

## ARCHITECTURAL & DESIGN REVIEW COMMITTEE MINUTES

**JUNE 11, 2020 5:45 p.m.**

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Members present: Charlie Regulbuto Dave Goslin, Sue Larsen, Marshall Montana, John Scheib

Staff present: Michele Lipe, Director of Planning

The Special Online ZOOM Meeting was called to order at 5:45 p.m.

- 1. Appl. 20-27P, The Gateway Buckland East, LLC** – request for The Gateway Site Plan of Development for a mixed retail and office development with approximately 38,880 sf of retail space and 50,400 sf of office space, on property located at 218, 240 and 274 Buckland Road, Buckland Road Gateway Development Zone

Mr. Benjamin Wheeler of Design Professionals, Inc. continued the presentation started on June 4, 2020 with architect Charlie Nyberg from Schadler Selnau and Associates in Farmington, architect Eric Brown from PCA Inc. in Cambridge, MA, Geoffrey Sager and Phoebe Sager of Metro Realty Group/Buckland East LLC, and landscape architect John Stewart with CR3 Studio.

Mr. Wheeler noted comments regarding the existing trees on site and stated they will save the largest group of trees along Buckland Road at the southeast corner at the main intersection consisting of five significant chestnut and maple trees by redesigning the detention basin planned for that area.

Mr. Goslin asked Mr. Brown, architect for the retail buildings, if tenant storefronts could be accommodated with awnings. Mr. Brown described cloth awnings and blade signs that could be installed. Mr. Stewart described trees that could be planted to enhance the lower shrubs and other plantings between the two buildings in the outdoor dining areas.

Mr. Scheib asked if a structural covering was in the design for the outdoor area. Mr. Brown noted it was typically considered part of the tenant fit-out and branding.

Mrs. Montana asked if design requirements for the Buckland Road Gateway Development zone are considered for outdoor tenant structures. Mr. Brown stated landlord tenant guidelines with parameters for compliance are used and Director Lipe noted Town staff review of tenant fit outs as they occur. Mrs. Montana discussed the three rows of parking in front of the buildings and detention basins with Mr. Wheeler and Mr. Sager who noted Metro's developments and their reputation for maintaining their properties meticulously.

Site lighting was described as slim profile, dark sky compliant, LED lighting and the same as what has been installed along Gateway Boulevard along Chase Bank and at the Aldi store.

Mr. Nyberg, architect for the medical office buildings, described the design showing renderings and elevations. The front elevation has a 20 foot high parapet height from grade to conceal rooftop mechanicals. The single story buildings have sloping roofs west to east with the gutter line across the east with feeders to grade to an underground system handling the roof water. Windows are 10' wide by window height, cast concrete sill and lintels above with louvered metal awnings above the windows on the west elevation, a look typical of Metro medical office buildings built in the area. The south elevation brick wraps around the corner to the back of the building built in to grade. Glass canopies were described

for the two entrances on the north and south. A rendering was shown of the south building and compared with the complementary building to the north separated by parking.

Mr. Regulbuto noted the medical office buildings will be looking at the rear elevations of the retail buildings and discussed it with Mr. Nyberg, Director Lipe, and Mr. Sager who suggested signage could be added to the rear of the retail buildings.

Mr. Scheib noted the brick wrapping the corners was stopped one bay too soon and strongly suggested running the brick around to the back to engage the side doors. Mr. Nyberg agreed with the suggestion to continue the brick to include the doors. Mr. Scheib discussed the glass canopies for the side doors and front entrance canopies to the sidewalk with Mr. Nyberg and Mr. Wheeler.

Mr. Goslin discussed the windows and voiced a concern regarding the back of the medical office buildings having small eyebrow windows because of the grade that will provide a limited amount of natural light to tenants on the east side. Mr. Nyberg and Mr. Sager noted some medical office tenants prefer less or no windows for examination or procedure rooms, using larger windows in front of the buildings for waiting rooms, and described materials and color palettes typically used.

Mr. Scheib suggested removing the two columns at the front entrances that seem out of place architecturally. Mr. Nyberg described the columns as cast concrete with an efface band above and stated they are being evaluated. Phoebe Sager agreed with Mr. Scheib's suggestion and having the modern tone of the retail buildings matching the medical offices, updating the traditional Metro aesthetic.

Director of Planning Lipe summarized the Committee's findings regarding the back of the retail buildings, to provide a cross section for PZC, and changes to landscape plan and medical office building elevations based on the comments received. The Director requested special attention paid to screening the medical office building rooftop mechanicals to the east.

The meeting adjourned at 6:40 PM.

Respectfully Submitted,

Michele Lipe, AICP  
Director of Planning