

ARCHITECTURAL & DESIGN REVIEW COMMITTEE MINUTES

September 10, 2020 5:45 p.m.

Members present: John Scheib, Dave Goslin, Sue Larsen

Staff present: Michele Lipe, Director of Planning

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

1. Request for architecture review of replacement building on the existing footprint for Able Tool, 410 Burnham Street, I zone.

Mr. David Holmes from Capital Studio Architects with Mr. Derek Bauer, owner of Able Tool & Equipment, were online to present the request.

Mr. Holmes stated Able Tool lost their building to fire on Burnham Street and intends to rebuild on the existing footprint measuring 10,400 sf plus 2,400 sf salvaged from the original building. The reconstructed building will be divided into two sections with offices in the 1,400 sf one-story area in the front and a repair manufacturing side with offices, redesigned restrooms and break room, and mezzanine measuring 1,600 sf to be used for storage. The pre-engineered building with a gable roof facing Burnham Street will match the existing storage building using the same siding and trim but in reverse colors. The existing building's remaining sections will be painted polar white. Signage for Able Tool is proposed on the gable on the office side.

Mr. John Scheib discussed the height of the new building with Mr. Holmes who stated the building will be a little taller within allowed zoning requirements in order to facilitate their work on construction equipment. The architecture, materials and colors of the storage building built one year ago will match the new building to create a coordinated campus.

Mr. Dave Goslin asked whether the front room shown on the floor plan is open to the public for retail. Mr. Holmes stated it is open to Able Tool's cliental as it was prior to the fire. The design of the office has been rearranged for improved use.

Mrs. Sue Larsen asked about material samples and colors. Mr. Holmes stated the new building will use the same materials and colors as the storage building completed last year. Director Lipe referenced the color rendering as a good representation.

Mr. Scheib discussed landscaping, signage and site lighting. Mr. Holmes stated the berm and trees from the edge of the parking out to the street including the pylon monument sign at 410 Burnham Street will remain. They plan to install a new sign to read Able Tool & Equipment on the gable facing Burnham Street. No pole lighting is planned to be added to the site. There will be building mounted lights over the entrance to the mercantile space and office node and some wall paks. Director Lipe requested cut sheets on the lighting for the building to confirm compliance with regulations.

Mr. Goslin discussed the overhead doors with Mr. Holmes and zoning of the area with Director Lipe.

Mr. Scheib asked if the original fence will be reinstalled. Mr. Derek Bauer indicated the fence will be moved forward to enclose the first bay door. The site plan will be modified to include the fence line and with a note that existing landscaping will remain.

The Committee forwarded a favorable review of the project with the items noted above.

2. Review of Landscape and Lighting Plans for Appl. 20-44P, Costco Wholesale – request for Special Exception to Section 4.4.5.E for extended trucking hours and Site Plan of Development approval for an 163,404 sf retail facility including a fueling station, within Evergreen Walk Development, Units 4, 5, 9, 12, 13, on property located at 151 Buckland Road, Buckland Road Gateway Development zone

Mr. Alan Lamson of FLB Architecture and Planning was online to present the review with Ms. Michelle Carlson and Mr. Wayne Violette of BL Companies, and Costco Director of Development Mark Marchisano. Mr. Lamson stated Costco has submitted their special exception site plan application to PZC, and is before ADRC to review landscaping and site lighting.

Ms. Michelle Carlson presented the site lighting plan describing LED down lit, dark sky compliant, full cut off fixtures. Lighting is compliant with regulations for light spill off the site, with the exception of the entrance so that it is well lit. A special exception waiver is requested for 35' high light poles that will offer better distribution of light while using less poles and provide more trees in the parking area. Fixture types, wall paks, and LED lighting underneath the fuel facility were shown.

Director Lipe noted the independent living facility to the south and assisted living facility to the east of the Costco site, and asked if the 35' tall poles are below the tree line, and how it will affect residents. Ms. Carlson stated the lights will not be seen from Buckland Road or the independent living facility. The assisted living facility, located higher on the site, will not have any glare from the lights. The 35' poles will offer a more evenly lit site where the topography is lower. Mr. Marchisano noted the 25' retaining wall and that the poles will be below grade and shorter than the trees. Director Lipe stated the average light level proposed of 4 foot-candles is brighter than the 3 foot-candles typically used in commercial areas and asked if there is a plan to reduce light levels at the close of business. Ms. Carlson stated parking lot lights will be turned off one to two hours after closing when security lighting goes on.

