

ARCHITECTURAL & DESIGN REVIEW COMMITTEE MINUTES

JULY 21, 2022 5:45 p.m.

Members present: Dave Goslin, Marshal Montana, Sue Larsen, Charles Regulbuto

Staff present: Michele Lipe, Director of Planning

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

- 1. Appl. 22-22P Hartford Truck Equipment Site Plan-** request for site plan modification for a 45,000-sf. ft. storage building, 10,000 sq. ft. addition to existing building and additional storage areas, on property located 95 and 45 John Fitch Boulevard and 542 King Street, GC zone

Peter DeMallie from Design Professionals presented on behalf of the application. Mr. DeMallie reviewed the history of the project, the applicant purchased an additional 11 acres next door and then received zone change approval by the Planning and Zoning Commission for this land. Mr. DeMallie reviewed the landscaped berm that the applicant has agreed to, as well as a conservation easement around the western and southern portions of the property.

Mr. DeMallie commented that Hartford Truck Equipment is a truck outfitting business and reviewed what this type of business entails. He commented that the goal for Hartford Truck would be to pave the approved temporary parking lot to allow for additional vehicle parking, expand 10,000 square feet behind the existing business, and then build a separate 45,000 square foot storage building on the western portion of the property. Commissioner Montana questioned the purpose of the 45,000 square foot storage facility. Mr. DeMallie commented that it would be strictly for storage, anything that is currently stored outside can now be stored indoors. Mr. DeMallie explained that this storage facility would not be seen from Route 5 since there will be an 8-foot high berm and an 8-foot high fence around the facility. Mr. DeMallie reviewed the lighting for the site, which would be slim profile, black, full cut off LED fixtures. Michele Lipe questioned if the lights would be on 24-hours a day. Mr. DeMallie responded that security lighting around the building would be on 24-hours but he was unsure if the lighting poles would be the same. Mr. DeMallie commented that there would be 18-foot high security lighting around the perimeter of the site.

Mr. DeMallie reviewed the berm, plantings and trees in more detail. He commented that near the parking area they would plant trees such as red maples and little leaf lindens. Commissioner Montana questioned if there were any existing trees currently in the back of the property. Mr. DeMallie commented that this area is primarily an open field, he added that the town's tree warden has already come to the site to help determine which trees should stay and which ones could be taken down. Michele Lipe questioned some of the trees taken down on the eastern side of the property, which faces John Fitch Boulevard. She added that she would like the applicant to consider replanting some additional trees in this area to help provide the neighbors an additional barrier from the noise of Route 5. Ms. Lipe voiced her concerns screening for the site since each part of this application is going to be built in phases and wants to be sure there is ample screening from the road. Ms. Lipe and Mr. DeMallie reviewed the fencing for the site.

Mr. DeMallie commented on the building elevations for the storage facility, he explained that the building height would be approximately 28 feet, which is under the allowed height for this zone. Mr. DeMallie commented that the owners of Hartford Truck worked with the surrounding neighbors to be sure the facility was adequately screened from their properties. Architect Pat Mancuso of Capital Studio Architects began discussing the elevations in more detail. Commissioner Montana questioned the color of the proposed expansion and additional storage facility. Mr. Mancuso responded that it would be a warm gray color. Mr. Mancuso commented that the loading dock doors would only be on the eastern side of the storage building and they would not face any other side of the building. The neighbors on King Street would not have to see any loading docks. Michele Lipe confirmed that the lighting poles would be lower in height than the storage facility. Mr. DeMallie commented that this was correct, the building would be approximately 28 feet tall and the tallest lighting pole would be 25 feet tall. Mr. Mancuso briefly reviewed the elevations for the proposed 10,000 square foot expansion to the main building. Ms. Lipe questioned the mechanicals for this expansion. Mr. Mancuso

commented that this would be far enough way that they would not be visible from the road and add that the storage facility is cold storage, therefore, there would not be any mechanicals for this building.

Michele Lipe asked if any Commissioners had questions or comments. Commission Larsen commented that if the neighbors are comfortable with the proposed changes then she felt comfortable with the application. Peter DeMallie commented that the neighbors have been supportive, however, some recently have expressed some concern with the trees taken down on King Street in the right of way. Mr. DeMallie explained that the tree warden tagged these trees as trees to be removed. Commissioner Marshall questioned if they always cut down trees in the right of way. Ms. Lipe explained that the tree warden goes out and evaluates the trees to determines which ones should stay and which ones should be removed. Mr. DeMallie and Ms. Lipe also commented that the conservation easement is in favor of the of the South Windsor Land Conservation Trust. The Commission forwarded a favorable recommendation of the project.

The meeting adjourned at 6:20 PM.

Respectfully Submitted,

Caitlin O'Neil