

MINUTES
DESIGN REVIEW ADVISORY COMMITTEE
Wednesday, April 18, 2007, 6:30 p.m.
Conference Room
Basement Level, Town Hall

1. **Call to Order** - Mr. Bockstael called the meeting to order at 6:33 p.m.
2. **Roll Call** - Members in attendance: Bruce Bockstael, Andrea Boyle, Joe Hickey, and Tony Margiotta. Also present: Denise Bradley, Assistant Planner

Members absent: Jay Hallinan, Steve Hine.
3. **Public Comments** - There was no one from the public in attendance.
4. **Minutes** - [Minutes of the March 21, 2007 meeting](#).

Mr. Bockstael tabled discussion of the minutes until after the project reviews, to enable the applicant for Project Review 5.1 to get to another town committee meeting later that same night. After the project reviews, Mr. Bockstael asked if the Committee members had corrections for the above minutes. Two minor typographical errors were raised and noted. Mr. Hickey made a motion to approve the minutes as amended, Ms. Boyle seconded, and all members voted in favor of approval.

5. PROJECT REVIEWS

- 5.1 APPLICATION NO. 80-2007 - Vincent DeFillippo - Seeking review of new construction for property at 1912 Berlin Turnpike. Present with Mr. DeFillippo were his attorney, Brad Riego, and his engineer, Jack Gilmartin of Hewitt Engineering. Mr. Gilmartin opened by giving an overview of the project. The site has an existing building in disrepair, which will be demolished. Two buildings will be constructed and the site will have 2 traffic flow cuts, one for entrance only and one for exit only. Mr. Gilmartin reviewed the plantings planned for the site and said that the hemlocks along the southern edge of the site may be removed. Mr. Hickey suggested that arborvitaes may be a good alternative to the hemlocks, since arborvitaes would be hardier and less prone to disease. Mr. Gilmartin said that there would be 2 handicap-designated parking spaces and a place for a trash dumpster screened with white vinyl fence. Mr. Gilmartin said that the height difference between the building sill and the ground would be such that the building entrance would have a 3-way sloped entrance, 3 steps high. Mr. Bockstael noted that the Committee had requested a building cross section at the last Committee meeting, but one had still not been presented. The Committee wanted to see how the building would rest on the foundation and also what was the difference in height between the sill and the ground. Mr. Bockstael went on to say that if the sill was too high, a handrail would be required, the ramp slope would be longer, and the parking lot edge may need to be redesigned. Mr. Gilmartin said he understood that a redesign of the ramp and parking lot may be needed, and that there were parking spaces to spare if some needed to be removed to make room for a larger building entrance. Mr. Bockstael tabled the cross section issue, and asked about the building exterior materials. Mr. DeFillippo showed some samples he had brought with him, and said that the exterior would be beige siding, green shutters, white trim and gutters, and a brown roof. Ms. Boyle asked if there would be roof protrusions, and Mr. Bockstael followed by asking what kind of heating would the building would have. Mr. DeFillippo said that there would be a standard protrusion from a gas boiler in the basement. Mr. Hickey asked if there would be a sump pump in the basement, and Mr. DeFillippo said none was needed, as the basement floor is 1.5' above the 100 year floodplain. Mr. Margiotta asked if there would be any windows on the side of the building facing the street and Mr. DeFillippo said that there would be none on that side. Mr. DeFillippo then went back to the modular design / cross section issue and asked what information he needed to get to the Committee. Mr. Bockstael went through a typical design in detail, including the typical height of

the top of the concrete foundation, the top of the sill, etc. In doing so, Mr. Bockstael noted that the likely height of the building entrance would be at least 21", which would require a larger, redesigned ramp, unlike the one discussed in the site presentation. Mr. Riego said his client was not unwilling to provide such information, but that there significant cost issues involved. Mr. Bockstael said a generic diagram from a brochure would be sufficient. An unidentified member of the public interjected that building plans are difficult to get from the manufacturers. Mr. DeFillippo then commented that the building inspector would mandate such construction details and that he was before the Committee for approval of the building appearance. Mr. Bockstael said the architectural review by Planning and Zoning would also require a cross section, so the Committee was not asking for anything he did not need. Mr. Riego asked if a generic cross section was available, and Mr. DeFillippo said that he has a diagram, but believed it did not contain the necessary information. Mr. Margiotta noted that the current situation is that there is a conflict in the plans. Mr. Gilmartin agreed that there is a conflict, that more information is needed to show the relevant design elevations, and that it would be resolved.

