

ARCHITECTURAL & DESIGN REVIEW COMMITTEE MINUTES  
February 18, 2016 5:45 p.m.

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Members present: Dave Goslin, John Scheib, Marshall Montana, Sue Larsen  
Staff present: Michele R. Lipe, Director of Planning

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

1. Bryons Auto Body LLC - Request for site plan approval for the construction of a new facility on property located at 1505 John Fitch Boulevard (westerly side of John Fitch Boulevard, north of Kimberly Drive), Industrial (I) Zone

Mr. Peter Argiros of PWA Architects of Colchester representing Bryons Auto Body LLC to be located at 1505 John Fitch Boulevard, I zone, presented the updated proposal. Property owner Mr. Frank Amodio and Mr. Mark Petersen, PE were both available to answer questions of the Board.

In response to concerns raised at the previous meeting, the architect has added split face block to the base on the front and southern sides of the building.

The building has 49 sq ft of frontage which will allow for 98 sq ft of signage which was illustrated on the architectural plans. Signage will be lit. There is no monument sign proposed at this time.

Lighting on the site will include wall paks along the front and six 18 foot high pole lights in the parking lot. A cut sheet of the LED lights proposed was submitted as well as an isometrics diagram illustrating the proposed lighting levels.

The landscape plan was reviewed. The applicant is proposing to add back some shade trees as well as foundation plantings. The area of any outdoor storage would be screened by the existing fence.

The Committee discussed the proposal and after review, it was the consensus that a favorable review is to be forwarded to the PZC.

2. Appl. 11-24P, Cambria Suites Change Order – proposed changes to approved architectural plans

Mr. Ron Bomengen of Fuss & O'Neill presented the new architectural elevations on behalf of Radius Hospitality. He indicated that the company had gone through a rebranding and they were coming out with a new prototype. The facade colors and materials as well as the footprint of the building changed as a result. The hotel has been reduced to 108 rooms and parking areas has been reduced by 3 spaces. Other changes include a redesign of the outside patio area and a pedestrian walkway to connect to existing sidewalks.

Mr. Bomengen presented the revised architectural boards. The design now includes a stone facade along the first floor which will also be used for accent treatments throughout the site. The remainder of the building will be broken up with different color EIF treatments. There remains a full-story glass atrium in the front corner. There will also be a metal copper panel accenting the front atrium.

The committee discussed the proposal noting that it was much more modern than the originally approved elevations. Members commented on the dark window tinting. Mr. Bomengen was not sure of the actual color. The committee requested the applicant find out more information regarding the

tinting of the windows and the dark palette proposed and suggested updating the colored rendering to better reflect the lighting/tinting actually proposed. There were no other comments on the elevations.

3. Appl. 15-06P, Residences at Evergreen Walk Change Order – proposed changes to Clubhouse area

Mr. Jason Williams, landscape architect with Milone & MacBroom of Cheshire described the changes to the clubhouse area. Some of the new amenities include a larger pool, outdoor bathroom, and storage equipment area. The new outdoor entertainment area includes couches, barbeque, and bar. A garden area has also been added.

After review of the changes to the Clubhouse, it was the consensus that a favorable review is to be forwarded to the PZC.

4. Appl. 15-63P, John Fitch Distilling Co. Site Plan of Development – request for a site plan of development for a two new buildings: an 1,440 sf barn and a 9,012 sf manufacturing building for a distillery, including a 900 sf tasting room, on property located at 51 Glendale Road, I zone

Mr. Shawn Jacobaccio presented the site plan, architectural renderings and landscaping for the site.

There will be a new barn barrel house used for cold storage. The back building will be where the production and bottling will occur as well as small area for a tasting room.

Tim Starr of New England Building Designs was present to answer any questions on the architectural drawings. The front elevation from Glendale Road will include signage and have windows that will decorate the façade. A cupola will be visible from the front of the building with an ivory and brown roof. There will be white trim around the windows.

The storage barn facility in the front of the site will be 14 feet and the production building which contains the tasting area, will be 16 feet high. There will be an outdoor sitting area. The intent is to keep as much on site vegetation as possible to create the feeling of a “place in the woods”. Other landscaping includes shade and flowering trees as well as foundation plantings. The detention area will be maintained as lawn. There is an existing chain link fence that will remain on the property.

The proposal is to place full cut-off LED lighting on the building to illuminate the parking area. No pole will be added. The committee suggested that the lighting levels be reviewed prior to the certificate of occupancy to ensure that there is adequate site lighting for the anticipated patronage of the building.

The Committee discussed the proposal and after review, it was the consensus that a favorable review is to be forwarded to the PZC.

The Committee adjourned at 7:10 P.M.

Respectfully submitted:

Michele R. Lipe, AICP  
Director of Planning