

ARCHITECTURAL & DESIGN REVIEW COMMITTEE MINUTES

March 7, 2019 5:45 p.m.

Members present: Marshall Montana, Dave Goslin, Charlie Regulbuto, Sue Larsen, Teri Parrott

Staff present: Michele Lipe, Director of Planning

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

- 1. Appl. 19-12P, Educational Playcare, LTD** – request for a Special Exception to Table 4.1.1A and Section 7.4 and Site Plan of Development for a 16,000+/- sf daycare facility, located on property at L028 Ellington Road (to be known as 742 Ellington Road), RC zone

Mr. Harry Freeman, Director of Development for Educational Playcare LTD, director of development for a private daycare provider in the state of Connecticut, with Mr. Dale Cutler, architect for the project, presented the application.

The proposed 16,000 square foot one story building will be similar to an Educational Playcare facility in Cheshire. The front of the building is on the westerly side of the property and faces the parking lot. There are exterior doors that exit each classroom into the outside play areas. All of the rooftop equipment will be inside a well on the roof and will not be visible from either side of the building.

The building is proposed to have gables and be a warm yellow color with a permanent finish. Elevations were shown of the front of the building and elevations facing Ellington Road. Mr. Freeman described the two types of fencing that would be used. A white split rail fence would be used primarily in the internal area and the black channeled fencing along the perimeter area. The fencing would be four feet in height.

Landscaping around the perimeter of the site, in the buffer area and in the parking area was described. Mr. Freeman indicated that the owners take great pride in the aesthetics of their properties and would enhance the landscaping with their own details.

Site lighting was described as two pole lights in the parking area and security lighting around the building as required. The Committee recommended reducing exterior lighting on site by 7 p.m. Plantings were recommended to be 5' to 6' high in the buffer areas and to add a variety of types of plantings to their design.

A discussion followed regarding hours of operation and traffic entering and exiting the site from Ellington Road. The major concern of the Committee was with traffic getting in and out of what will become a busy site from Ellington Road. Ingress and egress from the site was recommended to have further review.

The meeting adjourned at 6:45 PM.

Respectfully Submitted,

Michele Lipe, AICP
Director of Planning