**TOWN OF EAST HAMPTON**

**DESIGN REVIEW BOARD**

**SPECIAL MEETING**

Thursday, June 30, 2016

6:30 PM

Town Hall Meeting Room

**Minutes**

Present: Chairman Kevin Burnham, Michael Chicoine and Tom Adams

Not Present: Vice Chairman Scott Hill

**Call to Order and Pledge of Allegiance**

Chairman Burnham called the meeting to order at 6:30 PM in the Town Hall Meeting Room.

**Plan Reviews**

1. **Cobalt Lodge Healthcare and Rehab - 29 Middle Haddam Rd.**

Mr. Adams completed a site survey of the project prior to the meeting and referenced his findings.

Upon review of the application, the Design Review Board would like to note that there are concerns over deficiencies of the site plan provided by the applicant. It lacks definition in areas of slopes, grades and materials.

**Given the limitations that exist in the site plan provided, the DRB has the following concerns:**

1. **Landscaping - It's apparent that attempts are being made by the applicant to well-buffer the parking area from adjacent properties using non-invasive landscaping, however, more indigenous species should be considered, such as White Pine. In addition, site distance at curb cut should be considered.**
2. **The applicant should ensure there are provisions for handicap access from the parking area and that there exists the proper allotment of handicap designated spaces on the property to meet ADA compliance.**
3. **Lighting - The only apparent lighting is at the doors. Overall lighting for parking area is not specified. Applicant should take caution not to incur lighting trespass to adjacent residential properties.**
4. **The purpose of the open space on the east side of the parking area is unclear and there is a question as to whether or not the underground tank needs protection or would remain unpaved.**

Chairman Burnham made a motion, seconded by Mr. Adams, to approve the above recommendations. **Voted (3-0)**

The record clerk will draft the recommendations for the Design Review Board to approve before sending to the Planning and Zoning Commission for consideration.

**Public Comment**

None

**Adjournment**

A motion was made by Mr. Chicoine, seconded by Mr. Adams, to adjourn the meeting at 7:07 PM. **Voted (3-0)** in favor

Respectfully submitted,

Sarah Aresco

Recording Clerk