Mr. Wayne Violette, senior landscape architect with BL Companies, showed the overall landscape plan described as exceeding zoning requirements for perimeter and interior parking area landscaping. Landscaping atop the 25' high retaining wall at the elevation change from Evergreen Way and loading area is comprised of deciduous canopy trees, evergreens and shrubs. Most islands in the parking lot will have 2 canopy trees per island with understory plantings. Species were described with many native and drought resistant plants. Islands will be irrigated. Perimeter plantings for parking areas were described. Overall, 80 canopy trees, 20 flowering trees, 50 evergreen trees and a 1,000 plant count understory were described.

Mr. Scheib noted the absence of trees planned along the sidewalk connecting to Evergreen Way. Ms. Carlson noted utility corridors and underground detention areas dictate where some islands have trees and others only understory plantings. Mr. Scheib requested trees planted along the long stretch of connecting sidewalk. Mr. Marchisano stated to accommodate the space for survivable trees an entire row of parking would be lost and they have already significantly reduced their typical amount of parking. Director Lipe determined the proposed width of the sidewalk measures 5 feet. Mr. Scheib requested, at least, a tree planted at the midpoint of the island be provided with a goal of encouraging use of the sidewalk.

Mrs. Larsen asked how much landscaping would be lost if 24' high light poles were used. Ms. Carlson stated it would add 8 to 12 more poles, and Mr. Marchisano noted it would add more islands and reduce their parking count. Mrs. Larsen noted the taller the poles used, the more of a big box look will be created in Evergreen Walk and will have an effect on aesthetics. Mr. Marchisano stated, by nature, Costco is not a pedestrian facility. The taller poles give a more even light distribution and with the amount of landscaping and trees, the sleek poles will almost be hidden. The topography also creates an illusion of shorter poles.

Director Lipe noted some landscaping used at the ends of parking lot islands can block sight lines and requested attention paid to how the plants will mature and effect sight lines. Mr. Marchisano agreed.

Mr. Scheib asked about the building height. Ms. Carlson stated the building is 29' high with a 32' parapet. Mr. Marchisano noted 10 feet of the building that includes 3' of parapet can be seen from Evergreen Way. Mr. Violette and Mr. Marchisano described the landscape and views.

Mr. Scheib stated because of the lower topography of the site and the mass and height of the building the 35' high poles work in this situation. Mrs. Larsen did not agree and voiced concern about the 35' height.

The Committee forwarded a favorable review of the project with the items noted above

3. Appl. 20-49P, Valvoline Instant Oil Change - request for site plan modification to construct a 3,837 sf oil change facility, on property located at 818 Sullivan Avenue, GC zone

Mr. Allan Borghesi presented the project for 818 Sullivan Avenue that is presently a car wash and was recently purchased by a new company who owns the Valvoline oil change facility. The small house to the right of Valvoline will be taken down and the land that is presently the car wash will be developed using the existing driveway and entrance. The new building will be 3,837 sf and use Valvoline's new proto type. The exterior face has a 3' to 4' high cultured stone base with EIFS product above and shingled roof and cupola. There are wetlands to the rear of the property that will not be disturbed and the flood plain has been made lower. Landscaping was described with over 150 plantings using maple trees, crab apple trees, hydrangea, day lily cat mint, and arborvitae. Lighting will include two 20' high pole lights with full cut off LED lights and four wall mounted full cut off LED lights. Color elevations were shown of the tan color stucco building with brown roof and light brown cultured stone base and glass doors.

Mr. Goslin discussed with Mr. Borghesi how the oil change facility is to function.

Mr. Scheib discussed signage with Mr. Borghesi who stated they will use the existing sign on site for Valvoline. Director Lipe noted the sign size must have a variance as it exceeds current zoning.

Mr. Borghesi stated they plan to remove the large maples trees located at the front of the site. Director Lipe recommended the applicant assess the health of the trees before the plan is brought before PZC that may request preservation of the trees if possible.

The Committee forwarded a favorable review of the project as discussed.

The meeting adjourned at 6:45 PM.

Respectfully Submitted,
Michele Lipe, AICP
Director of Planning