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MINUTES
DESIGN REVIEW ADVISORY COMMITTEE
Wednesday, October 3, 2007, 6:30 p.m.
Conference Room
Basement Level, Town Hall

1. **Call to Order** - Mr. Bockstael called the meeting to order at 6:33 p.m.
2. **Roll Call** - Members in attendance: Bruce Bockstael, Andrea Boyle, and Tony Margiotta. Also present: Denise Bradley, Assistant Planner

Members absent: Jay Hallinan, Joe Hickey, and Steve Hine.

3. **Public Comments** - There was no one from the public in attendance.
4. **Minutes** - July 5, 2007 - No votes were taken, due to lack of a quorum of members present at the July 5th meeting.

5. **PROJECT REVIEWS**

5.1 APPLICATION NO. 93-2007 - KFC Restaurant / Hines Sudden Service - seeking new construction review at 31 Town Line Road. Gwen Ashbaugh, engineer-project manager, and John Martin, architect, were present on behalf of the applicant. Regarding the office building, Ms. Ashbaugh said she had addressed all of the general site plan requirements issues in the Town's September 25, 2007 letter. She said the outer wall of the garage of the office building will have juniper trees planted in front of it to break up the plain appearance of that wall. She also said that the final landscaping plan includes 19 shade trees. This is fewer than the 23 required by the Planning and Zoning Commission, but she will be requesting a waiver from P&ZC. Regarding the restaurant building, Mr. Martin said that the plan includes a number of changes to address DRAC concerns, including: removal of the tent-like KFC roof top; removal of the large bucket sign; the base of the outer wall will be brick; and much of the red exterior color paint has been changed to beige. He said KFC was very disappointed that DRAC disliked the tent-like roof. Mr. Bockstael said that there are comments in a memo from the Town Engineer that must still be addressed.

Ms. Boyle asked if a vertical design feature could be added to break-up the plain appearance of the outer walls, and Mr. Martin said he will look into doing so. Mr. Margiotta asked if the parking lot design can accommodate the standard M-30 vehicle's turning radius, and Ms. Ashbaugh said that she will double-check that. Mr. Bockstael said that overall the plans represent a big improvement over what is there today, especially having a masonry building on the corner. He said that there were no other issues to discuss at this meeting, but reminded the representatives that there are some outstanding comments that need to be addressed. No votes were taken on this application.

5.2 APPLICATION NO. 95-2007 - TD Banknorth seeking review of signage to be constructed at the corner of Wells Road and Silas Deane Highway. Permit consultant Hazel Hopkins of Philadelphia Sign Company was present on behalf of the applicant. She said that a bank name sign has been added, but some traffic directional signage will be deleted. She also asked whether the base of the monument sign proposed should be included in the square footage calculation for total signage. Mr. Bockstael said that it partly depended on whether the sign was integrated more into the wall treatment planned for the corner, so that the wall treatment masked the base. He said that he felt a better wall treatment and signage design would be to keep the wall treatment out by the corner and move the signs back toward the building. This way, the wall treatment would have a better appearance, and people would make a

better connection between the signage and the bank building. Ms. Hopkins said that she would look into making those pedestal sign changes and would return for the 10-17-07 meeting for further review. Mr. Bockstael said that the building signage was acceptable. No votes were taken on this application.

6. **Other Business** - None.

7. **Next Meeting Date:** October 17, 2007 (regularly scheduled date).

8. **Adjournment** - Mr. Margiotta made a motion to adjourn the meeting at 7:15 p.m., Ms. Boyle seconded, and the vote showed all in favor of adjournment.

Respectfully submitted,

Kevin T. Sullivan
Committee Recording Secretary