

MINUTES
DESIGN REVIEW ADVISORY COMMITTEE
Wednesday, August 17, 2005 6:30 p.m.

1. Call to Order - Chairman Bockstael called the meeting to order at 6:36 P.M.
2. Roll Call - Members in attendance: Chair Bruce Bockstael, Jay Hallinan, Steve Hine, Joe Hickey and Tom Harley. Also: Denise Bradley, Assistant Planner.
3. Public Comments - There was no one present from the public.
4. Approval of [August 3, 2005 Minutes](#) - Mr. Hickey motioned to approve the minutes, Mr. Harley seconded and all voted in favor.

5. PROJECT REVIEWS

- a. Wolcott Center Condo Association - 685 Wolcott Hill Road - Salvatore Scalora & Leo Papas - Façade Review.

Mr. Salvatore Scalora, of Wolcott Hill Barber Shop, Mr. Leo Papas, of Leo's Pizza and Mr. John Papas of Spero's Wine & Spirits were in attendance to present the application for a new building façade to include new windows, brick work, soffits, columns, trim and new doors. John Papas presented photos showing the existing conditions of the property and a conceptual drawing showing the proposed renovations from street view. Mr. Papas explained a discrepancy in the conceptual drawing in that it depicts a full brick façade. He proposed to use a three foot high brick face rising from the ground to the bottom of the window sill and the remaining front to be completed in grey vinyl siding. Additionally, Mr. Papas discussed using white window sills and dark brass trimmed doors. Chairman Bockstael questioned whether the corner would remain between the front of Leo's Pizza and the Wolcott Hill Barber Shop. Mr. Papas noted that the three signs would be on a straight plane, the corner would remain. A brief discussion ensued regarding the proposed signs. There were no freestanding signs proposed. Mr. Papas commented that based on the 53' of building frontage, the maximum allowed sign area is 106 s.f. Each of the three proposed wall signs will be 10' by 3', for a total sign area of 90 s.f. Mr. Harley moved to approve the application as submitted. Mr. Hickey seconded and all voted in favor.

- b. Dunkin' Donuts - 416 Silas Deane Highway - Manny Pine - New Building Design. (Revised)

Mr. Manuel Pine, the applicant, Attorney John Harvey, of Barry, Harvey & Later, and Mr. Kevin Johnson, of Close, Jensen & Miller were in attendance to present an application to construct a 1,842 s.f. Dunkin' Donuts with a drive-thru. Mr. Harvey discussed the changes from the previous proposal approved by the Committee on June 15, 2005. He explained that the retail space had been eliminated, the stacking from the street line had been lengthened and an upper story private office space, to be utilized by Mr. Pine, had been added. Mr. Johnson explained that the proposed architectural design of the building remained a colonial style structure. Mr. Harvey then distributed a color rendering of the proposed site and discussed the proposed color scheme and materials to be used. The vinyl siding shall be beige with white trim. The windows will be framed in white with a white grid pattern. Mr. Harvey noted that as it exists, there is minimal landscaping on the site and that the proposed site improvements are meant to meet the current landscaping, circulation and drainage requirements. Mr. Harvey commented that while the proposed internal parking area landscaping falls 54' short of the 1,133 s.f. requirement, the overall landscape proposed is well above the requirement. The applicant proposed three (3) signs for the property. One 20 s.f. freestanding pylon sign, one 20 s.f. wall sign on the front exterior and one 32 s.f. wall sign on the right exterior. The total signage proposed exceeded the maximum area allowed. Chairman Bockstael suggested using freestanding channel lettering. A brief discussion ensued regarding the dumpster treatment. Mr. Harley motioned to approve the application with the following stipulations: 1. The logo on the directional signs be removed. 2. The

freestanding sign be changed from the proposed 8' high pylon sign to a 4' high monument sign. 3. The wall sign be changed from a box sign to individually raised letters. 4. All three (3) signs be internally illuminated. 5. A treatment for the freezer, matching it to the proposed building, be incorporated. Chairman Bockstael seconded and all voted in favor.

6. Other Business -

7. Adjournment - Mr. Hine motioned to adjourn the meeting at 7:19 P.M. Mr. Hine seconded and all voted in favor.

Respectfully submitted,

Denise Bradley
Assistant Planner