

ARCHITECTURAL & DESIGN REVIEW COMMITTEE MINUTES

JUNE 27, 2019 5:45 p.m.

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

Staff present: Michele Lipe, Director of Planning

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

- 1. Appl. 19-28P, Scannell Properties #392 LLC** – request for Special Exception to Section 4.4.5.E and Site Plan approval for a 421,152 sf distribution facility to include outdoor product storage, to be known as 360 Ellington Road Distribution Center, on properties located at 360 Ellington Road, 245 Chapel Road and R008 John Fitch Boulevard, I-291 Corridor Development zone

Mr. Ben Wheeler of Design Professionals, Inc. presented the application with Mr. Daniel Madrigal representing Scannell Properties and architect Mr. Federico Chiappina, Partner of Macgregor Associates Architects.

The site for the distribution facility will have two entrances. The employee entrance will be on Ellington Road and the truck entrance on Chapel Road. The distribution facility will be served by two rail spurs. Outdoor storage will be up to 24 feet high.

Mr. Wheeler reviewed the site plan and pointed out the landscaping elements including a pond in the northeast corner of the site at Ellington Road.

Wall profiles were shown for screening of the 24' high outdoor storage. The wall along Ellington Road will be 675 feet long with 490 feet along the southerly border abutting the CLP easement. Trees within the railroad right of way and in the southwestern portion of the site will be left untouched. Infiltration basins will be located in the western portion of the site and a water tank on the north side of the building.

There will be signage, in conformance with regulations, at both entrances. The building was described as having insulated pre-cast concrete panels painted with a textured coating. Elevations on the east and north sides were of most interest with a large canopy area at the main entrance. The black, grey, and white building will have an iodized storefront color using 5' x 5' clear story tinted glass windows along the sides. Several different reveals and widths throughout the elevation were noted. The secondary corners are raised to give more character to the building.

Rooftop mechanicals will not be visible from any street. Trucks and trains go directly into the building. The water tank will provide water to the sprinkler system. Public water and sewer are being brought to the site. Site lighting for the 32 foot high building will be on 35' high pole and be used at night. It was noted swing gates at the Chapel Road truck entrance will be card activated

A wooden highway barrier wall was shown for screening. After review and discussion with applicant screening will be redesigned. A berm along Ellington Road will be revisited so that it is spread out and black 8 foot high ornamental fencing added.

Discussion regarding the banding around the building concluded relocating the banding a little taller on the building. The primary concerns expressed by the Commission were related to the wall treatment being proposed along Ellington Road.

The Committee offered the following comments for consideration and requested they return to the Committee with changes:

- distribute of the berm along the frontage so that it does not block the front of the building;
- extend the building wall westward to screen the outdoor storage;
- utilize a combination of landscape material, wall, and fencing along the building frontage; and
- provide a cross section of the facility from Route 5

The meeting adjourned at 6:30 PM.

Respectfully Submitted,

Michele Lipe, AICP
Director of Planning