

MINUTES
DESIGN REVIEW ADVISORY COMMITTEE
Wednesday, October 1, 2008, 6:30 p.m.
Town Hall Conference Room #1

- 1) **Call to Order** – Mr. Hallinan called the meeting to order at 6:37 p.m.
- 2) **Roll Call** - Members in attendance: Andrea Boyle, Jay Hallinan, Joe Hickey, and Steve Hine.
Also present: Denise Bradley, Assistant Planner

Members absent: Bruce Bockstael, Tony Margiotta.
- 3) **Public Comments** - There was no one from the public in attendance.
- 4) **Minutes** – Minutes of the September 3, 2008 meeting. Mr. Hallinan asked if there were corrections needed for the draft minutes, and none were requested. Mr. Hickey motioned to approve the minutes, Mr. Hine seconded the motion, and the vote showed all members in favor.

5) PROJECT REVIEWS

5.1 APPLICATION NO. 120-2008 – 291 Ridge Road, LLC/John Tartaglia – The Applicant is seeking a Special Permit in accordance with Section 3.2.1 of the Wethersfield Zoning Regulations to construct an 80 unit Assisted Living Facility at 281 and 295 Ridge Road. Civil Engineer Doug Ellis from Buck & Buck, LLC, Architect Peter Bugryn, and Landscape Architect/Site Planner Jeff Gebrian, Principal of CR3, LLP spoke at this project review. 20 of the 80 units will be designated for tenants with Alzheimer’s disease.

Mr. Bugryn described the wood-framed, 3-story new building with architectural roofing shingles and some solar roof panels. The building will contain brick veneer, vinyl siding and include an EIFS trim system. The materials chosen were to mimic the style of the existing building along Ridge Road. The new building’s orientation will be to the Northwest and South. Mr. Bugryn explained that despite the building’s height of 45 feet, the actual view of this 3-story building from Ridge Road and Toll Gate Road is minimized, as the property slopes downward in the directions heading West and South on this site. A computer simulation to demonstrate this point is available.

Mr. Bugryn mentioned that the plans include using the first floor for tenants with Alzheimer’s disease, as well as designated space for offices and common areas. An entry portico is planned. Second floor entry to a porch or deck, which will be built on the roof of the portico, is also in the plans. Public restrooms, living space, dining halls, common areas and offices are planned for both the second and third floors. Loading dock and rubbish receptacle areas are planned for the back of the building. Mr. Hickey suggested that some type of retaining wall or barrier be created to camouflage the appearance of these areas.

Mr. Hine established that the gable sections of the proposed building protrude from the rest of the structure. Therefore, Ms. Boyle encouraged the applicant to consider additional design details to the exterior such as more windows for natural light and shutters to

compliment the brick detailing. She also noted that opportunities for increased living/common, or recreational space could result should the design in the gable sections be articulated further.

Mr. Hallinan noted that in the design, the consideration of natural light exists in the center of the building. He further commented that the long stretch of corridors could be slightly enlarged at the end for purposes of having the benefit of natural light. Mr. Bugryn indicated that modifications could be made to accommodate this issue.

Mr. Hallinan inquired if the mechanics for the building would be on the exterior of the building. Mr. Bugryn indicated that his client may utilize some “greener” approaches for operation expenses. Mr. Bugryn is looking into solutions such as geothermal and hydrogen fuel cells. Upon inquiry from Mr. Hine, Mr. Bugryn stated that the fuel cells would be routed in the 6,000 square foot basement. In terms of camouflaging the geothermal options, Mr. Bugryn indicated that the site planning consultants would have to speak to that issue.

Mr. Ellis mentioned that the proposed site is situated about 13 feet below the building now in existence. He suggested that this application provides the advantage of at least one story of the new/proposed building as below the main grade in the front of the existing building, thus providing a less ostensible view of the 3-story building from Ridge Road.

Mr. Ellis described that the entrance drive/drop off area has ADA handicapped accessibility/parking and has conformed to the wishes of the Town Fire Marshal. Mr. Ellis also mentioned that approximately 57 parking spaces will be fixed on the West side and toward the back of the property. Town regulations, in this case, would require 30 parking spaces for tenants at this facility. This is because 20 of the 80 units will be for tenants that do not drive (the Alzheimer’s tenants). The remaining 60 units would require parking, and the calculation requisite of one parking space for every 2 rooms/beds has been applied.

Many of the deciduous and coniferous trees which now exist will remain on the property, and additional buffer plantings are planned for the North side of the property. Mr. Hickey suggested that a tall, thin, border-type of shrubbery (perhaps in the Arborvitae variety) would provide a nice barrier/buffer belt, as necessitated, around the property. Mr. Hallinan expressed that the proper attention to plantings in this regard is important achieve a desired effect in consideration of the surrounding neighborhood. Ms. Bradley and Mr. Ellis concur that the PZC can help with any modifications in this regard.

Mr. Bugryn described that the plans call for existing utilities to be supported by the existing MDC sanitary sewer. He also mentioned that the plans will include extending a water main from the MDC main at Ridge Road, since a culvert runs underneath a neighbor’s residence. Therefore, a pipe of 42 inches in diameter would be installed in order to achieve the desired effect of no increase in run off.

Mr. Hickey made an inquiry as to learn more of the drainage system involving the Toll Gate Road property where the culvert exists. Mr. Burgyn responded by referring to the plan documents and explaining that the Town is aware of a brook which is piped underground and daylight/discharges onto the applicant’s property and then flows along into a culvert

and eventually leads behind a shopping plaza with the understanding that the system continues on. Mr. Ellis stated that the applicant views this drainage system as a piped system where someone else's drainage comes through its (applicant's) property. He reiterated, as Mr. Burgyn stated above that the 42 inch pipe installation would create the effect of no increase in runoff. Mr. Gebrian indicated that Mike Turner and other Town Officials have approved the applicant's drainage specifications.

Mr. Ellis indicated that the plans include a request for widening the driveway to 24 feet in order to facilitate access for large service trucks to enter and exit the property. He further asserted that this project meets and/or exceeds Wethersfield zoning requirements as to parking, landscaping and total site area landscaping and that the Town Wetlands Commission has approved the project.

Mr. Hallinan made a motion to approve the application to the PZC, taking into consideration this committee's commentary, Mr. Hines seconded, and the vote showed all in favor.

- 6) **Other Business** – Ms. Bradley noted that a medical facility is to be erected at the Wethersfield Shopping Center. This new building is in place of an office building that was demolished this past year. She stated that Town Hall Offices will be closed on Thursday, October 3 and Friday, October 4, 2008 in order to facilitate moving into new office space, as per the Town Hall Renovation Project. She also indicated that Kentucky Fried Chicken and the new office building on the corner of Town Line Road and Silas Deane Highway are in the process of receiving their Certificates of Occupancy.
- 7) **Upcoming Business** – None.
- 8) **Next Meeting Date:** TBD.
- 9) **Adjournment** – Mr. Hallinan made a motion to adjourn the meeting at 7:16 p.m. Mr. Hine, seconded, and the vote showed all in favor of adjournment.

Respectfully submitted,

Ellen Goslicki
Committee Recording Secretary