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**MINUTES**  
**DESIGN REVIEW ADVISORY COMMITTEE**  
**Wednesday, February 21, 2007, 6:30 p.m.**  
**Conference Room**  
**Basement Level, Town Hall**

1. **Call to Order** - Mr. Bockstael called the meeting to order at 6:34 p.m.
2. **Roll Call** - Members in attendance: Bruce Bockstael, Andrea Boyle, Jay Hallinan, Joe Hickey, and Steve Hine. Also present: Denise Bradley, Assistant Planner

Members absent: Tony Margiotta.

3. **Public Comments** - There was no one from the public in attendance.

4. **Minutes** -

- a. [Minutes of the December 6, 2006 meeting.](#)
- b. [Minutes of the January 3, 2007 meeting.](#)
- c. [Minutes of the February 7, 2007 meeting.](#)

Mr. Bockstael asked the DRAC members if any of the above three sets of minutes needed corrections. None were requested. Mr. Hickey made a motion to approve the three sets of minutes, Mr. Hine seconded, and all members voted in favor of approval.

5. **PROJECT REVIEWS**

- 5.1 APPLICATION NO. 76-2007 - 5th Avenue Motel - Seeking review of new construction proposed for property located at 1695 Berlin Turnpike. Present in support of the application were the property owner Bharat Rana, and Paul Randazzo, of Percon, Inc., the applicant and builder. Mr. Randazzo said that the new building is proposed to be located directly across the parking lot from the existing building. The proposal includes the following: expanded parking lot; 8" block construction with slab on grade foundation; stucco exterior on the new building and matching exterior added to the front of the existing building; earth tone color on exterior (i.e. light brown/cream with dark brown trim); diamond pattern grills on the windows; 6 panel steel doors; slant roof design similar to the existing building; and several handicap-design rooms with handicap ramp and parking. Mr. Bockstael suggested that the handicap parking be located adjacent to the handicap-design rooms. Mr. Randazzo said that several things were not on the diagram: the location of the handicap parking and sprinkler system supply line, and the building dimensions. Mr. Hallinan noted that the overall building design was fairly plain, and that the end of the new building would face the Berlin Turnpike. He asked if something could be done to improve the exterior appearance, like a gabled roof. Mr. Randazzo said that it would not be difficult to add gabbling to the roof of the new building, and that it could be done if Planning and Zoning wanted it. He also noted that gabbling would mean that the new building would not match the existing building. Mr. Bockstael recommended plantings as another way of improving the appearance of the end of the new building. Mr. Bockstael then made a motion to approve the application, Mr. Hickey seconded, and all members voted in favor of approval.

- 5.2 APPLICATION NO. 77-2007 - 61 Arrow Road - Seeking review of new construction proposed for property located at 61 Arrow Road. Present in support of the proposal were Doug Ellis, site engineer of Buck and Buck Engineers, and Jeff Gebrin, landscape architect of CR3 Landscape Architects. Mr. Ellis said that the proposal is Phase 3 of development at the site, and would include: a 5000 sq. foot garage

with 20 bays of cold storage (no heat) for things like cars. Town regulations require 15% of the landscaping be devoted to islands in the parking lot. The proposal requests an alternative design of painted islands in the parking lot, offset by additional landscaping such as deciduous trees around the edges of the parking lot. Proposed is a 40,000 sq. foot parking lot, which would mean 6,000 sq. feet of such alternative landscaping. Mr. Ellis said their request for this meeting was to get feedback on whether the DRAC would consider alternative landscaping. If yes, they would return another time with final design plans. Mr. Bockstael said that a sustainable design for a large parking lot like the one proposed would be to include landscaped islands to reduce radiant heating and improve appearance. He also said that plantings of trees may accomplish that, especially if done along the western edge of the lot, where landscaping would be most visible and best provide shade from the afternoon sun. Mr. Hickey said he would have an open mind to an alternative landscaping design. He also asked if improvements could be made to the triangular shaped part of the parcel on the east side. Mr. Ellis replied that it would be difficult, because it has a steep slope and is covered with gravel, but they would consider it. Mr. Hickey asked if there are more phases of development planned. Mr. Ellis replied that there is a Phase 4 planned - another building and more parking. Mr. Bockstael made a motion to approve the concept, Mr. Hallinan seconded, and all members voted in favor of approval.

6. **Other Business** - Some discussion started about various projects around town because Mr. Bockstael and Mr. Hine had been absent from the last meeting. Ms. Bradley noted that the application for the Bosnian Cultural Center on Goodwin Ave. had been withdrawn. Future re-application is anticipated. Religious institutions are permissible in residential areas, so no public hearing would be required. A special permit would have been needed for the previous site proposed for Silas Deane Highway. Ms. Bradley also said that the new tenant moving into Comstock & Ferre has a signage proposal, but that it would be reviewed by Historic Preservation and not Design Review. Mr. Hallinan noted that Newington had been successful at bringing a lot of new development to the Berlin Turnpike in their town, and asked if Wethersfield was trying to do the same with its undeveloped areas. Mr. Bockstael said that one reason there remains some undeveloped land along the Turnpike in Wethersfield is because of wetlands issues. Ms. Bradley said that Planning and Zoning was considering a proposed modification for 295 Ridge Road to remove the current age restriction. Mr. Hickey asked about the status of multi-family units proposed off Nott Street and Folly Brook Boulevard. Ms. Bradley said that she expected those projects to continue moving forward.
7. **Adjournment** - Mr. Bockstael made a motion to adjourn the meeting at 7:12 p.m. Mr. Hallinan seconded and all members voted in favor to adjourn.

Respectfully submitted,

Kevin T. Sullivan  
Committee Recording Secretary