

ARCHITECTURAL & DESIGN REVIEW COMMITTEE MINUTES
NOVEMBER 7, 2019 5:45 p.m.

Members present: 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. 19-48P, Scannell Properties #405, LLC** – request for Special Exception to Section 4.4.5.E and Site Plan approval for an 182,000 sf distribution facility to include outdoor product storage, to be known as 240 Ellington Road Distribution Center, on property located at 240 Ellington Road, I-291 Corridor Development zone

Mr. Ben Wheeler of Design Professionals, Inc. presented the application with Mr. Daniel Madrigal and Mr. Zachary Zweifler representing Scannell Properties.

The site is being designed as a spec office/distribution facility and could accommodate up to four tenants. There will be one entrance into the facility. The employee parking and entrances will be on the south side of the building and the truck activity with loading docks will take place on the north side of the building. There is a Phase 2 shown that could accommodate outdoor storage on site.

The building was described as having insulated pre-cast concrete panels painted with a textured coating. Elevations on the east and south sides were of most interest with the end caps of the buildings designed as office areas with a significant amount of glass at the main entrance. The primary building colors will be grey, light grey and white, and will complement the most recently approved distribution facility to the north. 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 I -291 or Ellington Road as the building is taller than the road elevation and the slope of the roof is from south to north away from the highway.

Public water and sewer are being brought to the site. There is a water tank needed to provide water for the sprinkler system.

Perimeter lighting for the access drives will be 26 feet in height. Site lighting will be placed on the building and 35' high poles are proposed in the loading dock area. This is consistent with other distribution facilities that have been recently approved.

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, landscaping around the foundation of the building as well as within the parking areas.

Trees within the railroad right of way and in the southwestern portion of the site will be left untouched. Additional trees will be added along the Route 5 frontage to screen the potential outdoor storage.

There will be signage, in conformance with regulations, at the entrance and on the building. All lighting will be full cut off. There will be one light on the access drive and the remainder of the lights will be on the building. Lights in the outdoor storage will be 35 feet high.

Discussion regarding the banding around the building concluded added some additional banding to the center of the southern elevation in the area where potentially new entrances would be added.

The Committee discussed the proposal, recommended a favorable review, and offered the following comments for consideration:

- Additional landscaping along the Route 5 frontage to enhance screening of potential outdoor storage;
- Minor modification to the southern elevation to add some additional banding treatment around the middle of the building in the area of potential future entrances.

The meeting adjourned at 6:40 PM.

Respectfully Submitted,

Michele Lipe, AICP
Director of Planning