

MINUTES
DESIGN REVIEW ADVISORY COMMITTEE
Wednesday, July 5, 2006 6:30 p.m.
Conference Room
Basement Level, Town Hall

1. Call to Order - The meeting was called to order at 6:36 P.M.
2. Roll Call - Members in attendance: Bruce Bockstael, Andrea Boyle, Jay Hallinan, Steve Hine and Joe Hickey. Also present: Denise Bradley-Assistant Planner.

Members absent: Tony Margiotta.

3. Public Comments - There was non one from the public in attendance.
4. Minutes from the June 13, 2006 meeting. - Not available.

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, presented new information, including an existing conditions survey. Commissioner Hickey led a discussion regarding the legal right-of-way and the parking stalls that extend over the property line on the southern boundary. Commissioner Hickey noted that he was pleased with the proposed landscaping for the North West corner of the property. Mr. Boffi discussed planting a simple landscaped strip or landscaped clusters along the Silas Deane Highway frontage. A discussion ensued regarding the recent approval of outdoor seating and Mr. Boffi indicated that the applicant would seek a modification to relocate the seating from the rear of the property to the front of the building. Chairman Bockstael noted that locating the outdoor dining would eliminate prime parking spaces and increase traffic circulation constraints on site. Chairman Bockstael made a motion to approve the application with conditions as follows:

1. The Town Engineer review the circulation pattern; and
2. Continue the eifs found on the existing building façade in the construction of the exterior walls of the addition
3. The applicant review the landscape and sidewalk treatment proposed in the Silas Deane Highway Master Plan.

Commissioner Hickey seconded the motion and all voted in favor.

- 5.2 APPLICATION NO. 51-2006 - Merry Maids - Seeking review of a proposed sign for property located at 713 Silas Deane Highway.

John Buckridge, franchise owner presented a proposal to install a new wall mounted sign. The sign will be a 96" by 24" illuminated aluminum cabinet with a green acrylic background and white vinyl letters. The sign was designed and will be installed by Bianca Signs of New Britain. Denise Bradley noted that the proposed sign dimensions are within the allowable square footage. Commissioner Hickey made a motion to approve the sign with the stipulation that the business phone number be removed. Commissioner Hallinan seconded the motion and all voted in favor.

- 5.3 APPLICATION NO. 52-2006 - CT Multispecialties Group/Mark Fey - Seeking review of proposed modification to new construction proposal for property located at 1260 Silas Deane Highway.

Mark Fey, of Hammerberg Associates presented a proposal to modify Application DR 36-2005 which was granted on September 21, 2005, to construct a 1,300 s. f. addition. Mr. Fey explained that the addition materials and massing would still match the existing building (brick with rust colored metal frames and tinted glazing) and that the lighting and landscaping would also match the existing. The new proposal modifies the addition height from 19' down to 11'-7". A brief discussion ensued and Chairman Bockstael made a motion to approve the application as submitted. Commissioner Hine seconded the motion and all voted in favor.

5.4 APPLICATION NO. 53-2006 - Dunkin Donuts - Seeking review of proposed menu board for property located at 416 Silas Deane Highway.

Peter Choma, of Anco Signs presented a proposal to install a menu board larger than permitted. The proposed menu board is 41.38 s. f. Section 6.3.F.7 of the Zoning Regulations allow for a menu board to be a maximum of 18 s. f. On June 26, 2006 the Wethersfield Zoning Board of Appeals approved an application to construct a menu board larger than permitted on this property. Commissioner Hallinan made a motion to approve the application as submitted because the proposed location has low visibility, the Commission has granted approvals for menu boards that exceed the maximum square footage several times in the recent past and the Planning and Zoning Commission will be reviewing and considering revisions to the current regulation. Commissioner Boyle seconded the motion and all voted in favor.

6. Other Business

7. Adjournment - Chairman Bockstael adjourned the meeting at 7:15 P.M.

Respectfully submitted,

Denise Bradley, Assistant Planner