

MINUTES
DESIGN REVIEW ADVISORY COMMITTEE
Wednesday, February 1, 2006 6:30 p.m.
Public Works Conference Room
Second Floor, Town Hall

1. Call to Order - Chairman Bockstael called the meeting to order at 6:37 P.M.
2. Roll Call - Members in attendance: Chair Bruce Bockstael, Jay Hallinan, Steve Hine and Andrea Boyle. Also: Peter Gillespie, Economic Development Manager/Town Planner and Denise Bradley, Assistant Planner.
3. Public Comments - There was no one present from the public.
4. [Minutes from the December 7, 2005 meeting](#). Commissioner Hallinan motioned to approve the minutes as submitted. Commissioner Hine seconded and all members voted in favor.
5. **PROJECT REVIEWS**

- 5.1 APPLICATION NO. 39-2006 - Granberry/Church Homes - Seeking new construction review for property located at 295 Ridge Road - John Tartaglia.

John Tartaglia, Jeff Gebrian of CR3 and Peter Bugryn, Architect, presented the proposal for renovations and additions to eight (8) existing units and the construction of nine (9) new units. Also included in the proposal are site drives and parking, garages, sidewalks and landscaping. Jeff Gebrian described the site development constraints which include a sanitary sewer line and wetlands. Mr. Gebrian discussed plans to convert the existing carports into garages. Chair Bockstael asked whether the units would be built to comply with ADA standards. Peter Bugryn noted that while they would not be built to ADA standard, they consist of a 1st floor bedroom and could be easily adaptable. John Tartaglia expressed his intention to create a village setting. He noted that he expects the models to be open in a few weeks and that he has received an outpouring of interest. Jeff Gebrian discussed the need for variation in the proposed façade materials due to the inability to match the existing brick. Commissioner Hallinan commented that the previous application was monotonous and applauded the new proposal due to the variety in unit types. Commissioner Hine asked whether there would be landscaping around units 1 and 2. Mr. Gebrian responded that plantings would be added in that area. Commissioner Boyle asked what type of material would be used for the exterior of the new units and for the porches. Mr. Bugryn noted that the porches would be a poly column that could be painted any color and the exterior of the new units would be vinyl siding. Chairman Bockstael asked what roofing materials will be used. Mr. Bugryn responded that the slate will be preserved on the existing units in the front. Mr. Tartaglia noted that architectural singles that look very similar to the slate will be used in the rear. Commissioner Hallinan made a motion to approve the application as presented. Commissioner Hine seconded and all voted in favor.

- 5.2 APPLICATION NO. 40-2006 - Tim Horton's Restaurant - Seeking sign review for property located at 486 Silas Deane Highway.

Steve Fiedler, Tim Horton's Regional Manager presented the proposal. The applicant is proposing to install two (2) wall signs, one (1) monument sign, five (5) directional signs and three (3) miscellaneous signs (i.e. preview board, menu board and speaker pedestal) as follows:

Monument Sign

Sign #1 - Double face, internally illuminated

To be located on the corner of the Silas Deane Highway and Church Street, this proposed sign stands 6' high, has a 2' brick base and sides and a total area of 20 s. f.

Wall Mounted Signs

Sign #2 - Single face, internally illuminated

To be located on the Silas Deane Highway frontage, this proposed sign has a total area of 20 s. f.

Sign #3 - Single face, internally illuminated

To be located on the Church Street frontage, this proposed sign has a total area of 35 s. f.

Menu Board & Related Signage

Sign #4 - Single face, internally illuminated

This proposed sign is part of the exterior menu system. It stands 8' high and has a total area of 32.83 s. f.

Sign #5 - Single face, internally illuminated

This proposed sign is part of the exterior menu system. It stands 7.5' high and has a total area of 21 s. f.

Sign #6 - Single face, non-illuminated

This proposed sign consists of a pre ad panel and the exterior speaker pedestal. It stands 3.25' high and has a total area of 8.8 s. f.

Directional Signs

Signs #7, 8, 9 & 10 - Double face, internally illuminated

These proposed signs stand 3.5' high and has a total area of 2.14 s. f.

Sign #11 - Single face, internally illuminated

This proposed sign stands 3.5' high and has a total area of 2.14 s. f.

Commissioner Hallinan noted that while the applicant is proposing more signage than what is permitted, most of the freestanding signs are at the back of the site and not visible from the street. Peter Gillespie commented that the series of directional signs and the menu boards are at issue and added that the applicant will also need to seek approval through the Zoning Board of Appeals. A brief discussion ensued regarding the proposal. Commissioner Hallinan made a motion to approve the application with the following stipulations:

- The "Tim Horton's" insignia be removed from the top of the exterior menu system sign (Sign # 4);
- The pre-ad panel be removed from the exterior speaker pedestal (Sign # 6); and
- All directional signs (Signs # 7, 8, 9, 10 & 11) must be and checked for compliance with the Manual on Uniform Traffic Control Devices (MUTCD) and approved by the Town Engineer.

Commissioner Hine seconded the motion and all voted in favor.

6. Other Business - Peter Gillespie reported on the Silas Deane Highway Master Plan project and noted that a draft of the proposed design guidelines was expected by February 15th. Mr. Gillespie also noted that a meeting on the Wayfinding Signage will be held in the next few weeks.

7. Adjournment - Chairman Bockstael motioned to adjourn the meeting at 7:25 P.M. Commissioner Hine seconded and all voted in favor.

Respectfully submitted,

Denise Bradley, Assistant Planner