

ARCHITECTURAL & DESIGN REVIEW COMMITTEE MINUTES

December 6, 2018 5:45 p.m.

Members present: Marshall Montana, Sue Larsen, Dave Goslin, Teri Parrott, David Schwabe, John Scheib

Staff present: Michele Lipe, Director of Planning

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

1. **Appl. 18-56P, Cumberland Farms, Inc.** - request for a Special Exception to Table 4.1.1A and Site Plan approval for a 4,956 sf store and gasoline pumps, on property located at 797 John Fitch Boulevard, General Commercial (GC) zone

Mr. Peter Yetsky representing Cumberland Farms, Inc. with Mr. Mark Grocki of VHB and Ms. Andrea Gomes of Shipman & Goodwin LLP described the 5,000 square foot gas station convenience store with 6 pump dispensers proposed at 797 John Fitch Boulevard.

There will be parking on the side and front of the building. There will be two entrances to the site from Route 5 including one leg to be added to the existing light at the intersection of South Satellite Road.

The existing lot in the commercial zone of Route 5 is heavily vegetated. Elevations and site plan were distributed to committee members. A recent photograph of a similar building built in Saratoga Springs was shown demonstrating the quality of the projects Cumberland Farms builds today.

The proposed building is to be vinyl sided with cultured stone wrapping the lower 3 feet. There will be a canopy measuring 14 feet from the bottom. Materials to be used were shown as well as the specific elevations for the site. Signage and lighting were discussed and will comply with regulations. Rooftop units on the south side of the building will be screened by a fence on the roof. The dumpster area will be fenced. Landscaping screening will be added to the northwestern required buffer area and landscaping will be added around the site. A sidewalk will be added from the building to Route 5 and connect to an existing sidewalk that crosses to South Satellite Road.

Lighting levels were discussed particularly the brightness under the canopy. It was suggested the applicant submit documentation why the area has to be as bright as proposed.

Discussion about the project ensued. When asked if limiting the time of delivery of products during certain peak hours is possible; the applicant indicated they would consider it. There is currently encroachment existing along the southern boundary. The applicant will approach the abutting property owner prior to the Planning & Zoning Commission meeting and consider putting some barrier between this site and the abutting neighbor.

The Committee discussed the proposal and recommended a favorable review.

The meeting adjourned at 6:45 PM.

Respectfully Submitted,
Michele Lipe, AICP
Director of Planning