

Minutes
DESIGN REVIEW ADVISORY COMMITTEE
Wednesday, May 4, 2005 6:30 p.m.
Public Works Conference Room
Second Floor, Town Hall

1. **Call to Order** - Chairman Bockstael called the meeting to order at 6:30 p.m.
2. **Roll Call** - Members in attendance - Chair Bruce Bockstael, Jay Hallinan, Tom Harley, Joe Hickey, Andrea Boyle and Steve Hine.
3. **Public Comments** - No members of the public were present to speak.
4. **Approval of April 6, 2005 Minutes** - Mr. Hickey motioned to approve [the April 6, 2005 minutes](#) which was seconded by Tom Harley, all members voted in favor.
5. **PROJECT REVIEWS**

a. **Monument Sign and Wall Sign - Bob's Farm Market - 1825 Berlin Turnpike - Bob Yandow , Business Owner**

Mr. Bob Yandow was present to review the proposed sign package. Mr. Yandow noted that he is proposing a wall and free standing sign for this new building "Bob's Farm Market". Mr. Yandow detailed the proposed wall sign to consist of white letters affixed to the peak of the wall. Mr. Yandow explained that his customers cannot see his new building and a free standing sign is needed. Mr. Yandow explained that the free standing sign will be located in the landscaped island 5 feet from the property line. Mr. Gillespie noted that the sign as proposed is too high and too large and needs to be reduced to 8 feet or less in height and 32 s.f. in area. Mr. Bockstael stated that the sign is attractive and should be reduced in size proportionally in order to maintain the scale of the sign. Mr. Hickey motioned to approve the 2 signs with the requested changes in height and square footage in order to comply with the zoning regulations. Mr. Hallinan seconded the motion and the vote showed all in favor.

b. **New Building Design/Exterior Elevations - Proposed Dunkin Donuts Restaurant, 416 Silas Deane Highway**

Attorney John Harvey was present with the developer Manny Pine to present a different architectural plan for this project. Mr. Harvey reminded the Committee members that he had previously present a more colonial design to the Committee several meetings ago. Mr. Harvey explained that the franchisor is proposing this new design.

Mr. Hickey stated that the proposal was a step backwards in the quality of the design for this site. Mr. Bockstael stated the proposal was inappropriate and has the appearance of a self storage building. Mr. Hickey motioned to have the plans modified to better reflect the original "colonial" design for the building which is more in keeping with the Town's origins and the improvement of the Silas Deane Highway, Mr. Harley seconded the motion and the vote showed all members in favor.

c. **Proposed Restaurant - Tim Horton's - 486 Silas Deane Highway - Peter Brisette, Tim Horton's New England**

Al Carpenter, P.E. of BL Companies was present with Steve Fielder of Tim Horton's to present a plan for a new restaurant at the site of Carnival Ice Cream. Mr. Carpenter stated the site is 3/4 of an acre corner lot at the corner of Church Street. Mr. Carpenter stated that the building was approximately 1800 sf with a drive thru, the drive thru could accommodate 11 cars, curb cuts on both streets for 2 way traffic. Mr. Carpenter noted that he had not yet performed much engineering work and was interested in the reaction of the Committee to the project.

Mr. Bockstael questioned whether a prohibition on left turns from Silas Deane should be considered. Mr.

Hickey questioned whether the project complied with the Town Center concept of the Silas Deane Highway Master Plan. Ms. Boyle suggested pedestrian improvements to accommodate the traffic from the nearby Middle and High Schools. A general discussion was held with regards to the Silas Deane Highway Plan. Mr. Hickey stated that he was not enthusiastic about the project. Mr. Harley asked for more detail on the proposed retaining wall and the need to be sensitive to the issues of the Historic District. Mr. Gillespie stated that the plan does not appear to meet the landscaping requirements of the zoning regulations. Mr. Gillespie asked where the nearest similar design had been constructed. Mr. Fiedler stated that this design is the new prototype and has not yet been constructed, although one is under construction in Norwich. Mr. Fiedler stated that this is a \$1,000,000 project creating 40 jobs. Mr. Hickey suggested that if this site does not work he would encourage the acquisition of another site in Town that might work.

Mr. Bockstael motioned to recommend 2 areas of concern to the PZC: 1. Is the proposed land use consistent with the Town Center concept. 2. The proposed traffic flow and movements should be looked at in more detail. Mr. Hickey seconded the motion and the vote showed all members in favor.

Mr. Gillespie stated that a more detailed plan should be presented to the Commission as the plan develops.

d. Wall Sign - Beazley Realty 1206 Silas Deane Highway - Suite 1

Bob Stanton of Mr. Sign, Milford, Ct was present to present a wall sign for the Beazley Real Estate office. Mr. Stanton explained that the letters would be laser cut, plexi letters affixed to the building. 2 signs are proposed front and back over the doorways. Mr. Gillespie stated that the Building Department asked that Suite 1 is added to the sign package. Mr. Harley noted that the Lasik Plus sign should have been placed above the door as well. Mr. Harley recommended approval of the wall signs, Mr. Hine seconded the motion and the vote showed all members in favor.

6. Downtown Revitalization Institute - Workshops, June 13 & October 28, 2005

Mr. Hickey stated that he may be interested in attending the June workshop. Mr. Gillespie will also attend.

7. Other Business

Mr. Gillespie noted that the new façade for the Town Hall is nearing completion and will be presented to the Council shortly. A possible joint meeting with PZC may be scheduled for June 7. Mr. Hickey noted that if the referendum passes Town Buildings will not have to be reviewed by the Commissions. Mr. Hickey stated that he thought that it would be a mistake.

Mr. Gillespie informed the Committee that the SDHAC is nearing completion of the selection of a firm and a kick-off meeting will be schedule within the next few weeks and the DRAC members should attend.

8. Adjournment

Mr. Bockstael adjourned the meeting at 7:25 p.m.

Respectfully Submitted

Peter D. Gillespie
Economic Development Manager/Town Planner