

MINUTES
DESIGN REVIEW ADVISORY COMMITTEE
Wednesday, April 19, 2006 6:30 p.m.
Conference Room
Ground Floor, Town Hall

1. Call to Order - In the absence of Chairman Bockstael, Commissioner Hickey made a motion to appoint Commissioner Hallinan as acting chairman. Commissioner Margiotta seconded the motion and all voted in favor.

Acting Chairman Hallinan called the meeting to order at 6:36 P.M.

2. Roll Call - Members in attendance: Andrea Boyle, Steve Hine, Jay Hallinan, Tony Margiotta and Joe Hickey. Also present: Denise Bradley-Assistant Planner.

Members absent: Chairman Bruce Bockstael.

3. Public Comments - There was no one present from the public.
4. Minutes from the April 5, 2006 meeting - The minutes were not available.

5. PROJECT REVIEWS

- 5.1 APPLICATION NO. 45-2006 - Century 21 - Seeking Sign Review for property located at 449 Silas Deane Highway.

Dan Tibbideau, of Century 21 and Don Reed of Barlo Signs described a proposal to install a new 29.23 s. f. double face, internally illuminated sign cabinet and electronic message system with a brick base. The electronic message system has an image changing device. Commissioner Hickey questioned whether the sign complied with the Zoning Regulations. Denise Bradley noted that in accordance with Section 6.3.I.2, no flashing, intermittent, intensity variations of light are permitted, unless specifically approved by the commission. Commissioner Boyle questioned how often the image would change. Mr. Tibbideau responded that the image would change several times a day but not in succession. Commissioner Margiotta questioned if the sign will be back lit and the degree of intensity. Mr. Reed responded that the proposed sign would be back lit and that it is capable of changing the light intensity based on the amount of natural outdoor light. Commissioner Margiotta noted that he is concerned about the night adjustments. Mr. Tibbideau noted that Century 21 would work with the town to make proper light adjustments if necessary after installment. Commissioner Boyle made a motion to approve the application with the stipulation that Century 21 work with the town to make proper light adjustments if necessary after the installment of the sign. Commissioner Hine seconded the motion and all members voted in favor.

- 5.2 APPLICATION NO. 46-2006 - Seeking sign review for property located at 370 Silas Deane Highway.

Mike Mogie, of Bianca Signs Unlimited described a proposal to install an eight (8) ft. high 35.58 s. f. freestanding (business directory) sign with white vinyl clad posts, aluminum panels and vinyl lettering. He noted that landscaping around the sign would also be done and no lighting for the sign is proposed. Commissioner Boyle asked how many tenants are located in the building. Mr. Mogie responded that there are currently two (2) tenants in the building and the capacity to hold two (2) additional tenants. Commissioner Hickey commented that he is interested in reviewing the proposed landscaping. Mr. Hickey motioned to approve the application with the stipulation that the proposed landscaping at the base of the sign be reviewed by the Town Planner. Commissioner Boyle seconded the motion and all members voted in favor.

5.3 APPLICATION NO. 47-2006 - Wethersfield Evangelical Free Church - Seeking review of proposed parking lot expansion at 511 Maple Street.

Jeffrey LeMay, Civil Engineer and Mark Felgate, of Van Zelm Heywood & Shadford described a proposal which includes the construction of 78 additional parking spaces and site lighting, storm drainage and landscaping associated with the construction. The applicants described a parking overflow issue in which, due to recent growth, there are dozens of cars parked off site during each service. Commissioner Hickey discussed a statement of the neighbors concerns dated April 10th. A brief discussion ensued regarding the church's long-term plans for expansion and the ability to accommodate the anticipated increase in capacity and lot coverage. Commissioner Hickey motioned to approve the application as submitted. Commissioner Hine seconded the motion and all members voted in favor.

5.4 APPLICATION NO. 48-2006 - Firehouse Bar & Grill - Seeking review of proposed outdoor seating at 1151 Silas Deane Highway.

Matthew Fernandez, the applicant described the proposal. He noted that the tables and chairs would be white plastic. Commissioner Boyle asked if the proposed tables would be fixed. Mr. Fernandez responded that the tables and chairs would not be in a fixed position to allow them to be stacked each night. He noted the umbrellas would be fixed. Commissioner Boyle asked whether the outdoor dining area would be used at night. Mr. Fernandez responded that the outdoor seating area would be open during the hours of operation, weather permitting. Commissioner Hickey motioned to approve the application with the stipulation that it comply with the landscaping requirements. Commissioner Hine seconded the motion and all members voted in favor.

6. Other Business - There was no other business.

7. Adjournment - Commissioner Hallinan adjourned the meeting at 7:35 P.M.

Respectfully submitted,

Denise Bradley, Assistant Planner