

ARCHITECTURAL & DESIGN REVIEW COMMITTEE MINUTES

MAY 4, 2023 5:45 p.m.

Members present: Charlie Regulbuto, Marshall Montana, David Goslin, and Jon Scheib

Staff present: Michele Lipe, Director of Planning

CALL TO ORDER:

NEW BUSINESS:

1. **Appl. 23-11P Industrial Flex Space** – request for site plan approval for 39,850 sf of “flex” space contained within in multiple buildings, on property located at 75 Connecticut Avenue, I zone.

Peter DeMallie, Principal with Design Professionals, Inc., and Landscape Architect Glen Martin, Fleshman Architects, presented the application.

The site is 6 acres; the proposed development would take up over 4 acres. The development site is adjacent to industrially zoned land on the north and west sides and residentially zoned land on the south side. The proposal consists of four buildings totaling approximately 39,000 sf, with a 50-foot buffer on the east and south sides along Judy Lane and Barbara Road. The buffer consists of large trees with very little understory. A walking trail easement currently exists along properties to the north and they will be extending the trail in the buffer area to meet the existing trail. There are significant wetlands on the site, however no activities are proposed within the wetlands.

The development is intended to be used for industrial flex, typically for general contractors. It would consist of 1,500-sf to 3,000 sf units that could be combined. Low-profile buildings are proposed to be sensitive to the neighbors to the east and south.

Glen Martin presented the landscaping plans, including a green giant arborvitae screen for the buffer treatment and mountain laurels and rhododendrons throughout the buffer area. Shade trees are proposed within the parking areas, and evergreen shrubs in front of the buildings. Wetlands plantings would be added within the detention areas.

Light poles are 25 feet at the entrance and along the northern property line. Wall pak lighting will be placed on the buildings as well as required security lighting. There are no lights proposed on the exterior of the buildings that face the residential zone. There is one dumpster area proposed and there are no plans for rooftop units.

Mr. Fleshman presented the architecture plans. The development has a typical floor plan for each unit including a small office, restroom and open area. The proposed building is a standard pre-engineered building with a ribbed metal panel and ribbed eave. The eight of the eaves will all be 22-25 feet. Windows have been added to provide some additional lighting into the buildings.

The buildings were designed so that there are no doors on the back side facing the residential area. The building would be neutral colors, darker brown with a dark bronze trim color, eaves, rakes and gutters. The doors were proposed to be white.

The Committee discussed the proposal. Concern was expressed with having such a dark building that would have some visibility until the buffer grew in. The applicant suggested they would consider fox grey with a darker trim.

The committee forwarded a favorable review.

2. **Appl. 23-13P GDS Estimating** – request for a site plan modification for two new buildings, totaling approx. 9,000 sf, on property located at 470 Governor’s Highway, I zone.

Kevin Jodice, PDS Engineering, represented the applicant. He indicated a new entrance is proposed along the Governor’s Highway frontage to access the new addition.

Mr. Jodice presented a rendering of the proposed addition. He stated it is a replica to what currently exists on site; the same size, same windows, and exact materials will be used. There are no new light poles proposed; only wall pack lighting would be added.

A second building proposed towards the rear of the site will be a pre-engineered metal building with split face block and a 2,200-sf, gable style roof. The storage building will be doubled to provide for additional storage on site. There are no other improvements proposed.

The Committee discussed the proposal and was satisfied with the proposal as presented.

3. Preliminary Leonard Site Plan- 3,020 sf mixed use building on property located on 1014 Sullivan Avenue, GC zone.

John Everett, New England Design, represented the applicants Scott and Mike Leonard. He indicated the proposal is for a mixed-use commercial building is proposed, with an architecture theme consistent to what currently exists on site. The building faces Sullivan Ave and has two equally sized tenant spaces and the site is designed to allow for a restaurant with a pick-up window.

The building has a wood frame and wood trusses and a standing seam metal roof. The roof color and trim will be s Hartford Green, to match the existing building, with a vinyl shingle siding. Behind the building are small condensing units that are screened in with a vinyl privacy fence.

Exterior lighting will be wall mounted on the front and back. The entrance drive will have a replica image sign on the east side of the drive. Perennials, including the dogwood tree and large maple tree will be maintained. Along the building the two landscape islands will be planted with foundation plantings and additional arborvitaes will be planted along the back of the property.

The lighting scheme will mirror what is on the existing property. The retaining wall proposed along the easterly property line will pick up the coloring of the stone wall.

The Committee discussed the proposal. The applicant clarified the wall and landscaping along the property boundary. The Committee forwarded a favorable recommendation on the proposal.

The meeting adjourned at 7 PM.

Respectfully Submitted,

Michele M. Lipe, AICP
Director of Planning