plumbing Code and Board of Health. Mr. Coughlin added there will need to be a conversation with DPW as well, which all takes place through the building permit process.

Mr. Schafron, Chairman called thrice for persons wishing to testify in favor of this proposition

No one from the Public spoke in favor of this project.

Mr. Schafron, Chairman called thrice for persons wishing to testify in opposition of this proposition.

Hearing none, Mr. Schafron closed the Public Meeting.

The Public Meeting adjourned at 6:36 p.m.

All documents referenced or used during the meeting are part of the official record and are available in the Department of Community Development and Planning pursuant to the Open Meeting and Public Records Law.
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