

MINUTES
DESIGN REVIEW ADVISORY COMMITTEE
Wednesday, March 1, 2006 6:30 p.m.
Shared Conference Room
Ground Floor, Town Hall

1. Call to Order - Chairman Bockstael called the meeting to order at 6:32 p.m.
2. Roll Call - Members in attendance: Chairman Bruce Bockstael, Andrea Boyle, Steve Hine, Jay Hallinan and Tony Margiotta. Also present: Peter Gillespie-Director of Planning and Economic Development and Denise Bradley-Assistant Planner.

Members absent: Joseph Hickey.

3. Public Comments - There was no one present from the public.
4. [Minutes from the February 1, 2006 meeting](#) - Commissioner Hallinan motioned to approve the minutes as submitted. Commissioner Boyle seconded and all members voted in favor.
5. **PROJECT REVIEWS** - There were no projects to review.
6. Other Business - Review of the Silas Deane Highway Architectural Guidelines.

Ted Desantos of Fuss & O'Neill and John Wilcox of James Vance & Associates, Architects were in attendance to present a draft of the Silas Deane Highway Architectural Guidelines. Ted Desantos explained that he was interested in receiving feedback from the Committee just as was sought previously in developing the document on opportunities and constraints. Mr. Desantos noted that Fuss & O'Neill has been working approximately four (4) months on the project which has consisted of completing a market assessment, formulating design guidelines, outlining a long term vision and recommending short term projects to be implemented in the near future. Ted Desantos presented the proposed land use plan prepared by Ferrero Hixon Associates. He explained the transition in land use from regional commercial in the vicinity of the I-91 interchange, to mixed use small business, to mixed use/medium to high density multi-family, to town center/mixed use and then transitions back to mixed use/medium to high-density multi-family and finally regional commercial at Route 15. He identified four (4) properties as key reinvestment/redevelopment sites. Mr. Desantos noted that the proposed design guidelines will be incorporated as part of the Silas Deane Highway Master Plan in a book. Chairman Bockstael asked whether any of the local merchants have had an opportunity to review the material presented. Peter Gillespie responded that the material has not been made public for comment/input yet. He noted that there is a public meeting scheduled for Monday, March 27th and that the recommendations will be forwarded to the full committee next month. John Wilcox reported that he has built on some of the work completed by Moser Pylon. He noted that he has tried to identify what was missing and to recognize transitions in style, time and developers needs. Mr. Wilcox then made a presentation to the committee regarding the proposed architectural guidelines for renovations, additions and new buildings. Commissioner Hallinan asked what types of housing styles would be incorporated into the design guidelines. Mr. Desantos commented that many types of housing units would be encouraged and would include active adult, high-end luxury rentals, townhouse style condominiums, mixed use and apartment style. Chairman Bockstael noted that in order to attract additional residential density, the infrastructure must support this type of development. He described the need for restaurants and other attractions within walking distance of housing. Commissioner Margiotta noted that while he likes the idea of bringing the buildings up to the street line, he questioned the potential effects it would have on the buildings that remain setback. He added that construction of a front access road may be a solution. Ted Desantos remarked that Commissioner Margiotta's suggestion for a front access road was very interesting and that he would look at the feasibility. Peter Gillespie asked for the Commissioners feedback on the matrix approach. Chairman Bockstael responded that he likes how the roadway was broken-down into zones, each with its own characteristics. He noted that it might be fifty years until consistency with the plan becomes evident but added that the proposal lays out a clear vision

of what the town would like to see and a good measure of how well the town is doing at achieving it. Commissioner Hallinan commented that the matrix is user friendly and would enable anyone to look at a picture and understand the vision, then identify a property and see where it fits in. Peter Gillespie noted that the graphic for the plan should not be in colors because over time and after being copied, the colors will fade. Mr. Desantos agreed and then asked for the Commissioners to forward questions and comments onto Mr. Gillespie before the end of the month.

7. Adjournment - Chairman Bockstael adjourned the meeting at 7:50 p.m.

Respectfully submitted,

Denise Bradley, Assistant Planner