

ARCHITECTURAL & DESIGN REVIEW COMMITTEE MINUTES

July 19, 2018 5:45 p.m.

Members present: Marshall Montana, Sue Larsen, John Scheib

Staff present: Michele R. Lipe, Director of Planning

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

- 1. Appl. 18-36P, Town of South Windsor Philip R Smith School** – request for a special exception to Table 3.1.1.A and site plan of development for a new 60,656 sf elementary school, on property located at 949 Avery Street (westerly side of Avery Street, southerly of Dart Hill Road), RR zone

Principal architect David Symonds from Moser Pilon Nelson Architects reviewed the existing site and gave an overview of the new site for the Philip R. Smith School. The two story educational wing faces Avery Street. A one story wing will house the gymnasium and cafeteria.

A second curb cut was shown for the one way bus access and new parking area with parent drop-off zone. Playground areas are located in the back of the school. The dumpster loading area will be located at the rear of the school building.

Elevations of the building and a building material sample board were shown. All sloping roofs face Avery Street and allow for screening of the rooftop mechanical equipment. There are flat roofs over the sides of the building. A PVC rubber roof was described. Metal is also being considered as an alternative roofing material. The parent drop off area has a flat roof mimicking a hip roof.

There will be brick veneer up to a cast stone band at the windows and an accent band along the top. Bookend towers frame the building as an architectural feature. Windows of the Media Center were described. The existing murals from Philip R Smith will be mimicked on panels on the side of the building. An outdoor storage room will be located along the back of building. High windows are featured for the gymnasium with brick and cast stone featured throughout the building.

The landscaping plan was reviewed with a question of installing a ground cover along the front of the building. A perennial ground cover was suggested. Entrance drive trees and parking lot shade trees were described. Pole lights are proposed to be 16 feet and 24 feet high. It was asked if lights can be put on sensors. The lighting levels are to be reviewed for the southern parking lot to make sure there will be adequate light.

The Committee discussed with the architect and representatives the various aspects of the project and the material choices for the building. They did suggest that the brick color planned be considered to be a shade lighter to soften the building.

The applicant indicated they would review the color and return with other samples.

- 2. Appl. 18-37P, Town of South Windsor Eli Terry Elementary School** – request for a special exception to Table 3.1.1.A and site plan of development for a new 66,924 sf elementary school, on property located on at 569 Griffin Road (southerly side of Griffin Road, westerly side of Graham Road), A-20 zone

Mr. Symonds continued with a presentation of the layout and design of the new building for Eli Terry Elementary School. The existing Eli Terry School will remain in operation during construction of the new school and is planned to be demolished in the summer of 2020.

The building will be one story with an interior court yard. The main entrance will be off of the existing entrance on Griffin Road with a loop for buses to exit onto Graham Road. Eight buses will be utilizing the side entrance. The bus lane will be gated. The dumpster area and generator will be located at the back of the school.

The building was described with an upper band of insulated metal angles. There will be sloped roofs and screens to make sure the view of rooftop mechanicals is hidden. The ground level face will have a block and the brick used will be of multi-color with cast stone accents. There will be windows above which will allow for natural light into the gymnasium.

The roof will be of similar material to the Philip R Smith school roof. Fencing will be added to the bus exit along the property line. The sitting wall out in front of the school will have some material to provide interest.

Landscape and drainage plans were described. In parking lot shade trees and flowering trees will be planted. The parking lot bays will be paved with permeable asphalt. A grass swale along will be located on the northern side of the building. Lighting along the pathway is 12 feet and 16 feet. This is another area where the lighting will be reviewed to make sure there is adequate lighting.

The Committee discussed with the architect and representatives the various aspects of the project and were pleased with the project as presented.

The meeting adjourned at 6:40 PM.

Respectfully Submitted,

Michele Lipe, AICP
Director of Planning