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MINUTES
DESIGN REVIEW ADVISORY COMMITTEE
Wednesday, July 11, 2007, 6:30 p.m.
Conference Room
Basement Level, Town Hall

1. **Call to Order** - Mr. Bockstael called the meeting to order at 6:30 p.m.
2. **Roll Call** - Members in attendance: Bruce Bockstael, Andrea Boyle, Jay Hallinan, Steve Hine, and Tony Margiotta. Also present: Denise Bradley, Assistant Planner

Members absent: Joe Hickey.

3. **Public Comments** - There was no one from the public in attendance.
4. **Minutes** - Minutes of the June 6, 2007 meeting were not available.
5. **PROJECT REVIEWS**

- 5.1 APPLICATION NO. 86-2007 - Paolo Mozzicato - Seeking review of new signage proposed for 709-725 Silas Deane Highway.

Mr. Mozzicato said he wanted to continue with his plan to put up a free standing sign out near the Silas Deane highway. Mr. Mozzicato showed a example picture of what the sign would look like: brick exterior with multiple slots for multiple signs for the names of the different tenants in the building. The individual signs would all be about the same size, with the top tenants at the top of the sign. Mr. Bockstael asked if the sign would be placed on his land or DOT land. Mr. Mozzicato said it would be on DOT land, for which he has already received permission. He said he knows there is a risk that the sign could be destroyed if DOT needed to do something with that land, such as widen the road. Mr. Bockstael asked Mr. Mozzicato to submit all of that information to the Committee in writing.

Ms. Boyle asked about the color of the individual signs, and whether there would be any landscaping or lighting. Mr. Mozzicato said the individual signs would all be a consistent, light color background with different lettering and/or logo per the specifications of the tenant. Mr. Mozzicato also said that he planned low landscaping and no lighting. Mr. Bockstael suggested creeping juniper for a good type of plant for that application. Mr. Mozzicato added that he planned to install smaller one way signs at the entry and exit driveways. He has large signs in place now to help get customers used to the traffic flow directions, but realizes they are a little unsightly. The review of the proposal was preliminary, so no vote was taken. However, Committee members gave Mr. Mozzicato positive feedback about his plans.

- 5.2 APPLICATION NO. 88-2007 - International Institute of Cosmetology - Seeking review of proposed façade improvements funded by the Façade Loan Program at 628-632 Silas Deane Highway.

Ms. Bradley said that Leonardo Gugliotti is seeking the Committee approval needed prior to an Economic Development and Improvement Commission meeting. The EDIC will be considering a façade loan for which Mr. Gugliotti has applied. Mr. Gugliotti said that the façade and signage were approved by the Committee in 2005, but he wanted to change the color slightly. He said that the main color would be light beige, and the top and columns would be moderate darker brown. Window treatments would be blue, consistent with the Cosmetology Institute's sign. The utility panel would be screened by covering it with "dryvit" material. No change in the sign is planned, it would remain as an internally lit sign. Ms. Bradley said that a condition of the 2005 Committee approval was that the sign

dimensions needed to be submitted. Mr. Gugliotti said that he will provide the dimensions to the Committee, but that the proposed sign will be no bigger than the current sign. Mr. Margiotta made a motion to approve the design for the façade loan program, Mr. Hine seconded, and the vote showed all members in favor of approval.

5.3 APPLICATION NO. 89-2007 - 61 Arrow Road LLC - Seeking review of new construction for property located at 61 Arrow Road. The applicant reviewed the proposed design for a 20-bay self-storage garage to be constructed. The applicant has previously been before the Committee seeking guidance on parking lot plantings. The applicant proposes to change the landscaping plan to place fewer plantings inside the parking lot, and more along the edge of the lot. The edge plantings function as screening from Russell Road. The total planting area would slightly exceed 15%. Mr. Hine said that he thought the proposal represented an improvement over what was presented previously. Mr. Hallinan made a motion to approve the changes in the plantings, Ms. Boyle seconded, and the vote showed all members in favor of approval.

5.4 APPLICATION NO. 90-2007 - Arby's Restaurant 1151 Silas Deane Highway - Seeking new construction review. Representing Arby's at this pre-application meeting were: John Harvey of Arby's, and Kevin Johnson of Close, Jensen and Miller P.C. Mr. Johnson stated that he had received the Town Planning Office's review comments dated July 10, 2007, and that he would have no problem making changes to address the comments. Mr. Johnson said the project entailed demolishing the existing building, and replacing it with a new one. The new building would be approximately 50 - 60% of the current size, and have seating for 77 people inside and a drive-thru. The driveway and parking lot would be reconfigured to accommodate the drive-thru traffic. The building design will be one of several similar designs that Arby's uses for all of its restaurants. The exterior of the basic design will be white concrete block with a pointed atrium built into the front, facing the Silas Deane Highway. Mr. Hallinan said that the roof-line of the design appeared "boxy", and asked if the design could be modified to be more like New England style architecture. Mr. Harvey said that the building designs are determined by the main office in Atlanta, so he could not say for sure how much the design could be modified. He did say that he would check, and he believes the main office tries to be flexible. Mr. Bockstael said that requests for design modifications were not meant as criticism of Arby's designs. Rather, the Committee is trying to impart "contextual design" in all new construction for the betterment of the town. Mr. Bockstael said that the design variation with bricks along the bottom of the exterior appeared to be the best fit for Wethersfield.

