

ARCHITECTURE & DESIGN REVIEW COMMITTEE MINUTES
December 3, 2015 5:45 p.m.

Members present: Sue Larsen, Marshal Montana, Charles Regulbuto, David Schwabe, Teri Parrott
Staff present: Sue Larsen substituting for Michele Lipe, Director of Planning

The meeting was called to order at 5:45 p.m.

Appl. 15-62P, Evergreen Walk Lifestyle Center LLC – request for site plan approval for a 7,385 square foot retail building including a drive-thru, parking lot, and associated site improvements for Tenant Space 500E (west side of Buckland Road and north side of Hemlock Avenue) on property known as 151 Buckland Road, Buckland Gateway Development Zone

Mr. Steven Iovanna and Mr. Dominic Celtruda from BL Companies made the presentation.

The building is approximately 7,300 square feet and will house 3 tenants. Panera will have the majority of the footage (approximately 4,000 sq ft) with 2 other retail tenants.

The presenters did not have color renderings of the building but did bring samples of the color and the materials to be used. The building will have white brick with cream offset. For contrast, there will be red brick with gray contrasting on the vertical portions. The glass will be clear.

The drive-thru has the same architectural style as the building. It protrudes outward with a fabric canopy similar to other parts of Evergreen Walk. All sides of the building were designed to look like the front. The front faces Buckland Road with an outdoor seating area that includes some landscaping. A bypass lane was created to allow more traffic movement on the site. There will be a curb for the drive thru lane but it is designed to allow cars to move out of the lane if emergencies arise.

The two existing maple trees will remain. The landscaping plan looked reasonable.

Mr. Regulbuto had an issue with the look of the dumpsters. The materials were similar to those used in other locations at Evergreen Walk. It will probably be more visible at this location but definitely not visible from Buckland Road. Ms. Montana wondered if the dumpster could be put in the ground. Mr. Celtruda responded that they had thought of building it into the hill but it would then be in the 65 foot set back.

The lighting plan was similar to those used in Evergreen Walk. All full cut off fixtures. The developers will use the existing three poles.

Sidewalks were included to increase pedestrian traffic.

After review of the proposal, it was the consensus of the Committee that a favorable review is forwarded to the Planning and Zoning Commission.

The committee adjourned at 6:17 p.m.

Respectfully submitted,

Sue Larsen for Michele R. Lipe, AICP, Director of Planning