

MINUTES
DESIGN REVIEW ADVISORY COMMITTEE
November 2, 2023
Town Hall Annex
80 Doyle Rd. Bantam, CT

1. Appointment of Alternates

The meeting was called to order at 9:16 a.m. Present D. Muecke, C. Bramley, Land Use Administrator, S. Musselman and applicant V. Joas.

2. 481 Bantam Road – Holland House LLC – Review of exterior improvements and signage.

The application is for the following: a rear deck access located on the southeast corner of the building; the removal of a window and addition of a second floor egress stair on the southeast side of the building; a panel sign for the business; a flagpole; and outdoor picnic tables.

The rear deck stairs are minimally visible and will be constructed with pressure treated materials and Trex. The egress stairs from the 2nd floor apartment will be constructed of the same material as the rear deck and stairs will be as shown in submitted drawing with the existing evergreens to be removed. The proposed panel sign will be in the same location as the former owner's sign and will be as submitted with possible font changes for better clarity; height of lettering to remain as shown. The flagpole from the former Bakery location will be relocated to the left of the driveway entrance. Picnic tables will be placed west and south of the two parking areas. The entrance to the bakery will be at the end of the walkway through the door in the westerly addition. The front door of the building will not be used other than by a tenant for office space on the first floor. It was suggested a small sign along the path pointing to the bakery entrance would be helpful in signifying where to enter.

D. Muecke moved a favorable recommendation for the proposals as submitted, seconded C. Bramley and unanimously approved.

3. Old Business - Approval of 2024 meeting calendar

D. Muecke moved and C. Bramley seconded a motion to approve the meeting dates for 2024.

4. Approval of Minutes - D. Muecke moved, and C. Bramley seconded the approval of the September 7, 2023 minutes, unanimously carried.

5. Adjournment. –The meeting was adjourned at 9:47 a.m. on a motion by D. Muecke, seconded C. Bramley, unanimously carried.
