

ARCHITECTURAL & DESIGN REVIEW COMMITTEE MINUTES

OCTOBER 21, 2021 5:45 p.m.

Members present: Dave Goslin, Marshal Montana, Sue Larsen, Terri Parrott

Staff present: Michele Lipe, Director of Planning

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

1. **Appl. 21-36P, 25 Talbot Lane Site Plan**- request by UW Vintage Lane II, LLC for site plan approval for a 359,640 sq ft distribution facility on 30.37 acres of property, on property located at 5, 25 Talbot Lane, 475 and 551 Governor's Highway (southerly side of Governor's Highway, easterly side of Talbot Lane), I zone (Continued from 9/2/21)

Ben Wheeler from Design Professionals presented the application. Mr. Wheeler commented that this is their second time in front of the Commission and they have made some changes. Mr. Wheeler explained that the original plan split the building north and south, now all loadings are on the left hand side of the building and all auto parking is now on the east side of the building. Mr. Wheeler commented on the updated proposed entrances with trucks entering on Talbot Lane and all automobiles now entering off Governor's Highway. Mr. Wheeler commented that there would be a black coated chain link fence around the truck area. Mr. Wheeler commented that they are proposing signage for trucks entering and exiting Talbot Lane.

George Fellner from Fellner Architects reviewed floor plan and updated material for the site. Mr. Fellner reviewed updated renderings. Mr. Fellner reviewed larger elevations that was requested by the Commission at the last meeting. Western elevations shows 54 loading docks and eastern elevation side features the employee parking lot and main entrance. Mr. Fellner reviewed the exterior of the building, which will feature a 10 ft. base of texture concrete along the entire building. Mr. Fellner explained that this texture concrete block would be broken up with windows and overheads doors. Mr. Fellner commented that the upper 28 ft. of the building would feature metal panels. Mr. Fellner brought some of the materials being used, such as the metal panels and split face concrete block. Mr. Fellner reviewed photos from a project in Stamford, CT that is featuring similar materials and design. Cool dessert beige and cool harvest are the colors that are being used for the exterior.

Ben Wheeler discussed some of the landscape features. Commissioner Montana questioned if there would be any natural trees in the front of the site. Mr. Wheeler commented that there would be a small patch in the front but they have to leave space for the species of special concern that is going to remain undisturbed at the front of the site. Commissioner Goslin reviewed the roof system and pitch. Commissioner Montana questioned if the gutters would be pitches towards the residential neighborhoods. Mr. Wheeler commented that the majority of the drainage would exit to the northwest corner of the site. Commissioner Montana questioned if residents on Governor's Highway have well systems. Mr. Wheeler responded that some do. Commissioner Montana questioned if the drainage in the northwest corner would affect the wells. Mr. Wheeler responded that GEI reviewed groundwater and the results showed that there is enough separation from water quality basin to the wells that quality should not be effected. Commissioner Goslin questioned how many employees are anticipated. Mr. Wheeler responded that they do not have an exact number as they do not have a tenant as of yet. Mr. Wheeler explained this plan shows the parking that they think will be needed, should a tenant need less parking they would do a change order and reduce the parking lot accordingly. Director of Planning Michele Lipe questioned what should happen if the tenant needed more parking, like at 240 Ellington Road (Amazon). Mr. Wheeler commented it is hard to say since they do not know who the tenant will be at this site. Commissioner Montana commented that she is pleased to see the loading docks on the other side of the site. The Committee forwarded a favorable review of the building.

2. **Appl. 21-44P, Charter Realty on behalf of Evergreen Walk LLC-** request for a site plan for the construction of a proposed 3,200 sf restaurant with outdoor seating, at 601 Evergreen Way, Buckland Gateway Development Zone.

