

MINUTES
DESIGN REVIEW ADVISORY COMMITTEE
Wednesday, January 21, 2009, 6:30 p.m.
Town Hall Conference Room #1, Basement Level

- 1) **Call to Order** – Mr. Bockstael called the meeting to order at 6:35 p.m.
- 2) **Roll Call** - Members in attendance: Bruce Bockstael, Andrea Boyle, Jay Hallinan, and Steve Hine.

Also present: Denise Bradley, Assistant Planner

Members absent: Joe Hickey and Tony Margiotta.

- 3) **Public Comments** - There was no one from the public in attendance.
- 4) **Minutes** – Minutes of the November 19, 2008 meeting will be discussed at the next meeting.
- 5) **PROJECT REVIEWS**

5.1 APPLICATION NO. 126-09-DR – Mila Fabric/New England Patio and Hearth – Façade Loan Review for 974-976 Silas Deane Highway. Kevin West of Prescott Construction Management, LLC, addressed the committee regarding this application. Harvey Sprung of Hesa, LLC, the property owner of record, was also present.

Mr. West indicated that renovations to the interior structure have occurred and that the owner plans to have the outside of the building refaced, as to complement the reconstruction and renovations to the neighboring property of 982-990 Silas Deane Highway (see Application No. 127-09-DR below). Mr. Hallinan inquired as to whether the applicants are incorporating site improvements into their proposal. The owner stated that at this time no site improvements are being incorporated into the building's façade and renovation proposals.

Mr. Bockstael made a motion to approve that the Committee forward a positive referral of this application to the Economic Development Commission for consideration of the façade loan program. Mr. Hine seconded the motion to approve that the Committee forward a positive referral of this application to the Economic Development Commission for consideration of the façade loan program. The vote showed all in favor.

5.2 APPLICATION NO. 127-09-DR – Façade Loan Review for 982-990 Silas Deane Highway (f/k/a Absolute Mortgage Lenders). Kevin West of Prescott Construction Management, LLC, addressed the committee regarding this application. Harvey Sprung of Hesa, LLC, the property owner of record, was also present.

Mr. West stated that no renovations to the interior structure have occurred, but the owner plans to open up the existing floor plan to accommodate a retail tenant. The left portion of

the building is planned for demolition and will be rebuilt. The right side of the building will remain as a separate building. The clapboard is going to be a hardy plank or a cementitious cement board product, and the color choice, described as a deep teal green, is one of the 13 base colors. Additionally, the new material used for the outside portion of the both buildings will be matched in color to appear identical to the refaced 974-976 Silas Deane Highway property mentioned in 5.1. The owner's objective is to create the two buildings with an outward appearance that complements each other.

Mr. Sprung inquired as to how the placement of the front windows of what he referred to as "Building B" (which is the left portion of the building) may accommodate a possible second floor tenant's signage. Mr. Bockstael recommended that the Owner consider using windows of a smaller scale to achieve the accommodation of a sign.

Signage considerations relative to building square footage were discussed. The committee clarified the issue by stating that signage is limited to the amount of square feet a tenant is renting (rather than the linear frontage of the entire building or the total linear frontage divided by the number of tenants). Ms. Bradley stated that each tenant would be required to make an Administrative Sign Application through the Town's Department of Planning and Economic Development for design review by the committee.

Mr. Hallinan inquired as to whether the applicants are incorporating site improvements into their proposal. The owner stated that at this time no site improvements are being incorporated into the building's façade and renovation proposals.

Ms. Boyle inquired as to the feasibility of additional column structures in the front portion of the buildings for symmetrical purposes. The owner indicated that this objective can be achieved by agreeing to incorporate columns into the Plan.

Mr. Bockstael made a motion to approve that the Committee forward a positive referral of this application to the Economic Development Commission for consideration of the façade loan program. Mr. Hine seconded the motion to approve that the Committee forward a positive referral of this application to the Economic Development Commission for consideration of the façade loan program. The vote showed all in favor.

5.3 APPLICATION NO. 128-09-DR – Humphrey's Restaurant – New Signage Review for 1151 Silas Deane Highway. Owner, Mr. Sam Gardner, is seeking review of a sign proposal for Humphrey's Restaurant. This property is located on the corner of Silas Deane Highway and Signal View Road.

A previous example included a neon-type display of the restaurant name appearing alphabetically and vertically, facing sideways on the sign, while projecting away from the front of the building.

This example includes the restaurant name displayed horizontally and appearing sideways on the front of the building between the top of the door and the roofline. A smaller version of the horizontal sign would also be placed on the Signal View Drive portion of the building. No freestanding sign has been submitted.

The Committee reviewed the documents submitted for feedback on the proposed sign and concluded that additional information is needed from the owner at this time. As such, Mr. Hallinan made a motion to reject this second signage application proposal while encouraging the Owner and the graphic designer to consider modifying the original signage application (i.e. displaying the restaurant name alphabetically vertically and without neon lighting). Mr. Bockstael seconded the motion to reject this second signage application proposal while encouraging the Owner and the graphic designer to consider modifying the original signage application (i.e. displaying the restaurant name alphabetically and vertically, without neon lighting). The vote showed all in favor. Ms. Bradley will contact the owner and will discuss the recommendations of the Committee accordingly.

6) Other Business:

The PZC approved the renewal of The Silas Robbins House permit to host special events.

The PZC has received a conceptual plan for a free standing Taco Bell Restaurant to be located in the Goff Brook shopping plaza. Ms. Bradley provided the applicant with information relative to a previous application (for an Arby's Restaurant location in the same vicinity) which was ultimately rejected.

The PZC has also received an application to add a pizza kitchen operation and complete some renovations, in lieu of an existing beauty shop, to a convenience store property on Nott Street.

The PZC received an application from a tenant in the shopping plaza where Price Rite Supermarket is located. This Laundromat tenant wishes to add a nail salon within their tenant space.

7) Upcoming Business – There was no discussion involving upcoming business.

8) Adjournment – Mr. Bockstael made a motion to adjourn the meeting at 7:10 p.m. Mr. Hine seconded, and the vote showed all in favor of adjournment.

Respectfully submitted,

Ellen Goslicki
Committee Recording Secretary