

MINUTES
DESIGN REVIEW ADVISORY COMMITTEE
Wednesday, August 3, 2005 6:30 p.m.

1. Call to Order - Chairman Bockstael called the meeting to order at 6:31 P.M.
2. Roll Call - Members in attendance: Chair Bruce Bockstael, Jay Hallinan, Andrea Boyle, Steve Hine, Joe Hickey and Tom Harley. Also: Peter Gillespie Economic Development Manager/Town Planner and Denise Bradley, Assistant Planner.
3. Public Comments - There was no one present from the public.
4. Approval of [July 20, 2005 Minutes](#) - Chairman Bockstael noted that in the minutes there was no documentation of the concern he had voiced over the Church/Granberry Homes Application on 295 Ridge Road. His concern was over the using the elevator lobby as a means of stairway egress in the case of a fire. Chairman Bockstael motioned to approve the minutes. Mr. Harley seconded and all voted in favor.

5. PROJECT REVIEWS

- a. Firehouse Bar & Grill - 1151 Silas Deane Highway - Matthew Fernandee - Sign Review.

Maryanne Fernandez was in attendance representing the applicant 5th Alarm Restaurants. She presented photos of the proposed location of the freestanding and wall signs on the site and of a the Chuck's Steak House Restaurant sign on the Silas Deane Highway in Rocky Hill which she commented was similar in character to the proposal. Chairman Bockstael asked about the type of wood and color scheme proposed for the sign. Ms. Fernandez noted that cedar, oak or clapboard would be used and that it would be sealed. She also discussed plans for keeping the background of the sign blue but changing the lettering from red to either gold or white and lighting the signs with goosenecks. Chairman Bockstael noted that the Committee's previous comments from July 20, 2005 meeting had been addressed. Mr. Hallinan made a motion to approve the application as presented. Mr. Hickey seconded and all voted in favor.

- b. Church Homes/Granberry Homes - 295 Ridge Road - John Tartaglia - seeking review of the proposed conversion of an existing building into apartment units.

Ken Herbert of Compass Engineering presented the proposal. The applicant, John Tartaglia, was also present. Mr. Herbert noted that because of staffing shortages due to vacations, he had not been able to address the Committee's previous comments and suggestions made during the July 20, 2005 meeting. He discussed the addition of ten (10) parking spaces in front of the main building along the driveway, the construction of a new carport and widening the existing access drive to 22 feet. Chairman Bockstael commented that he saw no change in the proposal from the previous meeting and asked what the need was for parking in the front. Mr. Herbert commented that they are required to provide two means of access that satisfy ADA requirements. One is proposed to be located in the front yard and the other in the rear yard due to grading restrictions in the rear. Mr. Tartaglia added the intention to use the area to the south of the existing parking as an open space garden. He noted that three (3) of the units would have patios opening out onto that area. Chairman Bockstael raised concern over using the elevator lobby as a means of stairway egress in the case of a fire. Mr. Herbert commented that the layout is allowed by code. Chairman Bockstael would like to have gotten the Fire Marshall, Gary Santoro's, opinion on the issue. Ms. Boyle inquired about the composition of the proposed replacement windows. Mr. Tartaglia brought an example of the window that would be used that is very similar to the current design and noted that the molding would remain. Mr. Harley commented that he was concerned with the proposed access ramp on the front of the building and the visual impairment it would cause from within any of the units. Mr. Hallinan noted alternative design schemes that would seem more harmonious to the site and would allow for landscaped screening. Additionally, Mr. Hallinan commented that he would have liked to have seen a design detail of the

ramp included in the application. Chairman Bockstael motioned to see an effort to keep the ramp pushed away from the building and screened, to have staff check the requirements for the egress through the elevator lobby, to minimize the parking in the front yard along the driveway. Mr. Harley seconded and all voted in favor and to submit a landscape plan for approval to the Planning and Zoning Commission.

c. Tim Horton's Restaurant - 486 Silas Deane Highway - Alan Carpenter - New Building Design.

Al Carpenter, an engineer of BL Companies, Steve Fiedler, Tim Horton's Regional Manager and Frank Livingston, the property owner were present. Mr. Carpenter presented the proposal to construct a 1,758 s. f. Tim Horton's restaurant with a drive-thru at 486 Silas Deane Highway. Chairman Bockstael asked what the stacking was from the menu board. Mr. Carpenter noted that the proposed stacking from the menu board allowed for nine (9) vehicles. He discussed that in three studies done of the stacking of Tim Horton drive-thru's showed that seven (7) was the maximum stack observed during peak hours of operation. Mr. Carpenter noted that a traffic study had also been completed for inclusion in the Planning and Zoning application. Mr. Hickey questioned whether constructing a Tim Horton's on the property was the highest and best use considering it's location within the Town's conceptual vision of a center. Chairman Bockstael commented that the Silas Deane Highway Study that had designated the property as such had been in place for many years and no interested party has pursued the idea. He added that the proposal fits the current Zoning Regulations and is an improvement to the current condition of the property. Chairman Bockstael motioned to approve the application with the stipulation that the applicant incorporate a dumpster treatment by matching it to the proposed building and a cornerstone wall treatment. Mr. Hallinan seconded and all voted in favor.

6. Other Business -

a. a. Hamner School

At the August 1, 2005 meeting of the Shared Services Committee, the Chairperson asked that the Design Review Advisory Committee be solicited for input on the permanent replacement of jersey barriers along Francis Street on the north side of Hamner School. Chairman Bockstael pointed out that the Town may want to change the direction of the parent drop-off. A discussion ensued and the Committee suggested that using bollards and chains instead of the proposed jersey barriers would be much less obtrusive.

7. Adjournment - Chairman Bockstael motioned to adjourn the meeting at 8:19 P.M. Mr. Hine seconded and all voted in favor.

Respectfully submitted,

Denise Bradley
Assistant Planner