

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

1. Call to Order - The meeting was called to order at 6:33 p.m.
2. Roll Call - Members in attendance: Bruce Bockstael, Andrea Boyle, Steve Hine and Joe Hickey. Also present: Denise Bradley, Assistant Planner

Members absent: Jay Hallinan and Tony Margiotta.

3. Public Comments - There was no one from the public in attendance.
4. Minutes - The minutes from August 2, 2006, were not available.

**5. PROJECT REVIEWS**

- 5.1 APPLICATION NO. 57-2006 - SUNOCO - Seeking review of proposed rebranding at 1780 Berlin Turnpike from Exxon to Sunoco.

Al Whiting, President of Northeast Canopy Erectors was representing the applicant, Alliance Energy Corporation. Mr. Whiting made a presentation regarding a proposal to re-brand the canopy and building located at 1780 Berlin Turnpike from Exxon to Sunoco. He noted that there would be no change in the size or number of signs located on the property. The existing fascia will be changed from Exxon red to Sunoco blue.

A discussion ensued regarding the Design Review Advisory Commissions limits on being able to suggest changes to standardized corporation/ business designs and logos. Mr. Bockstael noted that while the DRAC does have influence, that it would be interesting to see how other municipalities regulate these types of proposals. Denise Bradley commented the staff would look into examples of applicable regulations. Mr. Hickey stated that he had no other issues or concerns with regards to this proposal and made a motion to approve the application as submitted. Steve Hine seconded the motion and all voted in favor.

- 5.2 APPLICATION NO. 58-2006 - Teddie's - Seeking review of proposed sign for property located at 190-200 Silas Deane Highway.

John Rawlinson, of Archer Sign Service presented a signage proposal for a new retail occupant at 190-200 Silas Deane Highway. The applicant is proposing to install a 4' by 26', 104 s. f. wall sign. Mr. Rawlinson noted that the retail space has 69' of building frontage and there is no freestanding sign on the property so they would be allowed the maximum permitted 125 s. f. Bruce Bockstael questioned how the proposed sign will be lit. Mr. Rawlinson responded that the letters are 4" deep, individual channel letters that will be internally illuminated. Mr. Bockstael commented that the proposal seems out of scale with the other signage in the plaza. Mr. Rawlinson commented that many of the other signs are at least as large if not larger than the sign proposed. Andrea Boyle commented that the lettering looks out of proportion and asked if the lettering, specifically the apostrophe, will extend into the border. Mr. Rawlinson noted that the apostrophe will be located within the fascia panel. Mr. Bockstael asked what the dimension of the fascia panel is. Mr. Rawlinson responded that the fascia is 58" high without the decorative boarder and that the letters are 48" high. Denise Bradley asked if the lettering proposed is orange or red. Mr. Rawlinson responded that the letters are red and that the sign is an existing sign from another store in New York and that will be transplanted and structurally modified. Mr. Bockstael noted that the proposal falls within the regulations and made a motion to approve the

application as submitted. Joe Hickey seconded the motion and all voted in favor.

5.3 APPLICATION NO. 59-2006 - Bosnian American Islamic Cultural Center - Seeking review of proposed project at 312 Silas Deane Highway.

Miki Duric, a member of the Bosnian American Islamic Cultural Center community organization presented the proposal to the DRAC. Bruce Bockstael read two correspondences from DRAC members Tony Margiotta and Jay Hallinan, who were not present for the hearing. Mr. Margiotta expressed concerns regarding the viability of two of the proposed parking stalls. Mr. Bockstael noted that the proposed parking layout is not ideal and noted that the dimension for the handicap stall was not shown on the plan. Mr. Bockstael continued by stating that he would expect additional provisions including a handicap ramp, an area for snow storage and fulfillment of the landscaping requirements. He suggested offering the applicants those comments and a chance to go back and look at and resolve some of the issues. Ms. Bradley noted that the applicants will be on the September 20th Inland Wetlands and Watercourses Agency (IWWA) Agenda. Joe Hickey asked the applicant how many people would be using the space at peak times. Mr. Duric responded that there would be approximately thirty people. Mr. Hickey suggested that the applicants may be looking at the wrong site in respect to the limited space for growth. Mr. Bockstael suggested that the following items needed to be addressed:

1. the layout,
2. addressing the issue of incorporating a handicap ramp,
3. plans for snow removal; and
4. addressing handicap accessibility inside the building.

Denise Bradley noted that the applicant should contact staff to set up a meeting with all departments involved to help streamline the process. Mr. Bockstael noted that the applicant would need to come back before the board for any signage proposal.

5.4 APPLICATION NO. 60-2006 - Stillman Walk - Seeking review of new construction proposed for property located at 91 Nott Street.

Mark Trahan and Dan D'Addeo, of Hometown Developers discussed their proposal to construct twenty-one single family active adult units on slab foundations. Kevin Johnson, of Close, Jensen & Miller discussed the proposed landscaping and lighting. He noted that there will be a sitting area located between units 9 & 11, a perennial garden located between units 10 & 12, a community garden and a pergola structure with bluestone pavement. He described façade, entry and periphery plantings. Mr. Johnson then discussed the photometric and the lighting fixtures proposed. A discussion ensued regarding concerns over snow removal and the grading of the proposed stairs and gravel walkway. Mr. D'Addeo noted that they are scheduled to be heard at the September 20th IWWA meeting. Rick Morris, of JWM Architecture described the street lighting proposal and the desire to keeping the poles low and to work with the scale of the existing neighborhoods. He noted that there has been a lot of variation engineered into this project and discussed how the options of the individual buyers will affect the overall design. He described siding materials and incorporating a muted color palette so no matter what people pick, it will all work together. He discussed the basic floor plan and basic exterior variation. Mr. Morris noted that the applicant was not interested in placing a sign at the entry. Mr. Bockstael noted that if a sign is to be incorporated, the DRAC would need to review that proposal. Joe Hickey made a motion to approve the application as submitted. Andrea Boyle seconded the motion and all voted in favor.

5.5 APPLICATION NO. 61-2006 - Jimmy Vu - Seeking review of proposed sign for property located at 883 Silas Deane Highway.

The DRAC noted that the application was incomplete and requested that the applicant provide the

following additional information:

1. Materials proposed
  2. Lighting proposed
  3. Demonstrate compliance with the Zoning Regulations.
6. Other Business
- 6.1 A letter from Bonnie Therrien to representatives of all Town Boards and Commissions regarding a mandatory meeting on Tuesday, September 12, 2006 at 6:30 P.M. in the Community Room of the Police Department.
7. Adjournment - The meeting was adjourned at 7:56 p.m.

Respectfully submitted,

Denise Bradley, Assistant Planner