

ARCHITECTURAL & DESIGN REVIEW COMMITTEE MINUTES

NOVEMBER 04, 2021 5:45 p.m.

Members present: Dave Goslin, Marshal Montana, Sue Larsen, John Scheib

Staff present: Michele Lipe, Director of Planning

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

1. **Appl. 21-42P, Evergreen Walk, LLC** – request to modify the Evergreen Walk General Plan of Development in accordance with Section 4.2.15 D.2 and a special exception to Section 4.2.15 D.1 for an 165 unit residential development, for a portion of 151 Buckland Road [within "Evergreen Walk"] known as Unit 7C, and being approximately 2,000 feet west of Buckland Road and 1,000 feet north of Smith Street, Buckland Road Gateway Development Zone

Alan Lamson, Vice President of FLB Architect presented the application. Mr. Lamson reviewed the proposal for the apartments and explained the plan would to add a different type of apartments the already established apartment development in Evergreen Walk. Mr. Lamson commented that the proposed apartments would develop 8 acres of the total 31.7 acres of the site. Mr. Lamson commented that there are two existing detentions basins on site. Mr. Lamson explained some of the hurdles on the site, particularly wetlands and no build lines established by DEEP. Mr. Lamson commented that they have two proposed applications in front of Planning & Zoning, one for a text amendment and one for a general plan of development for the site with a special exception. Mr. Lamson added that they are asking the Commission to raise the number of apartments allowed in Evergreen Walk. Currently, there are 200 apartments at Tempo and the applicant would like to raise this number to 365 to accommodate the proposed apartments. Mr. Lamson described the additional facilities would be built as part of the development, including a community clubhouse, pool, and a dog park. Mr. Lamson added that they are proposing mostly two story structures.

Howard Rapaport of Continental Properties, developer of the Tempo Apartments, discussed development of Unit 7C. Mr. Rapaport commented that the property would not be called Tempo, it would have its own name and branding. Mr. Rapaport commented that he felt this development would provide a different housing opportunity and would feature eleven building, two story tall buildings with 10 units, one 5-unit building, also two stories. Mr. Rapaport commented that these units would be different from Tempo, there would be no shared hallways with neighbors, each unit would provide direct access from the exterior to the apartment. Mr. Rapaport commented that there would be one 38 unit building that would feature four stories and have an elevator. Lastly, there would be one 12 unit building that would be a three story walk up. Mr. Rapaport commented that this development would provide a mix of housing and feels it would attract multiple kinds of tenants. Mr. Rapaport added that they would be extending the established trail system within Evergreen Walk that leads out to Deming Street.

Director of Planning Michele Lipe clarified that the development would not be age restricted and questioned if the developers had a sense of age group that would likely rent the units. Mr. Rapaport commented he believes the development may be direct to a slightly older crowd than Tempo. Mr. Rapaport added that he believes the direct access from the garage to the unit would attract a different crowd, as it is not quite townhouse living but similar. Mr. Rapaport continued that the best way to describe the units architecturally would be modern farmhouse due to the white exterior with vertical elements and shutters. Mr. Lamson reviewed the renderings and commented that there would be a great deal of consistency for each of the buildings to tie them all together. Commissioner Montana questioned the distance from largest building to smaller buildings across the street. Mr. Lamson responded approximately 100 feet. Ms. Lipe questioned the size of units. Mr. Rapaport responded that the one bedrooms would range from 860-1007 SF with the larger unit having a den without a closet. The two bedroom units would range between 1126-1228 SF. Mr. Lamson added that they are proposing 83 one bedroom

and 82 two bedroom units. Mr. Rapaport commented that the majority of the units would have a garage except the 38-unit 4-story building and the 12-unit walk up building. Commissioner Goslin questioned where snow would go during removal. Mr. Lamson reviewed how they planned to address snow removal on the site. Commissioner Goslin questioned if there would be additional storm water mitigation. Mr. Lamson responded that there would be a more extensive storm water mitigation plan, they have not detailed it yet. Commissioner Goslin commented on concerns of the abutters on Wheeler Road. Mr. Lamson explained they would be providing a buffer between the proposed site and the housing development on Wheeler Road. Michele Lipe questioned if a secondary connecting road would be possible in term of needs from the Fire Marshal perspective. Alan Lamson commented there would be an option to help interconnection within the site and potential to gate this road off. Commissioner Goslin clarified that dumpsters would be used in the development. Commissioner Goslin questioned if there would be sprinklers in the buildings. Mr. Rapaport responded they would have to install sprinklers in all the buildings per the building code.

Mr. Rapaport commented that the intent would be to match the stone and added that the colors in the rendering were not accurate, the plan to use more gray tones. Commissioner Goslin questioned the batten on the pediment. Mr. Rapaport agreed that they would look into the suggestion. Michele Lipe commented that she believes their market would be residents in South Windsor who are looking to downsize but want to stay in town. Commissioner Goslin commented that he liked the design of the buildings, specifically the garage and entrance features for the units. Commissioner Montana commented that she also liked the idea of allowing change in development to provide a different look than the other apartments. Commissioner Goslin commented that he felt a four story building may be too high but understood the potential need from the developers. Mr. Rapaport commented that they could only put an elevator in four-story building due to economic factors. Commissioner Montana questioned the vegetation, specifically since pets are allowed in the units. Mr. Lamson responded that due to the large amount of dogs in the area they have adapted the vegetation to make sense to withstand the dog traffic. Mr. Lamson added that they are not considering a pet washing station as they don't see it being utilized enough. Mr. Rapaport added that EV charging stations would be present. Mr. Lamson commented that would be returning to the Committee once they are passed the site plan phase in Planning & Zoning and would bring material samples, lighting and landscape plan. The Commission gave a favorable recommendation based on preliminary review.

The meeting adjourned at 6:45 PM.
Respectfully Submitted,
Caitlin O'Neil