

MINUTES
DESIGN REVIEW ADVISORY COMMITTEE
Wednesday, April 16, 2008, 6:30 p.m.
Conference Room
Basement Level, Town Hall

- 1) **Call to Order** – Mr. Bockstael called the meeting to order at 6:31 p.m.
- 2) **Roll Call** - Members in attendance: Bruce Bockstael, Andrea Boyle, Jay Hallinan, and Tony Margiotta. Also present: Denise Bradley, Assistant Planner

Members absent: Joe Hickey and Steve Hine.

- 3) **Public Comments** - There was no one from the public in attendance.
- 4) **Minutes** – Minutes of the April 2, 2007 meeting. The Committee members did not have a chance to review the minutes, as they were not available prior to the meeting. The vote was tabled for the May 7, 2008 meeting.

5) PROJECT REVIEWS

5.1 APPLICATION NO. 113-2008 – 4 Progress Drive, Wethersfield Technology Group - seeking review of new construction. Present for the application were John Kulesza, owner; John Wilcox, architect; and Rosemary Aldridge, landscape architect. Mr. Wilcox reviewed the project and the changes since the last presentation to the Design Review Advisory Committee. The building will have 2 levels. The building front will have one level exposed facing Progress Drive. Two levels will be exposed in the rear of the building. The slope also allows easy access to the packaging operation to be housed in the lower level. Professional offices will be on the upper level. The parking lot will have 74 spaces and many of the large trees on the site will not be removed.

The changes include: a redesigned building tower to be made out of non-combustible materials, per request of the Town Fire Marshall; the trim color has been changed from green to cream; and a sprinkler system is being planned. Mr. Margiotta made a motion to approve the changes are presented, Ms. Boyle seconded, and the vote showed all in favor.

5.2 E. B. Gallery – 506 Silas Deane Highway - Edith and Dave Boisvert were present seeking comments on proposed awnings over the front windows. The Boisverts were owners of the former Frame Options store at 683 Silas Deane Highway. A burgundy awning would be placed over of each of two windows of the south portion of the building the E. B. Gallery will occupy. A third awning is planned for the window of the north portion of the building front, now occupied by Beleeza Hair Design. The Boisverts are coordinating with Beleeza so the awnings are the same color and are put up at the same time. The awnings in front of E. B. Gallery will have the gallery name written on them in white or cream colored letters. The awnings are planned without sides, and under lighting may be considered in the future.

Ms. Bradley said that approval of the wording on the awning is the purview of the Town zoning enforcement official. Otherwise, the proposal conforms with the Town signage

requirements. Mr. Bockstael said that wording on the awnings may limit the amount of other signage that can be put up. The Boisverts said that they understood that, and wanted to proceed with the awning as proposed. The consensus of the Committee members was that the awnings represented an improvement to the building appearance, and recommended that the project continue.

5.3 Flower Box – 580 Silas Deane Highway – Paul Randazzo was present on behalf of the Flower Box seeking review of plans for an addition and façade improvements. Mr. Randazzo came with revised building plans incorporating changes to address comments from the Committee at a previous meeting. The plans now include windows on the south side of the addition, stucco exterior surface and green trim for consistency with the Wild Rover Restaurant in the rear of the same building, and durable stucco or bollards in front of the garage doorways to protect the building. The Flower Box plans to apply for a building façade improvement loan, and will likely come back before the Committee with a signage proposal in the future.

The consensus of the Committee members was that plan represented an improvement to the building appearance as it addressed the Committee’s previous comments, unified the appearance of the front of the building, and enclosed an existing parking area. The Committee recommended that the project continue, with a preference for using bollards over durable stucco. Ms. Bradley reminded Mr. Randazzo that a site plan would be needed next.

- 6) **Other Business** – Ms. Bradley updated the Committee with news that the proposal for building expansion at 1260 Silas Deane Highway has stalled. The provisions for wetland mitigation were rejected by the State Department of Environmental Protection. Ms. Bradley said that she understands the owner intends to revise and continue to pursue the expansion plans.
- 7) **Next Meeting Date:** May 7, 2008 (regularly scheduled date).
- 8) **Adjournment** – Mr. Margiotta made a motion to adjourn the meeting at 7:17 p.m. Mr. Hallinan seconded, and the vote showed all in favor of adjournment..

Respectfully submitted,

Kevin T. Sullivan
Committee Recording Secretary