

ARCHITECTURAL & DESIGN REVIEW COMMITTEE MINUTES

September 15, 2016 5:45 p.m.

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

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

1. **Appl. 16-50P, McGuire Road Associates, LLC, dba Hartford Truck Equipment, Inc.** – request for site plan approval for a 16,500 sf building on property located at 95 John Fitch Boulevard, GC zone

Mr. Ben Wheeler of Design Professionals, Inc. presented the application. The proposed building has been designed by Orlando Annuli & Sons, Inc. of Manchester. Owner Mr. Derek Brannon and representatives from Orlando Annuli were present. The new Hartford Truck Equipment building will measure 16,500 sq ft and will be located on the former site of the Ten Pin Bowl at 95 John Fitch Boulevard. They will relocate their business from the building on the adjacent property to the north.

The two entrances existing along Route 5 will remain for access to the site and parking will be primarily distributed around the building. The general public will typically utilize the front parking spaces and the back area will be for the work areas and storage area.

The display area will be specifically for vehicles that are already finished and some of the product offered for sale. Storage of equipment will be placed behind the fenced in area. The property is to be fenced with an 8 ft high vinyl coated fence with slats. Buffer plantings will supplement the existing trees and plants on site.

There will be a dumpster pad and a transformer pad. Both will be screened. Additional landscaping will be added to meet the interior landscaping in the parking areas and to enhance the appearance of the front of the building along Route 5.

There will be building and pole mounted LED lighting which will match. Site lighting will be on 25 feet high poles.

Mr. Brad Downey from Orlando Annuli & Sons presented the architectural. A dual tone, grey panel, metal pre-engineered building is proposed. There will be aluminum glazing along the frontage for the showroom/office sales office storefront. A split face brick entrance is proposed for the vestibule that bumps out. The roof will read as a great roof. Clear story windows will be used in the shop area. All mechanical equipment will all be inside in the mezzanine.

The elevation illustrated a possible sign although the final design had not been determined. The owners intend to reuse the existing pole sign in the front of the property.

The Committee discussed the proposal suggested reversing the arborvitae to be located in front of the fence. It was the consensus that a favorable review is to be forwarded to the PZC.

2. **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 proposal for the S.T.A.R. Center.

The building is proposed to be 24,000 square feet with 18,000 sq ft being used on the first level and a mezzanine with 6,000 sq ft of space on the second level.

The access entrance to the facility will line up with Crow Park Road. Ninety three (93) spaces are shown in the parking area. ECE All Star Cheer will be the primary tenant of the building; however they hope to get other tenants and will have gym space available for rent.

Ground mounted and building mounted signage is proposed for the site. At this time the signage design was not completed.

Site lighting was described as a mix of pole and building lights. The Committee voiced concern over the 25' high pole lighting proposed in the residential area.

Mr. Mancuso described the building as 35 feet to the center to the top. On the two sides the overhang will be put out two feet. The color proposed is two tones of grey. The building will be heavily landscaped along the Route 5 frontage to eventually screen this building from the road.

There will be no rooftop mechanical units, the only generator will be located near the front entrance island of the facility and screened with plantings.

The Committee voiced concern over the look of the building stating that is too industrial for the immediate area of Northern RT 5. They expressed concern with the metal overhang appearing "heavy". They recognized this area as a gateway into South Windsor and were concerned that the first building to go up in the overlay zone will set the tone for further development in the area.

After questions and discussion committee members suggested the architect consider a redesign of the building and to return to ADRC for further review.

Respectfully Submitted,

Michele Lipe, AICP
Director of Planning