

## ARCHITECTURE & DESIGN REVIEW COMMITTEE MINUTES

**January 7, 2016 5:45 p.m.**

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Members present: Dave Goslin, John Scheib, Teri Parrott

Staff present: Michele R. Lipe, Director of Planning

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

1. Bryons Auto Body LLC - Request for site plan approval for the construction of a new facility on property located at 1505 John Fitch Boulevard (westerly side of John Fitch Boulevard, north of Kimberly Drive), Industrial (I) Zone

Mr. Peter Argiros of PWA Architects of Colchester representing Bryons Auto Body LLC to be located at 1505 John Fitch Boulevard, I zone, presented the proposal.

A metal building is proposed with access from Route 5 and from Kimberly Drive. One driveway will be eliminated to leave 2 drives in use on the .87 acre site. The building will be 26.5 feet high with three overhead doors facing Kimberly Drive. There will be a gated area to the rear of the site to store any cars waiting to be worked on.

The building has 49 sq ft of frontage which will allow for 98 sq ft of signage. Signage will be lit. There is no monument sign proposed at this time.

The building was described as a Star Pre-Engineered metal building with a blue panel roof, beige paneling with bronze window frames. Samples of the colors were presented. The design calls for a three foot concrete wall base on all sides of the building. An awning is proposed along the front of the building.

Rooftop units were described to be located on the northern side of the building. The applicant intent is to have the units painted to match the building.

Lighting on the site will include wall paks along the front. Exact lighting locations, isometrics, and cut sheets of the proposed lighting will need to be submitted for review. Also, a landscape plan, which was not completed, would need to be submitted for review.

After questions and discussion committee members suggested the architect consider adding a split face block to the base on the front and partial sides of the building. Also, they requested the missing information be submitted for review at the next meeting, January 21, 2016.

2. Staybridge Suites – request for site plan approval for the construction of a hotel on property located at 274 Buckland Road (easterly side of Buckland Road across from LA Fitness), Buckland Gateway Development (GD) Zone.

Mr. Tim Coons, engineer for J.R. Russo & Associates, LLC, with architect, Mr. Jay Rockefeller, presented the hotel project to the Committee. Mr. Coon introduced the applicant and other members of the applicant team. Mr. Coons reminded the Committee of the preliminary review of this project earlier in the year and that they were presenting the final designs tonight.

Staybridge Suites will be located at 274 Buckland Road opposite the LA Fitness traffic signal. The hotel is designed to be a 4-story structure, 84,703 sf in size and will have 107 units. There is also a 3,200 sq ft banquet facility. There will be 179 parking spaces for the facility. The courtyard and pool were described.

There are a significant amount of regulated wetlands on the site for which the applicant will be providing some mitigation. IWACC approval was received on September 2, 2015.

Mr. Coon described the layout of the site. Access will be at the existing light on Buckland Road and the access drive will lead to a drop off under a canopy in the front of the building. Parking will be distributed around the building.

Mr. Rockefeller reviewed the elevations of the proposed hotel. He presented a material board and described the materials that will be used in construction. The first floor of the building will be of stone base, the middle section brick and the upper floor will be constructed with board and baton siding.

The hotel is designed with oversized suites having one or two beds. The exterior will have a dry look stone base with edits trim and two stories of brick material,

The one story ballroom was described which will include its own pre-function entry way. Amenities and outdoor patio area will create an attractive environment for events.

The lighting plan includes both 20 foot high pole lighting as well as bollard lighting. Cut sheets of the lights and lighting are reviewed. The lighting levels were kept as described on 20 foot poles in the parking lot. Signage was described as both building signage and free-standing signage. The free-standing sign has not been designed at this point.

The landscape plan calls for island planting, foundation plantings as well as a variety of wetland mitigation plantings to the rear of the hotel. A berm on the southerly side of the drive will range in height up to four feet and will be planted with a variety of plant materials. There will be a detention basin on the north side of the drive that will be surrounded by a black vinyl fence.

Ventilation units were described. They will be ground mounted and screened. The dumpster will be to the rear of the building, on a concrete pad, and screened.

The Committee discussed the proposal. Mr. Scheib suggested the architect may consider adding the stone and brick treatment vertically further up the building. After review, it was the consensus that the proposed hotel was an overall attractive building and a favorable review is to be forwarded to the PZC.

The Committee adjourned at 6:50 P.M.

Respectfully submitted:

Michele R. Lipe, AICP  
Director of Planning