

ARCHITECTURAL & DESIGN REVIEW COMMITTEE MINUTES

September 6, 2018 5:45 p.m.

Members present: Dave Goslin, Marshall Montana, Sue Larsen, Charles Regalbuto

Staff present: Michele Lipe, Director of Planning

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

1. **Appl. 18-41P, Pride Stores LLC** – request for a site plan approval for a 4,860 sf store with drive thru facility and gasoline pumps, on property located at 1049 John Fitch Boulevard, Travel Service (TS) zone

Mr. Bob Bolduc, representing Pride Stores describes the proposed project. He indicated that the proposal will use approximately 60% of the site with the remainder of the site remaining open. He reminded the board that he had presented plans to them over a year ago and had taken comments from that meeting as well as staff comments to develop the plans in front of them.

The site plan design includes gas canopies in front and rear of the building separating the automobile fueling from the truck fueling. He described the traffic pattern for both cars and trucks illustrating the design of a right-in/right-out only onto Route 5 designed to be used only by automobiles. The truck entrance is planned to be off Governor's Highway. There will be a secondary entrance/exit on Governor's Highway as well.

Mr. Bolduc reviewed the architectural rendering and drawings. The building is being designed in a New England style with a brick front facing Route 5 with narrow, white vinyl siding on the other sides. Dormers are proposed with gables on the north and south sides of the building.

Signage is proposed both on the canopies as well as a free standing sign at the intersection of Route 5 and Governor's Highway. The applicant has designed the signage in accordance with the sign embellishment requirements. Landscaping has been added around the perimeter of the site as well as meeting the required green space requirement within the parking areas. Full cut-off lighting will be utilized throughout the site. A sidewalk is being added along the Governor's Highway frontage.

The Committee discussed the proposal. They had two recommendations: that the brick be used on other sides of the building leaving the area under the dormers as white siding; and that a fence and/or some barrier be added along the northerly parking area to keep patrons from walking north down the slope into the detention area. The applicant agreed to both suggestions.

The Committee was satisfied with the proposal and changes suggested and recommended a favorable review.

2. **Appl. 18-45P, Town of South Windsor Nevers Park Restroom Building** - request for a minor site plan modification for a 20'X36' Restroom Buildings, located at soccer fields at 150 Nevers Road Park, RR zone (applicant requests staff approval in accordance with Sec. 8.6)

Director of Parks and Recreation Ray Favreau presented the plans to add a restroom facility on the edge of the existing parking area on the easterly side of Nevers Road. He indicated that this project was being funded by the Rotarians and would replace the existing gazebo and small utility shed current out on site.

Mr. Favreau presented the site plan and architectural drawings and described the building. Both sides are identical in design and proposed to be cream color to blend in. The facility will be open 24/7, all year round. The design includes decorative block with stainless steel fixtures within the facility. Security lighting is proposed on the building

The Committee discussed the proposal. It was suggested that a sidewalk be added from the existing sidewalk on Nevers Road to the building and that some art work be added to the front of the building facing Nevers Road.

The meeting adjourned at 6:45 PM.

Respectfully Submitted,

Michele Lipe, AICP
Director of Planning