

ARCHITECTURAL & DESIGN REVIEW COMMITTEE MINUTES

NOVEMBER 3, 2022 5:45 p.m.

Members present: John Scheib, Marshal Montana, Sue Larsen

Staff present: Michele Lipe, Director of Planning

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

1. **Appl. 22-36P, Prime Materials Recovery-** request for site plan modification to add a 29,900 sf building, on property located at 444 Nutmeg Road North & 410 Governor's Highway, I zone.

Glen Martin, Landscape Architect with Design Professionals, Alan Lamson, Architect with FLB Architects, Doug Carabillo of Prime Materials, Justin Schilberg of Prime Materials and Alex Ansaldi with Ansaldi Construction were all present on behalf of the application.

Mr. Martin reviewed the proposed application, which would feature a 29,000 square foot building with four loading docks and ten trailer parking spaces to the west of the building. Additionally, there would be seventeen new car parking spaces in front of the proposed building. The existing 50 foot tree buffer between the building and Governor's Highway would remain, this has a dense mix of deciduous and evergreen trees. Mr. Martin explained that they are proposing new arborvitaes where the utilities would be located to help screen this area. Furthermore, they are proposing shade trees in the parking lot as well. Mr. Martin commented on the lighting for the site, which would include lighting in the trailer parking area and loading dock area. The lighting poles would be 25-foot-high light poles with full cut off fixtures. Michele Lipe questioned the number of light poles. Mr. Martin responded six poles.

Alan Lamson of FLB Architecture and Planning started by reviewing the access around the site and for the building. Mr. Lamson commented that the building would be 20 feet in height at the eave and 24 feet at the ridge. Mr. Lamson commented that the building would be metal siding with an accent band around the building and the color palette for the building would be two gray colors. Commissioner Montana questioned how the site would be accessed for construction. Michele Lipe responded that Nutmeg Road would be the only way to access the site for this project.

Commissioner Montana questioned what this proposed building would be used for. Justin Schilberg of Prime Materials explained that they process scrap metals, however, this new building would be used for storage. Michele Lipe questioned if this new facility would help clean up at the site since there are currently some materials stored around the exterior. Mr. Schilberg responded that this was correct, the new building would be used to help clean up the storage around the site. Michele Lipe commented that the plan also shows a containment area and added that this application was approved by the Inland Wetland Commission the night before. Commissioner Montana questioned where they process scrap metal on the site. Justin Schilberg showed a larger aerial on the screen and reviewed the operations that take place on the site for Prime Materials. Commissioner Scheib questioned the utility corridor and who would be responsible for re-grading the berm. Glen Martin commented that the grade would be restored once the utilities were installed. Commissioner Scheib questioned the fence material. Glen Martin responded that the fence would be aluminum colored chain link. Michele Lipe questioned if there would be roof top units. Alan Lamson responded that there would be no roof top units and only wall or ground units.

The Committee forwarded a favorable recommendation for the project.

The meeting adjourned at 6:05pm.

Respectfully Submitted,

Caitlin O'Neil