

ARCHITECTURAL & DESIGN REVIEW COMMITTEE MINUTES

NOVEMBER 17, 2022 5:45 p.m.

Members present: David Goslin and Sue Larsen
Staff present: Michele Lipe, Director of Planning
The ADRC Meeting was called to order at 5:45 p.m.

1. Appl. 22-38P Climate Controlled Vertical Self Storage Facility Site Plan- request for a 99,200 sf, 4-story building, on property located at 249 Ellington Road, I -291 CD zone

Glen Martin Landscape Architect with Design Professionals and Architect Andrea Baranyk with Northeast Collaborative Architects were both present on behalf of the application. Mr. Martin reviewed the site plan and commented that the proposed building would be setback 120 feet from Ellington Road with two loading dock areas, one of the front side of the building and the other to the south side with twelve parking spaces. Mr. Martin commented that there would also be approximately 700 storage units in the building. Mr. Martin commented on there is currently a dense wooded area on the south side of the site that provides a buffer to I-291 and there is also a wooded area to the north of the property as well. He added that both of these wooded buffer areas would remain. Director of Planning Michele Lipe clarified that the wooded area to the north belonged to both the town and the abutting residential neighbor and that there was no new landscaping being proposed along the northern side of the property.

Mr. Martin commented that there would be four shade trees along the Ellington Road frontage of the site and the water quality basin would include a native seed mixture. Mr. Martin added that there would be a five-foot-tall landscaped berm to help with screening also along the site's frontage and these trees would include evergreen, shade and flowering trees. Mr. Martin reviewed the lighting for the site, there would be 20-foot-high light pole fixtures along the entrance drive and parking area of the site. Michele Lipe questioned if there would be any lighting along the backside of the building as the plans shows no lighting at all in that area. Glen Martin responded that the applicant did not feel there was a need since there was no loading area on the backside of the building. Ms. Lipe questioned if they would have security lighting in this area. Mr. Martin responded that they did not show any lighting there at this time.

Andrea Baranyk of Northeast Collaborative Architects reviewed the site plan and building renderings in details. Ms. Baranyk commented that each loading area has sliding glass doors. Ms. Baranyk also reviewed other building features such as the concrete building foundation, metal frame structure and the three showcase elements of the site. Ms. Baranyk explained that the three showcase elements would be located at the three main visible corners of the site and are used to identify the nature of the building. These showcase elements would be glass enclosures that show a storage unit and would be illuminated at night. Committee member Dave Goslin questioned how these showcase areas were accessed. Ms. Baranyk commented that there would be access on the inside to allow for this area to be cleaned but it's ultimately a closed off storefront window area.

Ms. Baranyk briefly highlighted the exterior features of the site commenting that the foundation of the building would be a dark gray with light gray metal panels for the building and green metal panels to help break up parts of the building. Ms. Baranyk reviewed three elevations for the site, the southeast, southwest and northwest vantage points. Michele Lipe questioned the distance from the site to I-291. Glen Martin responded it is approximately 200 feet from I-291. Ms. Baranyk commented that the building would have horizontal banding, similar to clapboard, for the dark gray metal siding. The light gray metal siding would be vertical metal banding. Ms. Baranyk added that the roof top units would not be visible from the road. Colored metal samples to be used were distributed.

Michele Lipe questioned if Ms. Baranyk had some examples of currently built storage buildings that the applicant has recently built for the Committee to see for a better visual. Ms. Baranyk responded that she could try to provide some photos of recently built sites.

Committee member Sue Larsen commented that she would like to see an example because she did feel the renderings that were provided were blank and hard to envision the final products. Michele Lipe questioned the maximum height of the building. Glen Martin responded 44 feet. Ms. Lipe, Mr. Marti and Ms. Baranyk discussed the building height in more detail and the slope on this side of Ellington Road. Ms. Lipe suggested the applicant consider more lighting at the back of the site. Ms. Lipe questioned if there would be sprinklers on the site. Mr. Martin responded that they were not proposing sprinklers at this time. Ms. Lipe commented that the Planning and Zoning Commission may be looking for sprinklers. Ms. Lipe also suggested that the applicant show reserve parking spaces on the site plan, adding that there are over 700 storage units on the site and twelve parking spaces did not seem adequate. Ms. Lipe and Ms. Baranyk agreed that the applicant would show renderings with either signage on the building or something additional element to help break up the building more.

The meeting adjourned at 6:15pm.

Respectfully Submitted,

Caitlin O'Neil