

ARCHITECTURAL & DESIGN REVIEW COMMITTEE MINUTES

January 3, 2019 5:45 p.m.

Members present: Marshall Montana, Dave Goslin, Charlie Regulbuto, John Scheib

Staff present: Michele Lipe, Director of Planning

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

- 1. Appl. 18-61P, R & L Trucking** – request for a site plan modification, including the combination of two properties, for the expansion of the existing loading docks at 540 Sullivan and two new industrial building (12,600 sf and 1,920 sf), located at 540 and 570 Sullivan Avenue, I zone

Mr. Tim Coon of J.R. Russo & Associates LLC representing R & L Carriers with Mr. Charlie Nyberg, architect for the project, presented the application. A site plan was shown of the two properties in the Industrial zone, 540 and 570 Sullivan Avenue, which will be combined into one lot with this application.

The proposal includes the reconfiguration and expansion of the existing building at 540 Sullivan to include office space, an additional 25 loading docks and the reconfiguration of the existing loading docks to make them wider and more efficient for the size of the trucks that utilize the site. The existing building at 570 Sullivan will be demolished and a new maintenance building and fuel station is proposed. In addition, areas for the expansion of the truck and trailer parking will be distributed around the site at 570 Sullivan Avenue.

Peak hours of operation on site are 5 a.m. to 10 a.m. and 5 p.m. to 10 p.m. There will typically be 40 – 50 trucks on site at any given time. Many of the trucks are used for temporary storage of freight waiting to be loaded onto a truck.

The landscaping plan for 540 Sullivan Avenue was described to include protection of existing street trees, parking lot landscaping, foundation plantings and a berm to be created to the south of the new entrance to provide screening of the truck parking. In addition, slats will be added to the fence areas along the Sullivan Avenue frontage for additional screening.

Site lighting will include 24 poles and building mounted lights all to be full cut off LED fixtures. A photometric diagram was presented illustrating lighting levels in compliance with the zoning requirements.

Architectural features were described to convert an office area in the front by remodeling all the darker metal panels with green and white colors. A white building will have a galvanized white roof and storefront style windows with a satin finish. A parapet will hide the eaves of the existing loading dock on the building. The building will be sprinklered. Mechanicals were described as ground mounted to be placed in the area of the generator.

The Committee discussed the proposal and recommended a favorable review.

2. **Appl. 18-62P, Able Tool & Equipment** – request for a site plan of development for the construction of an 8,000 sf inventory storage facility, on property located at 430 Burnham Street, I zone

Postponed by applicant.

The meeting adjourned at 6:45 PM.

Respectfully Submitted,

Michele Lipe, AICP
Director of Planning