

## ARCHITECTURAL & DESIGN REVIEW COMMITTEE MINUTES

**February 7, 2019 5:45 p.m.**

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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. 18-62P, 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

Mr. Pat Mancuso and Mr. Ken Pudeler, engineer for the project, representing Able Tool & Equipment, presented the application for an 8,000 sq ft storage building. Able Tool owns the adjacent property and this site will be primarily used of excess storage of products.

The storage building will be a pre-engineered metal building in a grey color palette. The rooftop will have a galvanized look and extend out 8 feet. This will be a service facility with four windows facing the street and two overhead doors. The building is being placed on a portion of the existing foundation that remains from the previous building. The existing septic system and water hook ups will be utilized.

Wall Pak lighting will be used. There will be no new signage. The existing parking area will be upgraded to address water quality measures and plantings will be added to the basin in the rear. No other improvements are proposed at this time.

The Committee recommended a favorable review for the project.

- 2. Appl. 19-03P, Chase Bank** - request for a site plan of development for the construction of a 3,470 sf bank with a drive thru facility at 190 and 240 Buckland Road, including minor site plan modifications at 206 and 218 Buckland Road, Buckland Gateway Development zone

Mr. Benjamin Wheeler from Design Professionals, Inc. and Mr. Richard Dortis from Chase Bank and architect presented the application and distributed renderings of the proposed building and site to committee members.

Mr. Wheeler oriented the members to the site (the Corn Crib site) indicating that a fourth leg to the existing intersection will be added and a new road is proposed into the site that will ultimate connect up to the driveway at the M & R Liquor site. The Chase site will have its access from this new roadway. The site will be raised so that it is at the same height as the adjacent M&R Liquors building.

The new building, approximately 3,470 sf, will have eight offices and conference rooms and a drive-thru ATM. Parking will be provided for 29 cars around the building. There will a dumpster on a concrete pad with screening on site.

Landscaping was described around the building and perimeter of the site and will include irrigation and will be compliant with the Buckland Road Gateway Development zone. Foundation plantings with shrubs and ornamental grasses were described.

Lighting will include four full cut off LED dark sky compliant pole lights in the parking lot and access drive. A sidewalk is proposed along Buckland Road. A future sidewalk is shown throughout the new drive and will be proposed as a part of a later phase. Typical signage was described for the building and will meet zoning regulations.

The roof will have standard architectural shingles. The building will have a stone base. The thin cast stone will be tan in color. Brick will be used for the mid section. Efis material was described with two different bans of color. There will be a canopy in the front which will extend outward. Rooftop mechanical units will be visible from Buckland Road. Blue lighting will illuminate light upward on the building.

The Committee discussed the proposal and recommended reducing the height of material above the ATM canopy in order to reduce the appearance of heaviness. With their comment the Committee included a favorable recommendation for the project.

The meeting adjourned at 6:45 PM.

Respectfully Submitted,

Michele Lipe, AICP  
Director of Planning