

ARCHITECTURAL & DESIGN REVIEW COMMITTEE MINUTES

March 1, 2018 5:45 p.m.

Members present: Sue Larsen, Marshall Montana, John Scheib, Charles Regulbuto

Staff present: Michele R. Lipe, Director of Planning

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

1. **150 Sullivan LLC** – request for three commercial buildings on the northwesterly corner of Sullivan Avenue and Rye Street, GC zone

Phil Tartsinis, owner and developer of the property and Mr. Robert Arsenault, PE for the project, presented the site plan for three new buildings at the intersection of Rye Street and Sullivan Avenue. The plan shows a full access from Rye Street with right in/right out only at the Sullivan Avenue entrance.

The proposed buildings do not have tenants at this phase of the development so Mr. Tartsinis presented a pro-type of the building he would like to build. The design of the building will be similar to what was constructed at Sullivan Place on Sullivan Avenue.

Buildings will have block veneer, shown as dark brown in color with tan or off white trim, with a black accent strip to enhance the buildings. Wood shake will be used on the A frame of the buildings. The same accent block veneer will be used on all buildings, each of which will have functional working windows. The block veneer will cover the entire building.

The site will have 25 foot high full cutoff LED lighting on aluminum poles which will be bronze in color. The landscape plan includes both interior landscaping and around the site's perimeter. Mechanicals for the buildings, whether on the ground or roof, will be screened. The mechanicals will be located on the roof and will not be visible from Sullivan Avenue or Rye Street.

The Committee discussed the proposal. Members asked about the drive thru traffic pattern. They also asked which elevations will be facing Sullivan Avenue and requested that the back of any building facing Sullivan Avenue have a similar treatment to the front of the building. Mr. Tartsinis replied the front and back will be the same with windows in the doors. They also discussed the color palette and suggested that the owner consider a lighter color palette to soften the look of the brick building. Mr. Tartsinis indicated he would consider their suggestion and present options when he returns with final plans.

Items that needed to be finalized on the plans include: an update to the architectural elevations for remaining buildings; and material colors should be finalized.

After questions and discussion it was the consensus of the Committee that once the buildings are finalized the applicant, Mr. Tartsinis, will return to the Commission with specific materials and colors.

The meeting adjourned at 6:40 PM.

Respectfully Submitted,

Michele Lipe, AICP
Director of Planning