Karen Johnson from Charter Realty reviewed the proposed site for Shake Shack. Ms. Johnson explained that Evergreen Walk's Master Plan showed use of this empty pad site and now Charter Realty and Evergreen Walk will utilize this space. This pad site was originally approved for an 8,000 SF but Shake Shack is only proposing 3,200 SF. Shake Shack is proposing a drive thru for online order only pick up. Ms. Johnson highlighted the outdoor dining area. Commissioner Montana questioned if there would be a ceiling for the outdoor dining space. Ms. Johnson responded there is a ceiling and will review that further in the renderings. Ms. Johnson reviewed the materials, which features fluted concrete for the western side of the building that is facing the parking lot. Ms. Johnson commented that there are proposing mural on the the eastern side of the building, similar to what is being proposed with Whole Foods across the street. Ms. Johnson continued her review the renderings and highlighted the outdoor seating area, which shows delicate lighting and an airy feel. Commissioner Larsen questioned if there would be heating on the outdoor dining space. Ms. Johnson responded that there are heaters on the patio.

Commissioner Goslin commented that he felt the building should be reoriented to have the patio area facing the roundabout and the kitchen with no windows face the drive thru area. Ms. Johnson responded that there are some challenges with the site. Commissioner Montana questioned how the drive thru operation worked. Ms. Johnson explained the drive thru will only be utilized by people who order via the app and are driving to pick up their order. Ms. Johnson continued to explain the challenges for the site, it is important to have visibility from both Whole Foods and Buckland Road, additionally, the parking lot has already been constructed, and there is a large transformer on a portion of the site. Director of Planning Michele Lipe and Karen Johnson discussed potential traffic changes due to the new Costco being built. Commissioner Goslin commented on potential rooftop ventilation. Ms. Johnson commented further on some challenges of the site including the wetlands area, Ms. Johnson added that the new engagement of businesses in Evergreen is largely attributed to the building of the new Whole Foods. Commissioner Marshall suggested planting a row of hemlocks between the patio and the parking lot. Commissioner Goslin questioned where deliveries would took place. Ms. Johnson responded they would handle deliveries in the main parking lot and utilize handcars. Commissioner Montana questioned if there was a typical design for Shake Shack. Ms. Johnson responded that Shake Shack does not have a typical design, however, they tend to consistently have a modern look. Ms. Johnson commented that she did have Shake Shack review the plans for Whole Foods to help give them some ideas for exterior design. Ms. Lipe questioned the lighting plan and the time frame for the project. Ms. Johnson commented they are projected to start building the same time as Whole Foods with the plan to be open by the end of 2022.

3. **Appl. 21-43P, Charter Realty on behalf of Evergreen Walk LLC-** request for a site plan modification for the re-development/construction of 12,819 sf educational building, at 528 Evergreen Way, Buckland Gateway Development Zone.

Karen Johnson from Charter Realty also reviewed the application for the Goddard School. Ms. Johnson explained they would be remodeling the existing floor plan to accommodate the new school and to keep Ted's restaurant. Ms. Johnson commented that they tried to relocate Flat Bread Co. in Evergreen Walk, unfortunately, Flat Bread Co. was unable to secure a lease within Evergreen Walk. Ms. Johnson commented would be removing part of the building to provide an enclosed play yard for the school. Ms. Johnson commented that they would remove the front canopy facing Evergreen Walk and the main entrance for the school would be in the back parking lot to utilize pick up and drop off. Commissioner Larsen clarified the use of the building. Ms.

Johnson explained that there would be a retail space facing the main entrance on Evergreen Way, Ted's Montana would remain on the side of the building facing the side road and the Goddard School would occupy the back of the building. Commission Montana questioned what the building would look like facing Evergreen Way. Ms. Johnson responded that it would main a similar look as it does now. Commissioner Larsen questioned if there would be a school bus. Ms. Johnson responded there would not be a school bus. Director of Planning Michele Lipe questioned how many students would be attending the school. Ms. Johnson commented she was unsure of the exact numbers but would look into this further. Commissioner Goslin questioned an open area near the play area. Ms. Johnson responded that it is a mechanical area. Ms. Lipe questioned the material being used for the play yard, like proposed fencing. Ms. Johnson explained that The Goddard School would be preparing a plan with their materials but she has seen them use cedar fencing in their other schools. Ms. Lipe explained that the daycare in Evergreen used fencing that allowed for some visibility and suggested The Goddard School to incorporate a similar fencing that has a decorative feel and isn't just a solid fence. Ms. Johnson reviewed some anticipated traffic patterns within Evergreen Walk as they continue to build out.

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