

ARCHITECTURAL & DESIGN REVIEW COMMITTEE MINUTES
Special Meeting

June 9, 2016 5:45 p.m.

Members present: Sue Larsen, Marshall Montana, John Scheib
Staff present: Michele R. Lipe, Director of Planning

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

- 1. Appl. 16-28P, Mannarino Builders Inc.** – request for a Special Exception to 3.3 and Site Plan of Development for a 22 unit development to be known as ‘Clark Estates II’, on property located on the easterly side of Clark Street, approx. 352+/- feet north of Burnham Street, Designed Residence Zone

Mr. Robert Mannarino, Mannarino Builders Inc., reviewed the site location, landscaping and open space elements of the project to be known as Clark Estates II located in the easterly side of Clark Street.

Houses to be built were described as similar to those built for the existing Clark Estates I (immediately to the north of this project). A handout with the seven house designs and proposed square footages was distributed to the members. He is proposing to include a variety of sizes and styles in this development.

Mr. Mannarino described the houses. Houses will have a brick paver walkway and trex decking. Porches with architectural columns were described. Houses will have wi-fi features to control some of the heating and cooling elements, hardwood floors throughout with carpeted bedrooms. A homeowners association will be put in place to ensure that the yards are maintained, walks shoveled, etc. It would be up to the association to allow any other structures on site such as a shed.

Samples of materials to be used and colors choices were shown. The committee discussed the development and encouraged Mr. Mannarino to try and encourage variety so that no to houses are the same styles and color next to each other. Mr. Mannarino indicated that he would monitor that as the houses were constructed and that he had the ability to make façade changes as necessary to try and vary the house fronts.

The Committee was satisfied with the proposal while encouraging a variety of housing types to be built in a variety of colors.

- 2. Appl. 16-31P, Eagle Tissue LLC** – request for a site plan modification for a 6,000 square foot addition on property located at 70 Bidwell Road, I zone

Mr. Randy Becker of PDS Engineering & Construction, Inc. described the 6,000 sq ft addition being proposed for storage along the southerly side of the existing building. The addition is designed to match the existing Eagle Tissue building.

The proposed addition will be located on an existing parking area. A new loading dock will be located to the rear of the building and an employee entrance will be located at the side of the building. Some impervious pavement will be removed in an effort to reduce impervious coverage on site.

There is an existing drainage structure in the middle of the parking area that will be removed with placement of the new building and a new drainage structure will be installed to handle any runoff.

The existing mature trees will be saved along the Bidwell Road frontage. There will be minimal grading to the site. No new signage is planned.

The Committee discussed the proposal and after review, it was the consensus that a favorable review is to be forwarded to the PZC.

The Committee adjourned at 6:40 P.M.

Respectfully submitted:

Michele R. Lipe, AICP
Director of Planning