

**MINUTES**  
**DESIGN REVIEW ADVISORY COMMITTEE**  
**Wednesday, September 21, 2005 6:30 P.M.**

1. Call to Order - Chairman Bockstael called the meeting to order at 6:32 P.M.
2. Roll Call - Members in attendance: Chair Bruce Bockstael, Jay Hallinan, Steve Hine, Joe Hickey and Antonio Margiotta. Also: Peter Gillespie, Economic Development Manager/Town Planner and Denise Bradley, Assistant Planner.
3. Public Comments - There was no one present from the public.
4. Approval of [August 17, 2005 Minutes](#) - Mr. Hickey motioned to approve the minutes, Mr. Hallinan seconded and all voted in favor.
5. **PROJECT REVIEWS**

DR 34-2005 - Pelton's Home Health Care Center - 657 Silas Deane Highway - Sign-A-Rama - Sign Review.

There was no one in attendance representing the applicant to present the application. Mr. Gillespie described the proposed activity as including the addition of a 6' 7" Pelton's sign to the existing building to blend in with the existing lettering. All existing and proposed letters are internally illuminated, channel letters. Mr. Hallinan noted that the green paneling on the front façade is discolored. Chairman Bockstael questioned whether blue was a standard color for Pelton's signs. Mr. Hallinan motioned to approve the application with the stipulation that the Pelton's Home Health Care Center banner is removed and the discoloration of the front façade paneling be fixed. Ms. Boyle commented that the proposed sign looks crammed into the space. Mr. Margiotta seconded and Chairman Bockstael, Mr. Hickey, Mr. Hallinan, Mr. Hine and Mr. Margiotta voted in favor. Ms. Boyle opposed.

DR 35-2005 - Marcus Insurance - 842 Silas Deane Highway - Affordable Sign Co. - Sign Review.

Jay Karlinger of Affordable Sign Company presented an application to replace an existing sign for Marcus Insurance located at 842 Silas Deane Highway. The building consists of two businesses each with a sign and one with a freestanding. As a result, the existing total signage on the building exceeds the maximum square footage permitted. The existing Marcus Insurance sign is 29.33 s. f. and the proposed sign is 29.30 s.f., a decrease of .03 s.f. Chairman Bockstael asked Mr. Karlinger if the proposed sign was white lettering on a black background. Mr. Karlinger replied that it was. Mr. Gillespie asked Mr. Karlinger if the proposed sign was to be internally illuminated. Mr. Karlinger replied that it was. Chairman Bockstael asked if there were any comments or concerns. There being none, Chairman asked for a motion. Mr. Hickey motioned to approve the application as submitted. Mr. Hallinan seconded and all voted in favor.

DR 36-2005 - CT Multispecialties Group - 1260 Silas Deane Highway - Don Hammerberg Associates - New Construction Review.

Mark Fey of Don Hammerberg Associates presented an application on behalf of the applicant, CT Multispecialties Group, to construct a 1,300 s.f. addition. Mr. Fey discussed how CT Multispecialties Group had actually been considering moving to Bloomfield but that they had already invested in the existing facility and they feel it is a central location. Mr. Fey explained that the addition materials and massing would match the existing building (brick with rust colored metal frames and tinted glazing and the lighting and landscaping would also match the existing. Mr. Hallinan questioned whether the large trees on the property's southern boarder would remain. Mr. Fey responded that they would. Chairman Bockstael noted that a Zoning Board of Appeals approval had been granted with regards to the side yard setback. Mr. Hickey noted that the facility offers a great service to the community and moved to approve the application as submitted. Mr. Hine seconded and all voted in favor.

6. Other Business -

DR 33-2005 - Jordan Lane Mall - 1380-1420 Berlin Turnpike - Remko Brueker - Façade Review.

There was no one in attendance representing the applicant to present the application. Mr. Gillespie described the proposed activities as locating a new store entry and glazing in the existing brick façade, redesigning the existing ramp and walkway, and locating new metal hand railings. Mr. Gillespie noted the Fire Marshal's concern over the shared common service area to the loading dock in the rear. Chairman Bockstael commented that the proposed window and façade treatment seemed to be consistent with the rest of the shopping center but noted his concern that when the proposed excavation takes place, the column treatment will be exposed. Mr. Margiotta questioned whether the proposed activities were in compliance with A.D.A. standards. A brief discussion ensued over access to the front entrance. Mr. Hallinan noted that there was not much room for the placement of a new tenant sign. Mr. Gillespie commented that no detail had been received regarding the potential tenant or the signage they would request. Ms. Boyle asked about the proposed color of the hand railings. Chairman Bockstael motioned to approve the application with the stipulation that the proposed railings should be either dark brown or bronze. Mr. Hickey seconded and all voted in favor.

Mr. Gillespie noted that a meeting has been scheduled with Fuss & O'Neil for 5:30 P.M. on October 5, 2005 at the Wethersfield Police Department to discuss initial findings, issues and opportunities and market assessments of the Silas Deane Highway Corridor.

Mr. Gillespie discussed the Planning and Zoning Commission approval of the proposed Dunkin' Donuts located at 416 Silas Deane Highway, the proposed Tim Horton's restaurant located at 486 Silas Deane Highway and the proposed conversion of an existing building into twelve age-restricted condominium units located at 295 Ridge Road.

Mr. Gillespie then noted that a Planning and Zoning Commission public hearing on proposed changes to the Lighting Regulations will be held on November 15, 2005 at the Wethersfield Police Department.

7. Adjournment - Chairman Bockstael motioned to adjourn the meeting at 7:07 P.M. Mr. Hine seconded and all voted in favor.

Respectfully submitted,

Denise Bradley  
Assistant Planner