

MINUTES
DESIGN REVIEW ADVISORY COMMITTEE
Wednesday, January 3, 2007 6:30 p.m.
Conference Room
Basement Level, Town Hall

1. Call to Order - Chairman Bockstael called the meeting to order at 6:30 p.m.
2. Roll Call - Members in attendance: Bruce Bockstael, Andrea Boyle, Steve Hine, Joe Hickey and Jay Hallinan. Also present: Denise Bradley, Assistant Planner.

Members absent: Tony Margiotta.

3. Public Comments - There was no one from the public present.
4. Minutes - The minutes of the December 6, 2006 meeting were not available.

5. PROJECT REVIEWS

- 5.1 APPLICATION NO. 70-2006 - John Kupper/Express Dental Lab - Seeking review of proposed signage for property located at 286 Silas Deane Highway.

John Kupper, of Express Dental Lab, described his proposal to install a new 60" by 36" (15 s. f.) detached sign. The proposed sign is double sided with black lettering on a white background. The property has 70.58 feet of frontage on the Silas Deane Highway. In accordance with Section 6.3.F.4. of the Wethersfield Zoning Regulations, properties with less than 100 feet of frontage and sign height of less than 8 feet or less are allowed a maximum 25 s. f. of detached signage. No wall signage is proposed. Bruce Bockstael asked if the sign would be lit. Mr. Kupper noted that the business is not open to the general public nor is it open at night and therefore, he finds no need to illuminate the sign. Mr. Bockstael asked if anyone else from the Committee had any additional comments or concerns. Ms. Boyle noted that she would like to see the venial ornamental balls remain as presented or some type of cap to prevent weathering. Joe Hickey made a motion to approve the application as presented. Jay Hallinan seconded the motion and all voted in favor.

Denise Bradley reported that Mr. Kupper had filed a façade improvement application with the Economic Development and Improvement Commission (EDIC). Denise Bradley noted that the application had been filed after the site work was completed and therefore any funding through the program would be retroactive. Mr. Kupper described the site work to include replacement windows, handicap accessibility, entranceway and door, gutters, exterior paint, excavation, signage, electrical and plumbing improvements. A brief discussion ensued and the Commission expressed support in forwarding a positive referral to fund the improvements to a level agreed upon by the EDIC.

- 5.2 APPLICATION NO. 71-2006 - Wiggles & Giggles - Seeking review of proposed signage for property located at 1273 Silas Deane Highway.

Darlene Wigglesworth, owner of Wiggles & Giggles, discussed her proposal to install an 18" by 162" (20.25 s. f.) wall sign. The tenant space has 26' of building frontage. In accordance with Section 6.3.F.2. of the Wethersfield Zoning Regulations, 1 s. f. of signage per lineal foot of building frontage, not to exceed 125 s. f. is allowed when a detached sign is used.

Denise Bradley noted that Section 6.3.L.8. of the Wethersfield Zoning Regulations states, "Wall signs for each business use in a multi-business building shall be designed to reflect a coordinated theme for the entire building. Accordingly, each wall sign shall be in harmony and of a compatible type, height, materials, lettering, wall placement and illumination." She noted that most of the signs in the Goff

Brook Plaza are uniform and that the proposed sign is an existing sign that had been used at the previous business location. The sign is narrower than the other signs in the plaza. A brief discussion ensued and the applicant was asked to return to the DRAC with revised plans showing either a new sign entirely or showing a way to adapt the existing sign to fit the sign box.

5.3 APPLICATION NO. 72-2006 - City Fish - Seeking review of proposed signage for property located at 884 Silas Deane Highway.

There was no one in attendance to present the above referenced application.

6. Other Business - There was no other business to report.

7. Adjournment - The meeting was adjourned at 7:10 p.m.