

**MINUTES**  
**DESIGN REVIEW ADVISORY COMMITTEE**  
**Wednesday, December 19, 2007, 6:30 p.m.**  
**Conference Room**  
**Basement Level, Town Hall**

- 1) **Call to Order** – Mr. Bockstael called the meeting to order at 6:34 p.m.
- 2) **Roll Call** - Members in attendance: Bruce Bockstael, Andrea Boyle, Jay Hallinan, Joe Hickey, and Tony Margiotta. Also present: Denise Bradley, Assistant Planner

Members absent: Steve Hine.

- 3) **Public Comments** - There was no one from the public in attendance.
- 4) **Minutes** – Minutes of the November 7, 2007 meeting. Mr. Bockstael suggested that the matter of the minutes be tabled so that the Committee could begin to consider the applications.

**5) PROJECT REVIEWS**

**5.1 APPLICATION NO. 101-2007** – 4 Progress Drive – John Kulesza – Seeking review of proposed new construction. John Kulesza, owner, was present on behalf of the application, along with his architect, John Wilcox, and his landscape designer, Rosemary Aldridge. Mr. Kulesza said he is the owner of Young Pharmaceuticals and proposes to build a two-story office building, with approximately 17,000 square feet of space. Mr. Kulesza said he also owns another property in town, the Atlantic Inn on the Berlin Turnpike. He said a building at 4 Progress Drive was previously approved in 1997, but the application has lapsed so he is restarting the process.

The name of the building would be the Connecticut Center for Cosmetic Enhancement and it would house cosmetic surgery offices and cosmetics production facilities. Mr. Kulesza showed drawings and a plot plan. The building design would be a brick exterior with a tile roof, patterned after the Roth home in California used for the TV show “Dynasty”. Mr. Kulesza said he owns four lots in this area, each of which is approximately 2 acres. In the future, he envisions constructing buildings on the other lots with a similar design, in a campus-like setting. He proposes a sign at the entrance mounted on a wall treatment, “Wethersfield Technology Campus”.

Mr. Hickey asked why the building is situated so closely to the edge of the lot. Ms. Aldridge said that the building needs to avoid a sanitary sewer line and to enable enough parking in the adjoining lot. Mr. Hallinan asked if the building will house a commercial activity, and Mr. Kulesza confirmed that his venture will be commercial, not research or academic in nature.

Ms. Aldridge said that the landscape plan includes leaving as many large trees as possible, and putting lawn over the sanitary sewer line. Some ground level clearing

will be done to highlight the large trees. Evergreen hedges and flowers will be placed along border areas.

Mr. Wilcox said the building will appear to be 1-story high on the parking lot side. The lot slopes so that both stories of the building will be visible in the rear. The building interior will have oversized offices and be organized in 5 “cells”, each potentially with its own entrance. The lower level will house a “lab” for mixing chemicals for point of use. No chemicals will be manufactured on the premises. Unlike the 1997 design, all utilities will be indoors, except a cooling tower set away from the CREC building and screened from view. The window and door glass will have a green tint, and the aluminum framing around them will have a green patina. The roof tiles will be plastic.

Mr. Bockstael asked what signage is envisioned and what will be the design of the rear of the building. Mr. Wilcox said no signage will be proposed until there are tenants, and the rear of the building will be the same design as the front. Mr. Margiotta asked whether detention basins would be needed for storm water management. Mr. Wilcox said no detention basin is needed, and there will be sediment removal devices for the “dirty water” collection system (i.e. water collected from the parking lot). “Clean water” run-off from the building roof will not be sent to the storm sewer, and may be collected for irrigation.

Mr. Margiotta asked what “green building” elements have been included in the design. Mr. Wilcox said the design has not yet been reviewed by a mechanical engineer, but already the building faces south for solar heating potential, the overhang will shade windows, the roof water will be collected for irrigation, the windows will be triple glazed, and a geothermal heating system is being considered.

Mr. Bockstael said the campus concept matches well with the surrounding school and residential land use. Mr. Hickey said the consensus is that the project is well designed, and should proceed.

**5.2 APPLICATION NO. 102-2007** – 672 Silas Deane Highway/Pal’s Pub (Former Amici’s Building) – Lynn Dillon & Christopher Ravlin – Seeking review of proposed outdoor seating. Lynne Dillon was present on behalf of the application. Ms. Dillon said that she is a Wethersfield resident, has 3 children in the public schools, and previously managed the Bunker Café. She said that she proposes to remodel the building for a pub-style restaurant – “Pal’s Pub” – named after her children.

The outdoor seating is proposed for the sidewalk in front of the building, which is also underneath an overhang. The seating will be separated from the parking lot by wrought iron fencing constructed between the pillars for the overhang. Ms. Dillon proposes 4 tables and chairs in this area for an outdoor dining alternative and for a smoking area. Plants will be placed along the fencing, and there may be more landscaping in the parking lot in front of the building if the landowner allows it. Ms. Dillon said that she knows a special permit is also needed from the Planning and

Zoning Commission for the outdoor seating. Ms. Dillon said that she hopes in the future to be able to use the parking lot to host community / outdoor events, but realizes she will first need to work with the landowner and the Town.

Mr. Bockstael asked if there are changes planned for the rear side of the building, which faces Silas Deane Highway. Ms. Dillon said no changes are planned, except for signage. A sign design will be submitted at a later date, and she will be certain to repair the wall as needed when the new sign is installed.

Mr. Hickey said that the consensus of the Committee is to endorse the proposed outdoor seating.

**6) Other Business:**

Mr. Gillespie distributed copies of the document “Design Guidelines, Rocky Hill Design Review Advisory Board, November 30, 2006”. He said that he planned to propose funding in the budget to support adoption of similar guidelines in Wethersfield. He also said the Planning and Zoning Commission would need to adopt changes in its signage requirements as a companion to the guidelines.

**7) Next Meeting Date:** January 2, 2008 (regularly scheduled date).

**8) Adjournment** – Mr. Margiotta made a motion to adjourn the meeting at 7:55 p.m. Mr. Bockstael seconded, and the vote showed all in favor of adjournment.

Respectfully submitted,

Kevin T. Sullivan  
Committee Recording Secretary