

**TECHNICAL REVIEW COMMITTEE MEETING
FEBRUARY 4, 2022
VIRTUAL VIA TELECONFERENCE**

The Technical Review Committee (TRC) held a meeting on February 4, 2022 at 3:00 p.m. Virtual via Teleconference.

Present:

Diane M. Williamson, Administrative Officer/Director of Community Development
Edward M. Tanner, Zoning Officer/Principal Planner
Anthony Murgo, Planning Board Duty Member

Also Present: Carl Benevides, Jr. Owner and Applicant.

Agenda: Review and possible action on Development Plan Review application for construction of a storage garage addition, of approximately 2,600 square feet, on the south side of the existing commercial building at 70 Tupelo Street. Plat: 92, Lot 39. Owner and Applicant: Carl Benevides, Jr.

Carl Benevides, Jr. presented the proposal to the TRC. He expressed his apologies for the construction start prior to approvals. He stated to the TRC that his Father, also a contractor, had started the construction and acknowledged that this should not have happened and was wrong to do.

The proposal is for a storage addition on the existing garage that is used for the Benevides construction services business.

Members of the TRC had done site visits and discussed the following topics:

1. The plans submitted were not stamped by an Engineer and needed to be.
2. A retaining wall was shown on the site plan with dimensions that were different from the detail plan also submitted. This needs to be clarified.
3. The existing site parking area needs to be shown on the plan. Some of the existing parking was not indicated on the site plan. It was noted that there were 12 parking spaces on the west side and 5 parking spaces on the east side not shown on the plan.
4. The drainage details were reviewed and the TRC requested more information on the detail for the proposed drainage on the plans. The TRC questioned the location of the trenches and requested that the plan be revised to indicate protection along the trenches with car stops so that vehicles wouldn't inadvertently drive into them.
5. The TRC also wants the drainage installation verified by the Site Design Engineer that it conforms to the design plan prior to the issuance of the Certificate of Occupancy for the building.
6. It was noted that there was an area of parking for trailers that will move into the new garage addition to free up space on the site for additional parking.

With no further comments from the TRC, a motion was made by Mr. Murgo, Seconded by Mr. Tanner to approve the proposal subject to: Revised plans, stamped by an engineer, to include more details on

the retaining wall, the drainage, the parking, and also a condition that there be no certificate of occupancy until the design engineer confirms that the drainage was installed per the plan.

All in Favor: Murgo, Tanner, Williamson

All Against: None

Being a decision of the Technical Review Committee on February 4, 2022.

Notes by Diane Williamson