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MINUTES
DESIGN REVIEW ADVISORY COMMITTEE
Tuesday, June 13, 2006 6:30 p.m.
Conference Room
Basement Level, Town Hall
SPECIAL MEETING

1. Call to Order - Chairman Bockstael called the meeting to order at 6:33 P.M.
2. Roll Call - Members in attendance: Bruce Bockstael, Andrea Boyle, Jay Hallinan, Tony Margiotta and Joe Hickey. Also present: Denise Bradley-Assistant Planner.

Members absent: Steve Hine.

3. Public Comments - There was no one present from the public.
4. [Minutes from the April 5, 2006 meeting](#). - Commissioner Hickey made a motion to approve the minutes. Commissioner Hallinan seconded the motion and all voted in favor.

[Minutes from the April 19, 2006 meeting](#). - Commissioner Hickey made a motion to approve the minutes. Commissioner Hallinan seconded the motion and all voted in favor.

5. PROJECT REVIEWS

- 5.1 APPLICATION NO. 49-2006 - City Fish - Seeking review of proposed addition, building renovation and outdoor dining for property located at 884 Silas Deane Highway.

Dante Boffi, Architect described the applicant's proposal to enclose an existing loading dock with C.M.V., construct a 2nd story office space, expand the existing kitchen and add indoor and outdoor seating areas. Commissioner Hickey noted that the plans were preliminary and confusing. Mr. Boffi stated that a plot plan was being completed and submitted for review. Commissioner Hickey spoke of ways to potentially improve the aesthetic quality of the property such as eliminating the amount of asphalt of the western property boundary and incorporating a landscaped area in the front yard. Chairman Bockstael noted that a site plan was essential to understand the site's circulation pattern, parking layout and to determine the increased capacity needed with the new office space and additional seating. Mr. Boffi agreed to provide the Committee with additional information.

- 5.2 APPLICATION NO. 50-2006 - TBD - Seeking review for a proposed active adult community consisting of twenty-one (21) units located at 91 Nott Street.

Dan D'Addeo and Mark Trahan, of Hometown Developer's LLC, presented an application to rezone 5.3 acres of land from Office (O) and General Business (GB) Zone to a Special Residential Development (SRD) Zone to allow for twenty one (21) stand alone units of active adult housing. The homes will consist of one-floor ranch style designs on slab foundations with two car attached garages. A brief discussion ensued regarding buffering, setbacks and variety in architecture. Commissioner Hickey questioned whether the property was better suited for residential use as compared to other uses due to its location within the limits of the 100-year floodplain and site contamination. Mr. D'Addeo indicated that a Licensed Environmental Professional (LEP) has been working on site for over ten years and due to the clay orientation of the site, the contaminants have been contained within a small area. Additionally, the homes will be constructed one foot over the flood elevation. Denise Bradley explained the while the applicants are currently seeking a zone change that would allow for this development, the

applicants would be required to come before Design Review after they have filed a formal site plan.

5.3 APPLICATION NO. 51-2006 - Corpus Christi School - Seeking review of a proposed sign and lighting for property located at 581 Silas Deane Highway.

Tom Kasetta, representing Corpus Christi School, presented a proposal to install a one-sided freestanding sign parallel to the Silas Deane Highway. The sign will be six feet in height and have the dimensions of 82" by 43" and will consist of two white wooden poles and a changeable message board with 4" black letters on three lines of track. Additionally, a blue curved shape board will be located above the message board that will be hand carved in gold leaf with the words Corpus Christi School. Chairman Bockstael noted that the existing sign carries a certain presence and that he would like to see uniformity by emulating the same color range that exists in other signs on the property. Mr. Kasetta then presented a proposal to illuminate the sign using in-ground well lights. A brief discussion ensued regarding the use of direct mount versus in ground lighting. The Committee reached a consensus that a direct mount ballast fixture, which can be focused with greater precision on the sign than an in-ground well light, with a landscaped buffer would allow for less light spillage onto the roadway. Chairman Bockstael made a motion to approve the application with the stipulation that above ground lamps be used. Commissioner Hallinan seconded the motion and all voted in favor.

6. Other Business - An invitation from the Wethersfield Economic Development and Improvement Commission (EDIC) Breakfast Seminar entitled "Small Business Assistance Programs" to be held on Wednesday June Wethersfield Country Club.
7. Adjournment - Chairman Bockstael made a motion to adjourn the meeting at 7:23 P.M. Commissioner Margiotta seconded the motion and all voted in favor.

Respectfully submitted,

Denise Bradley, Assistant Planner