

ARCHITECTURAL & DESIGN REVIEW COMMITTEE MINUTES

September 5, 2019 5:45 p.m.

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

Staff present: Michele Lipe, Director of Planning

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

1. **Appl. 19-39P, Aldi** – request for a site plan of development for the construction of a 19,209 sf grocery store, on property located at 200 Gateway Boulevard (formerly 190 Buckland Road), Buckland Gateway Development zone

Mr. Benjamin Wheeler of Design Professionals, Inc. presented the application with Mr. Bruno Laveneo, architect for the 19,209 square foot grocery store to be located to the east of the new Chase Bank. Aldi's will be served by a private drive off Buckland Road to be known as Gateway Boulevard. It is anticipated that one to two trucks a day will access the site.

Landscaping throughout the parking lot and along the front was described. Feather reed grasses will be used along the low retaining wall and the 2 ½ foot wide sidewalk along the road. There is a small retaining wall along the frontage as well as a higher wall proposed along the eastern parking lot. The applicant had a cut sheet of colors for the Committee's consideration.

There will be five light poles measuring 24 feet in height on the site using LED slim line full cut off lighting.

A loading dock and dumpster will be located to the rear of the building that will be recessed four feet down. The back side of the retaining wall will face a farm pond/ditch behind the site. There will be a detention basin on the north side and wetland mitigation along the back side to the east. The site is 1,000 feet from the closest residential property on Gilbert Lane.

Signage will include a pylon sign near the entrance and building signage will include Aldi's name and logo.

The 19,209 square foot building will have 12,000 square feet of retail floor space. The building materials will include red masonry, bark wood material, and aluminum composite paneling. Windows will line the front of the building that will have a corner entrance.

The rooftop plan includes two units to be located toward the back of the building.

The Committee discussed the proposal with the architect and Mr. Wheeler, and suggested additional landscaping and the color of the retaining walls to be changed to the color slate. The committee forwarded a favorable review of the project.

2. Review of architectural changes for new building proposed for Distinctive Tree Care, on property located at 595 Nutmeg Road , I zone

Mr. Jason Yerke of Distinctive Gardens and Tree Care LLC described proposed architectural changes to a previously approved site plan at 595 Nutmeg Road. The new building will be built in two phases: 10,000 square feet in Phase I and 5,000 square feet in Phase II.

A supplemental landscaping plan was presented for the addition of an island along the site frontage.

Minor changes to the site plan include adding a fueling area, and relocating some of the locations for storage of on-site materials. This location will highlight the tree service aspect of Mr. Yerke's business.

The building will have a barn feel using post and beam construction. Cedar siding will be used in the front façade. Seamless siding with wood treatment will also be included. Windows will be added for natural light within the building.

The Committee discussed the proposal and forwarded a favorable review of the project.

The meeting adjourned at 6:45 PM.

Respectfully Submitted,

Michele Lipe, AICP
Director of Planning