Ms. Boyle asked if the front of the building is intended to be the main entrance. Mr. Johnson said the side entrance would function as the main entrance as it is closer to most of the parking. Ms. Boyle said that the overall design of the building and site layout was somewhat inconsistent with the Town's interest in making streetscapes more pedestrian-friendly. That is, the main entrance is on the side of the building, the building is set back from the street, and the drive-thru roadway isolates the building from the sidewalks and makes crossing more dangerous. Mr. Hine asked if the drive-thru menu board would be screened, and if the utilities on the roof needed screening. Mr. Harvey said that the menu would be screened, and that the roof-line was designed to serve as its own screening from normal viewing angles. Mr. Johnson added that a low, decorative wall with shrubs is planned for the corner of the lot adjacent to the intersection of Mill Street and the Silas Deane Highway.

Mr. Hallinan made a motion to approve the building design and materials with the brick lower exterior option, Mr. Hine seconded, and the vote showed all in favor of approval. Mr. Bockstael said that the approval did not include the site plan, and the pedestrian access issue would be considered further when the site plan came before the Committee.

5.5 APPLICATION NO. 91-2007 - Pitkin Community Center - Seeking review of site improvements at 30 Greenfield Street. Glen Yaekel and Adam Palmer of Friar Associates were present to present the project, "The 9/11 memorial Sports Center". Also present was Kathy Bagley, Wethersfield Parks and Recreation Director. Mr. Yaekel started by saying he had received the Town's site plan review comments dated July 5, 2007. Mr. Yaekel said that the project affects only the gym wing of the

building and creates a memorial entrance on the east end of that wing. The design presented is an "alternate design" based on the funding available to date. The design may change if more funding becomes available. Outdoors, a driveway "turnaround" will be constructed opposite a renovated entrance on the east end of the gym wing. The turnaround will be centered around an existing, large tree. The entrance will feature two decorative, twelve-foot tall towers, one on either side of the sidewalk. Each tower will have a glass rod-shaped core that will be lit internally. The entrance doorway will be covered by a tempered glass canopy, and there will be new benches and landscaping. Indoors, the length of the gym area will be increased by removing the existing stage and replacing it with a viewing area for spectators. Glass windows will be installed in the outer wall behind the viewing area. The glass windows in the gym will be replaced with translucent panels. The current daycare area will be replaced by a fitness center. The windows on the parking lot side of the daycare room will be replaced with translucent paneling. Storage area adjacent to the south of the gym will be renovated to create meeting room space with windows, and some storage space.

Mr. Bockstael asked why translucent panels were being used instead of glass. Mr. Yaekel said that the panels are cheaper than glass, and are safer than glass in a gymnasium. Mr. Margiotta asked if there would be any new parking area, and Mr. Yaekel said that no new pavement or drainage is needed, and the number of handicap parking spaces will stay the same. Mr. Bockstael suggested that alarm units be placed on some of the internal doors to deter people from roaming through other parts of the building. Ms. Bagley said that there is currently a gate in the hallway for that purpose, but alarms would be worth considering. Mr. Bockstael asked about the height of the wall for the viewing area, and Mr. Yaekel said it had been sized in consultation with the fire marshal to maximize egress. Mr. Hallinan made a motion to approve the project, Mr. Hine seconded, and the vote showed all members in favor of approval.

5.6 APPLICATION NO. 80-2007 - Mr. DeFillippo - seeking review of new construction proposed for property located at 1912 Berlin Turnpike. Mr. DeFillippo had submitted building design details previously requested by the Committee. Mr. Bockstael asked why the diagrams depicted only 2 halves of a one-story building, when a two-story building is planned. Mr. DeFillippo said the design for the second floor is the same, so another drawing is not needed. Mr. Hallinan asked about the exterior materials and color. Mr. DeFillippo said it will be vinyl siding with a faux cedar shake surface, and the colors will be beige siding with white trim, green shutters, and a brown roof.

Ms. Bradley noted that a site plan was submitted that day by Jack Gilmartin, but it had not yet been reviewed. Mr. Bockstael commented that the drawings submitted were the type of information and level of detail the Committee had been seeking previously. Mr. Hallinan made a motion to approve the building design details, Mr. Margiotta seconded, and the vote showed all members in favor of approval.

6. **Other Business** - Mr. Bockstael commented that the Committee could do more to carry out its mission if the town adopted revised zoning regulations that more clearly required the kinds of things the Committee can now only ask applicants to do. Mr. Bockstael asked what is the status of the Silas Deane Master Plan. Ms. Bradley said that the master plan is still in draft form and its committee disbanded before it was adopted. Mr. Bockstael said that the Committee should consider doing something to rekindle interest in adopting the plan, and suggested that one copy of the plan be given to the head of each town commission, and point out that the plan is available on the town's website for the perusal of all others. Mr. Bockstael said that the Committee should consider soon a vote to recommend to the Planning and Zoning Committee that the master plan be adopted.
7. **Next Meeting Date:** August 1, 2007 (regularly scheduled date).
8. **Adjournment** - Mr. Bockstael made a motion to adjourn the meeting at 8:20 p.m., Mr. Hallinan seconded, and all members voted in favor to adjourn.

Respectfully submitted,

Kevin T. Sullivan

Committee Recording Secretary