



MINUTES
DESIGN REVIEW ADVISORY COMMITTEE
Wednesday, October 16, 2013 6:30 p.m.

Conference Room
Basement Level, Town Hall

1. Call to Order – The meeting was called to order at 6:30 PM
2. Roll Call – Joe Hickey, Rich Sitnik, Bruce Bockstael, Steve Hine and Andrea Boyle
3. Public Comments
4. **PROJECT REVIEWS**

4.1 APPLICATION 223-13-DR Erica Freeman/Buffalo Wild Wings

seeking a Special Permit in accordance with Section 5.2 of the Wethersfield Zoning Regulations for outdoor seating and associated site improvements at 1267 Silas Deane Highway (Goff Brook Shops).---Joe Maggi presented revised elevation and sign renderings to the DRAC. A brief discussion ensued regarding scale, compatibility with the existing shopping center, transition and lighting. A motion was made by Joe Hickey to approve the revised proposal. Steve Hine seconded the motion.

4.2 APPLICATION 225-13-DR Joseph Moruzzi/Chips Restaurant

Seeking Site Plan and Design Review in accordance with Section 5.2.F.1 of the Wethersfield Zoning Regulations to construct a 4,500 s. f. freestanding restaurant at 1267-1309 Silas Deane Highway (Goff Brook Shops).---Kevin Johnson of Close, Jensen and Miller presented plans to Site Plan and Design Review approval in accordance with Section 5.2.F.1 of the Wethersfield Zoning Regulations to construct a 4,500 s. f. freestanding restaurant, associated site improvements and landscaped waivers at 1267-1309 Silas Deane Highway (Goff Brook Shops). This property is located in the Regional Commercial (RC) Zone. Under the provisions of Section 5.2 of the Wethersfield Zoning Regulations, restaurants with outdoor dining are permitted by Site Plan Approval. The applicant is proposing 176 seats in the dining area.

As noted on the proposed Landscape Plan, the applicant is requesting waivers to Article VI – Section 6.1.D.1 (Overall Landscape Requirements), Article VI – Section 6.1.G.1 (Parking Area Landscape Requirements/curbed islands, peninsulas or medians), Article VI – Section 6.1.G.2 (Parking Area Requirements/landscape island trees) and Article VI – Section 6.1.G.3 (Parking Area Requirements/planting island area).

Rich Sitnik made a motion to approve the application subject to the following conditions:

1. Any proposed rooftop mechanicals shall be fully shielded from view.
2. Outdoor/Exterior lighting shall comply with Section 6.7 (Outdoor Lighting) of the Wethersfield Zoning Regulations and shall be full cutoff or fully shielded light fixtures. The details of the fixtures and a photometric plan shall be submitted to and approved by Town Staff prior to installation.

Andrea Boyle seconded the motion and all voted in favor.

5. Other Business – There was no other business.
6. Upcoming Business
7. Adjournment – The meeting was adjourned at 7:45 PM