

ARCHITECTURAL & DESIGN REVIEW COMMITTEE MINUTES

July 18, 2019 5:45 p.m.

Members present: Marshall Montana, 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. 19-37P, The Learning Experience** - request for a Special Exception to Table 4.1.1A and Section 7.4 and Site Plan of Development for a 10,000+/- sf daycare facility, located on property at 151 Buckland Road, (Unit 7D, Tamarack Avenue), Buckland Road Gateway Development Zone

Mr. Tim Coon, project engineer from J.R. Russo & Associates, LLC, presented the application for The Learning Experience, a 10,000 square foot day care facility with a 5,000 square foot play area. A sidewalk is planned from the site entrance on Sedona Drive along the frontage on Tamarack Drive.

Landscaping for parking lot islands and additional trees along the perimeter of the site were described. Arborvitae will be used to screen the dumpster area. There will be three light poles on site using standard full cut off lighting. These lights will be on timers and dimmed or turned off when not in use.

The building materials will include a brick lower tier and hardy plank siding on all four sides of the building. There will be clear un-tinted windows with blinds. The mansard roof will have weather wood architectural shingles. The Committee discussed the rooftop mechanicals and it was determined all units will be screening from public ways as they are behind the mansard roof.

The play area will have six foot high white PVC stockade fencing. The Committee suggested softening the effect with a lattice treatment for the fencing and additional landscaping as required to screen the daycare from surrounding retail/commercial uses.

The Committee discussed the proposal with the architect who arrived 6:15 PM. The committee forwarded a favorable review of the project.

2. **Review of Fencing and Landscaping for 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 returned to the Committee with revised plans for the treatment of the outdoor storage along Ellington Road. Some of the physical storage area shown on the plans closest to the front building line has been eliminated. This allows for more opportunity to berm the front of the site and incorporate different wall and fence treatments as well as a significant landscape screening plan.

The changes made to the outdoor screening include adding a six foot high berm with eight foot high decorative wall on top of the berm for the area immediately in front along Ellington Road up to the

entrance. This design allows for the front of the site to remain open and the architecture of the building to be visible from Ellington Road.

The applicant had several samples of wall designs and materials for the Committee's review and consideration. The Committee agreed upon the wall designs that would 8 and/or 16 feet in height and would pick up some of the vertical lines from the design of the building. They also felt that stone look would provide for some shadowing and relief within the wall sections.

The Committee discussed the revised screening treatment of the outdoor storage area including the wall, decorative fencing and extensive landscaping and forwarded a favorable review of the project.

The meeting adjourned at 6:45 PM.

Respectfully Submitted,

Michele Lipe, AICP
Director of Planning