- 5.2 APPLICATION NO. 81-2007 - Czako Automotive - Seeking review of new signage for property located at 58 Maple Street. Mr. Czako said that the property is that of the former DB Automotive. Ms. Bradley said that the signage proposal had been reviewed and that it fell within the allowance. Mr. Bockstael asked why the wording on the sign was not all centered. Mr. Czako said that his sign designer suggested the offset layout because it would be more noticeable. Mr. Bockstael asked if the sign would be backlit, and Mr. Czako replied no, the parking lot lighting is enough. Mr. Hickey moved to approve the proposal. Ms. Boyle said she would agree to approve as long as the sign was not higher than the building roof line. Mr. Margiotta seconded the motion as amended, and all voted in favor of approval.
- 5.3 APPLICATION NO. 82-2007 - Rite Aid Pharmacy - Seeking review of new signage for property located at 657 Silas Deane Highway. Darci Roy of National Sign Company was present on behalf of Rite Aid. Ms. Roy said that Rite Aid had bought out Brooks Pharmacy, so a "Rite Aid" sign was needed. The Pelton's sign would remain as is. Ms. Bradley noted that covering holes, etc. from the previous signage is a requirement of the approval for the new signage. Ms. Roy said she understood and that it is no problem to patch and paint to cover that up. Ms. Bradley said that the signage proposal had been reviewed and that it fell within the allowance. Mr. Hickey moved to approve the proposal, Mr. Margiotta seconded, and all voted in favor of approval.
- 5.4 APPLICATION NO. 83-2007 - Pelton's Home Health Care Center - Seeking review of new signage and site improvements for property located at 898 Silas Deane Highway. Present were Neal Allen, owner of Pelton's; his architect, Dan Wright of Dan Wright Associates; and the president of Pelton's, Stan Brooks. Mr. Allen reviewed a number of projects his development company had completed in Connecticut, including the Inn at Middletown in the former Middletown Armory. Mr. Allen said that his development company had bought the former Porch and Patio property and planned to renovate the building and move the Pelton's offices into the renovated building. Mr. Allen said he planned to apply under the town's façade loan program and wanted to get an approval from the Committee that the plans represented a significant improvement. Mr. Wright then reviewed the building renovation blueprints. Mr. Bockstael suggested several roof design alternatives. Mr. Bockstael said his suggestions were consistent with the guidelines in the town's Silas Deane Highway Master plan that have not yet been adopted. Mr. Allen said he was interested in trying to follow the town's guidance and asked if he could obtain a copy. Ms. Bradley said she would get a copy to him. Mr. Bockstael asked if the building interior use / wall space needs had been evaluated given that the front of the building is currently all glass. Mr. Allen said that Pelton's clientele tends to be older and prefers lots of natural light, so they planned to leave the glass there and not replace it with a wall. Mr. Hickey asked if there would be sufficient parking space, and Mr. Allen said yes because Pelton's is not a high volume business. Mr. Bockstael noted that historically some customers of the City Fish Market have used the former Porch and Patio lot for overflow parking. Mr. Allen said he planned to work out an amicable arrangement with City Fish. Mr. Bockstael moved that the current design be accepted as positive progress, Mr. Hickey seconded, and all voted in favor of approval.

6. **Other Business** - The next Committee meeting is on the regularly scheduled date of May 2th.

7. **Adjournment** - Mr. Bockstael made a motion to adjourn the meeting at 7:55 p.m. Mr. Hickey seconded and all members voted in favor to adjourn.

Respectfully submitted,

Kevin T. Sullivan
Committee Recording Secretary