

ARCHITECTURAL & DESIGN REVIEW COMMITTEE MINUTES

October 13, 2016 5:45 p.m.

Members present: Dave Goslin, Marshall Montana, Sue Larsen, John Scheib, Charles Regulbuto
Staff present: Michele R. Lipe, Director of Planning

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

1. **Appl. 16-51P, Tellier Properties, LLC, dba S.T.A.R. Center** – request for a three lot subdivision of 4.9 acres to create one new lot; request for Special Exception to Table 5.8.4.B.5 and Site Plan of Development for a 24,810 sf recreational facility on Lot #3, on property located at 2045 and 2063 John Fitch Boulevard (westerly side of John Fitch Boulevard, southerly of East Windsor Town Line), A-20 and Route 5 North Overlay Zone

Mr. Ben Wheeler of Design Professionals, Inc. with applicant and property owner Mr. Bill Tellier, and Mr. Patrick Mancuso from Capital Studio Architects presented the changes to the proposal for the S.T.A.R. Center based on feed back from the Committee at the previous meeting.

Mr. Mancuso presented changes to the building. They have lowered the first 12' section of the building by approximately 4 feet. They have adjusted the color scheme to have a more distinct two tones of grey. Other changes to the elevation include the addition of Eifs material which provides for a smooth, more finished look on the front of the building.

They have added or expanded the size of the windows on the Route 5 elevation as well as the southern elevation. They added proposed signage on the Route 5 frontage. Awnings are shown on the southern elevation to add some color to the building

The Committee commended the applicant for the changes that were made and felt that it was a much improved elevation. There was still some concern voiced over the appearance recognizing this as a gateway property into South Windsor.

Respectfully Submitted;

Michele Lipe, AICP
Director of Planning