

DESIGN REVIEW ADVISORY COMMITTEE
Town Hall Annex
80 Doyle Rd. Bantam CT
Minutes
September 1, 2022

Members Present: Bill Jones, Jeff Savage and alternate member Carol Bramley

Absent: Patricia McTague

The meeting was called to order by the Chairman, J. Savage at 9:15 a.m. C. Bramley was appointed to act as regular member by the Chairman.

1. **American Legion Memorial Home, Inc. – 418 Bantam Road** – ADA compliance additions and emergency egress stairs.

Jim Amrich and Bob Lefebvre, representing Morgan Weir Post #27, were present to explain the application for an addition to the front of the Post building which will include a lift/elevator making the building ADA compliant. There will be minor grading at the front and the addition will be centered on the building, replacing the existing stairs. The siding will be stucco to match the rest of the building. The peak of the addition roof will require the Palladian window be removed, a demilune window will be placed in the gable of the addition.

The existing sign will be located above the entry door as shown on submitted drawing. The addition will come within 2.5 feet of the window casings either side of the addition. Lighting is planned for the entry, to be submitted when the fixtures have been selected. C. Bramley moved a favorable recommendation for the addition as proposed with the light fixtures to be submitted for approval once selected. B. Jones seconded and unanimously carried.

2. **6645 Federal Square Realty - 7-55 Village Green Drive**- building elevations, lighting, landscaping and signage.

The landscape and lighting plan for the new building was presented by Mary Blackburn. The plan has reduced the amount of impervious surface. The landscape plan was approved by the Wetlands Commission and is 99% native plants. Vegetation is in the form of understory plants and trees as shown on presented plan. Existing pole lighting fixtures will remain minus one currently located within the building footprint. Gooseneck fixtures (4 for larger unit, 3 for the bank) will be placed over the signage and wall mounted wall pack down lighting, as shown on the plan, will be located on the building.

Chris Micciard, Phase Zero Design, detailed the building design which includes two units, one 1545 sq.ft. and the other 2142 sq.ft. The mansard roof design will block visibility of mechanicals and the roofing material will be black timberline shingles. The other materials include hardy board siding, white PVC trim and aluminum store fronts each with double doors.

Two options were proposed for the façade design and coloring of materials. Option 2 was preferred by the committee and the design team. It included a front facade offset of columns either side of the building openings giving the front of the building depth and dimension. Faux lattice is placed in several locations also for added interest. Clapboards light gray, upper banding charcoal with stone veneer at the base. Sample materials were presented by Joe Brouwen. The gable surface material will be gray with the trim detail white.

Mitchel Goldstick was also present representing the property's owner. There was discussion regarding the parking spaces located just north of the new building and the stripping of two areas either side of the three parking spaces shown. It was questioned whether those surface level stripped areas couldn't contain landscaping to better define the new building's travel pattern from Village Green Drive to the new building and drive-thru. M. Blackburn stated she wasn't sure the stripping was ground level to accommodate the turning radius for trucks accessing the dumpster. It was suggested islands would be preferable to painted faux islands if possible and would make up for the loss of islands removed with the new construction.

B. Jones made a favorable recommendation for design plan Option 2 with the request landscape islands replace the stripped areas of the parking lot north of the building if possible. The motion was seconded by C. Bramley and unanimously carried.

3. **Old Business** – None

4. **New Business** – None

5. **Approval of Minutes** – July 7, 2022

B. Jones moved and J. Savage seconded a motion to approve the minutes of July 7, 2022. The motion carried unanimously.

6. **Adjournment**

The meeting adjourned at 10:08 on a motion by C. Bramley, seconded B. Jones and unanimously carried.

Design Review Advisory Committee

Date