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**MINUTES**  
**DESIGN REVIEW ADVISORY COMMITTEE**  
**Wednesday, November 2, 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 6:25 P.M.
2. Roll Call - Members in attendance: Chair Bruce Bockstael, Jay Hallinan, Steve Hine, Joe Hickey and Andrea Boyle. Also: Denise Bradley, Assistant Planner.
3. Public Comments - There was no one present from the public.
4. Approval of [the October 19, 2005 minutes](#) - Commissioner Hickey motioned to approve the minutes as submitted. Commissioner Hallinan seconded and all members voted in favor.

**5. PROJECT REVIEWS**

5.1 APPLICATION NO. 38-2005 - Express Dental Lab - 286 Silas Deane Highway - John Kupper.

John Kupper, of Express Dental Lab, presented plans to relocate a business he has run in South Windsor for twenty years to the property located at 286 Silas Deane Highway. The application consists of proposed parking modifications and the design of a handicap accessible ramp. Mr. Kupper explained that his business consists of three employees, is not open to the public and that he has no plans to expand. Commissioner Hickey asked if Mr. Kupper anticipates any customers visiting the office. Mr. Kupper noted that all of the business orders are picked up and delivered by a courier and that a customer pick up at the site would be an exception. Chairman Bockstael questioned whether the use of the entire structure would be designated completely to the proposed business use or if there would continue to be a residential component. Mr. Kupper replied that there would no longer be a residential component to the structure. Chairman Bockstael then asked what kind of activities the business consisted of and whether there were any noises or byproducts associated with it. Mr. Kupper noted that the business activities include processes necessary to make teeth from working with raw materials to finished restoration and that there is minimal noise and small suction units evacuate dust. Chairman Bockstael asked if any biomedical waste was produced as a result of the business activities. Mr. Kupper responded that the waste produced was not classified as biomedical waste by OSHA standards. Commissioner Hallinan asked if there would be a dumpster. Mr. Kupper noted that the business would only require recycle bins. Commissioner Hickey expressed his concern that the proposed site modifications would have a negative impact on the visual aspect of the Silas Deane Highway and asked why the bulk of the parking couldn't be located in the rear of the building. Mr. Kupper responded that there would be issues with regards to the flood zone if the parking were to be located in the rear and additionally that the location of the existing garage limits the parking configuration options available. Commissioner Hickey then commented that he would like to see something that would be compatible with the needs of the business and that looks attractive. Commissioner Hallinan noted that he would like to see the applicant disguise the ramp from street view as much as possible. Chairman Bockstael suggested substituting the proposed lattice work with a brick-type material that would enclose the bottom of the ramp. Commissioner Hickey asked whether it was the applicant's intent to keep the existing garage. Mr. Kupper responded that it was. A brief discussion ensued with regards to additional material, including a site plan, which the committee requested from the applicant for review. Mr. Kupper indicated that he would submit the requested material and would then return before the committee.

5.2 APPLICATION NO. 39-2005 - Gatorwash - 1715 Berlin Turnpike - Paul Giangrave, Frank Giangrave & Jim D'Amato - New Construction Review.

Paul and Frank Giangrave were in attendance to present their plans to construct a 1,670 s.f. two-bay automatic car wash. Allen Bongiovani of BGI and Todd Mills of Car Wash Products were also present. Frank Giangrave began the presentation by discussing the touchless automatic car wash system and by explaining the intent to reflect a family oriented environment with an alligator-like theme. Allen Bongiovani continued the presentation by discussing the location of the site, the existing conditions and the proposed modifications. Mr. Bongiovani noted the site's location within the Regional Commercial (RC) Zone and compliance with regards to all of the dimensional requirements except the minimum lot size. The minimum lot size required within the RC zone is 30,000 s.f. The subject site is 27,000 s.f. Mr. Bongiovani explained that staff at the site would be minimal and typically limited to maintenance and peak times. Commissioner Hallinan asked if the proposed glass structure would be transparent. Paul Giangrave responded that the building, with the exception of the electrical storage room, would be transparent. Commissioner Boyle commented on the configuration of the vacuums and questioned whether there was enough room when exiting the car wash to re-circulate around. Allen Bongiovani responded that the circulation options would be addressed in the site's directional signage. Chairman Bockstael asked if there were any additional comments. There being none, Commissioner Hickey motioned to approve the application as submitted. Commissioner Hallinan seconded and all members voted in favor.

5.3 APPLICATION NO. 40-2005 - William Raveis - 1206 Silas Deane Highway - Scott Spaulding - Sign Review.

Cynthia Walsh of William Raveis was present. Denise Bradley made the presentation for the committee. Ms. Bradley described the applicant's intent to install six (6) new wall mounted signs as follows:

- Two (2) 16.2 s.f. signs with V-grooved white logo graphics and a blue background to be mounted above the front and side building entrances.
- Four (4) 4.55 s.f. sets of gold vinyl window lettering to be placed on two front windows and two rear windows.
- Two (2) .375 s.f. sets of gold vinyl window lettering to be placed on the front and rear doors.

No detached signs were proposed. Ms. Bradley noted that having 36 feet of frontage would allow the applicant a total of 72 s.f. of signage. The applicant proposed a total of 51.35 s.f. Chairman Bockstael asked if there were any questions or comments. There being none, Commissioner Hallinan motioned to approve the application as submitted. Commissioner Boyle seconded and all members voted in favor.

6. Other Business - A brief discussion ensued with regards to the Land Use Committee meeting to be held on November 17, 2005.
7. Adjournment - Chairman Bockstael made a motion to adjourn the meeting at 7:20 P.M. Commissioner Hallinan seconded and all members voted in favor.

Respectfully submitted,  
Denise Bradley, Assistant Planner