

ARCHITECTURAL & DESIGN REVIEW COMMITTEE MINUTES

MARCH 4, 2021 5:45 p.m.

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

Staff present: Michele Lipe, Director of Planning

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

1. **Appl. 21-10P, Messiah Evangelical Lutheran Church** – request for a site plan modification for a 1,500 +/- sf addition, on property located at 296 and 300 Buckland Road, Buckland Road Gateway Development zone

Mr. David Wagner, Senior Project Architect with Schadler Selnau Associates, representing Messiah Evangelical Lutheran Church presented drawings of the 22' addition to the rear wall of the church that adds a bathroom, vestibule, corridor with coat hanging space and storage utility space. The changes allow the meeting space to be increased in size by 250 sf. A proposed elevation illustrated adding a trussed roof on top of the existing roof structure to create a pitched roof. A few windows will be eliminated and a stained glass window added. The entrance will be changed to provide a more defined entry point for the church. New block will match the existing block. The project adds 1,500 sf to the existing 3,345 sf church to total 4,888 sf.

Committee members complemented the expansion as an improvement to the church making it bright and welcoming. Mr. Scheib recommended screening the rooftop mechanical units. Director Lipe stated sidewalk connections will be added; the parking lot will not be expanded, and no changes to site lighting are proposed. Construction may require replacement plantings that will be similar to the existing vegetation. Committee members forwarded a favorable recommendation to the PZC for the March 23rd meeting with the comment to screen the rooftop mechanicals units.

2. **Esteem Manufacturing** – request for site plan approval for a 5,400 sf addition on property located at 187 South Satellite Road, I zone

Mr. Bill Jodice of PDS Engineering & Construction presented the application representing Esteem Manufacturing based in South Windsor for the last 25 years making aircraft and robotic parts and military electronic hardware. A site plan was shown for the 5,400 sf addition to be added to the rear of the building to add new warehouse and manufacturing areas. All production is done indoors. No new truck traffic will be added. Four new employees will be hired. The addition will be located to the rear of the existing 3,600 sf building and minimally visible from South Satellite Road. The building will measure 9,000 sf when completed. The perimeter chain link fence will remain. The new dumpster will be enclosed by a 6' high privacy fence. The storage container on site will be relocated behind the new addition to reduce visibility. Maximum building coverage allowed on the one acre property lot is 50% and with this addition will be 21%. Impervious coverage will be reduced with addition of lawns and islands. Stormwater runoff, site lighting and plantings were described. There will be 16 parking spaces. Tan color siding and trim will match the building to the west that PDS built seven years ago. A new metal roof, medium bronze in color, will be installed at the front of the existing building to match the trim.

Committee members asked questions and forwarded a favorable recommendation to the PZC for the meeting tentatively scheduled for March 23rd.

The meeting adjourned at 6:40 PM.

Respectfully Submitted,

Michele Lipe, AICP
Director of Planning