

# ARCHITECTURAL & DESIGN REVIEW COMMITTEE MINUTES

December 1, 2016 5:45 p.m.

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

Staff present: Michele R. Lipe, Director of Planning

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

- 1. Appl. 16-57P, Metro Realty Group** – (1) request for a text amendment to add new Article 4, Section 4.22 Multifamily Assisted Housing in AA-30 Residential Zone (MAHZ) which includes Purpose; Procedures; Permitted Uses; Bulk requirements; Site and Design requirements and Affordability Plan requirements in accordance with CGS Section 8-30g; and (2) special exception to Section 4.22 site plan of development for a 78 unit apartment development to be known as “The Village at Berry Patch” on property located at 151 and 195 Oakland Road, AA-30 Residential zone

Mr. Peter Dunn, Mr. Kyle Richards, and Mr. Charlie Nyberg of Metro Realty Group met with the Committee to describe a new 78 unit development for apartments at the Berry Patch on Oakland Road. Samples of other similar projects as well as examples of colors and materials to be used were distributed for review.

The development is being designed with lower scale buildings, eleven 2-story buildings. One-bedroom units measuring 971 square feet and two-bedroom units measuring 1,400 square feet are proposed. A two bedroom unit would rent for approximately \$2,000 per month. The 78 units are estimated to generate approximately 137 cars on site.

The affordability plan delegates 80% of the units at market rate and 20% affordable. Upon completion of this project, the qualify to apply for a four year moratorium on CGS Section 8-30g developments in South Windsor.

The site plan was reviewed. New England architecture was described for the buildings which will be vinyl sided in white with slate grey trim. Other colors will be used for the doors and window shutters. There will be no external stairs on the wood framed, all sprinklered buildings.

There will be no difference in design between the affordable and market rate units. Elevators will be available in some of the buildings closest to the road. Site lighting was described and a split rail fence is proposed along the Oakland Road frontage.

The Committee encouraged the developer to save the maximum number of trees on site and all trees to be saved must be shown on the plans as well as any trees to be relocated.

After review of the proposal, it was the consensus that a favorable review is to be forwarded to the PZC.

Respectfully Submitted,

Michele Lipe, AICP  
Director of Planning