

ARCHITECTURAL & DESIGN REVIEW COMMITTEE MINUTES

July 16, 2020 5:45 p.m.

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

Staff present: Michele Lipe, Director of Planning

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

1. **Appl. 20-30P, Windsor Federal Savings & Loan Association** – request for Site Plan of Development for 2,682 sf building, on property to be known as 176 Deming Street (formally 395 Buckland Road), RC zone

Mr. Benjamin Wheeler of Design Professionals, Inc. presented the application with Mr. Jeffrey Wyszynski and Mr. Jim Becker of Tecton Architects and President of Windsor Federal Savings & Loan Association George Hermann.

Mr. Wheeler described the location of the proposed 2,682 sf building at the northwest corner of Buckland Road and Deming Street, to be known as 176 Deming Street. The single story building will employ elements to make it look like a two story building.

The existing access drive on Deming Street will be widened to 24 feet. A permeable paver walkway will surround the building and complement the building's brick surfaces. The walkway will extend all the way to Buckland Road as well as to Deming Street.

A retaining wall proposed at the corner will work with the topography of the site that slopes from east west. The cement wall will use colors to blend with the brick material of the building. A decorative aluminum fence, similar to one across the street, will be installed for protection; at the highest point of the retaining wall measuring 7 ½ feet and tapering to 3 feet.

Landscaping on three sides of the foundation will include ornamental grasses, flowering shrubs and other plantings. Ornamental trees will be planted along the property with five linden trees around the perimeter. The specimen maple tree at the intersection will be saved as part of the site plan.

Site lighting will include four decorative luminaries in each island around the building. Each will be 16 feet high full cut off lighting as required by zoning. There will be a free standing monument sign with a brick base. The illuminated cabinet portion will be opaque with letters and logo protruding from the sign.

Mr. Wyszynski of Tecton Architects presented two renderings of the building showing the gable roof running the depth of the building creating a large interior open space. The materials, which will be carried out on all four sides, includes a granite stone base, traditional colored brick veneer with a white hardy plank clapboard and white trim. The roof will be a grey standing seam roof with built-in box gutters.

Mr. Dave Goslin noted there was a lot of parking that could be shared with Samsel & Carmon Funeral Home next door. Four feet of fencing on top of the retaining wall will be decorative. He suggested that the use of white on white could have more depth with the use of grey color for the hardy plank material.

Lighting levels were discussed. The applicant indicated they would review the levels and potentially add additional lighting to the site.

After discussion, the Committee forwarded a favorable review of the project with the items noted above.

The meeting adjourned at 6:45 PM.

Respectfully Submitted,

Michele Lipe, AICP
Director of Planning