

# ARCHITECTURAL & DESIGN REVIEW COMMITTEE MINUTES

FEBRUARY 1, 2024 5:45 p.m.

Members present: David Goslin, Sue Larsen, and Teri Parrot (alternate)  
Staff present: Michele Lipe, Director of Planning

*Deborah W. Reid, AIC*  
RECEIVED FEB 29 2024  
*@ 4:11 pm*

## NEW BUSINESS:

1. **Appl 24-03P, Burnham Realty, LLC** – request for a Special Exception to Table 4.1.1.A and site plan approval for a 5,400 sf building in phase 1 and 1,080 sf addition in phase 2, for equipment sales and rental, on property located at 396 Burnham Street, I zone

Presenting the application were: Andrew Bushnell, engineer, Bushnell Associates; Jonathan Hryniewicz, Project Manager, Aldrich Construction; and Derek Bauer, owner, Able Tool & Equipment.

The first phase, consisting of storage space, would be 75' x 72', with the second phase to consist of office space. Jonathan Hryniewicz, from Aldrich Construction, showed the elevations and said the east side, facing the abutting building, would have three overhead doors. The storage and office phases are designed so they could become separate entities if there is ever a change in ownership. He explained the layout of the site and noted that the company's building at 410 Burnham burned down in 2020. The South Windsor-East Hartford town line is at the edge of the road. Photos and a video of the location and proposed building were shown indicating that the new building would mimic the color scheme of the buildings on either side, with gray on top and white at the bottom.

In response to a question from Michele Lipe, Derek Bauer of Able Tool said the site would incorporate the same kind of fencing that was recently installed on the adjacent site. The lighting plan includes low-level full-cutoff lights. He does not expect dumpsters or HVAC equipment to be added until phase 2. Lipe noted that the two phases would be approved together and explained the bonding process for the two phases.

Sue Larsen asked about the trees visible in the video. Hryniewicz said these trees are junk species and the intention is to replace them. A landscaping plan, incorporating a small rain garden in the front, was submitted with the application. The roof of phase 1 would have a single slope to the rear to divert water into the wetlands, though phase 2 would have a gabled roof, creating the need for the basin on site. Goslin asked about the material for the water table. Jim Aldrich said one option being considered is a concrete kicker wall. The walls for phase 2 would use EIFS for the lower section and metal panels for the upper section.

Goslin asked about building-mounted light fixtures. Bushnell indicated four wall pack lights are planned across the east side of the building. The hours of operation are 7:00 a.m. – 5:00 p.m. The application is subject to sewer approval by the WPCA and MDC; Lipe recommended that the applicant reach out to the East Hartford Town staff regarding curb cuts.

The Committee discussed the proposal. They forwarded a positive recommendation to the Planning and Zoning Commission.

Respectfully submitted:

Michele M. Lipe, AICP  
Director of Planning