

**DESIGN REVIEW ADVISORY COMMITTEE**

**June 6, 2013**

**Town Hall Annex**

**80 Doyle Road, Bantam, CT**

**Members Present:** Carol Bramley, William Ellis, John Honigmann, Patricia McTague, and Jeffrey Savage

**Members Absent:** Joel Peck

**Also Present:** Tom Mc Gowan, Town Planner; Thomas Cody, Robinson and Cole;, and Scott Griffen, Nicholas Mitschke of ScottGriffin Architects; John Hession, EBI Consulting; Perley Grimes, Cramer and Anderson. Members of the public, Tom Waterhouse and Joan Spear.

The meeting was called to order at 9:28 a.m.

The Chair requested a motion to change the order of the agenda. C. Bramley moved to move minutes to item #1, Rowe Funeral Home to item #2 and Stop & Shop to item #3. J. Honigmann seconded the motion which was unanimously carried.

**1. Minutes – Approval of minutes of May 2, 2013.**

J. Honigmann made a motion to approve the minutes as written, seconded P. McTague, unanimously carried.

**2. Rowe Funeral Home – Thurston – 283 Torrington Rd. – Replace existing sign 6/6/13**

The proposed sign will have a dark (navy) blue background with gold letters. It was recommended the letters be gilt paint.

W. Ellis moved and J. Honigmann seconded a motion for a favorable recommendation of the sign as proposed, navy blue with gilt lettering. The motion was unanimously carried.

**3. The Stop & Shop Supermarket Company, LLC – Village Green Dr. 6/6/13**

Chairman, J. Savage noted the discussion before the Design Review Advisory Committee would only involve the design elements of the project and requested the applicant's presentation be limited to 30 minutes. He requested committee members hold off asking questions until the presentation was complete.

Atty. Cody introduced the members of the Stop & Shop team presenting the application and gave an overview of the project using the power point presentation slides. He stated the proposed building will be 37,170 sq. ft. in size, located 600 ft. from Rt. 202 and 15 ft. below the grade at 202. The walk-in height of the existing Market on the site is 83.2 and the height of the new building will be 83.3.

John Hession, EBI Consulting, described the landscape plan for the project, including the east and south perimeters, parking and the riparian plantings required for the detention basins on the west side of the property. He noted the retention basins had not been maintained and described the changes made as part of the Inland/Wetlands approval of the project. Lighting fixtures proposed will match those existing

in the rest of the Village Green complex as well as the surrounding commercial properties including The Commons, the Irving gas station and CVS.

The building design was presented by Scott Griffin noting the materials to be used. Slides of alternative fencing with a wrought iron, tubular appearance constructed of aluminum is proposed. The open fencing would allow visibility through it and would replace the white solid board vinyl fence originally shown on the plans. Materials include: black architectural asphalt roof shingles, cementitious gray clapboard siding, cementitious trim and fascia boards and exposed aggregate colored concrete panels, on the sides of the building, which can have color added to them.

Alternative elevations of the loading dock and the northwest corner of the building were presented taking into account the comments made at the Planning and Zoning public hearing Monday, 6/3/13. Three variations on the aggregate panels were shown to the committee. Included were additional windows and all windows were given divided lights. Trellis's with plants were added to the front of the building and a trellis was added to the side elevation on the west. A section of the roof line is lowered to give the roof more dimension and trim elements are carried around the loading dock. Windows are shown added to the overhead doors, which could have raised panels and the clapboard detail is shown carried around a section of the delivery bay adding more detail to that portion of the building.

Chairman, J. Savage requested comments from each committee member.

J. Honigmann noted the following: the new fence a good improvement, making it blend in better; the loading dock needs to be improved; would like to see a decrease in the height overall; additional trees along 202 east of the access and egress.

T. McGowan noted the regulations require the front yard have trees along the streetscape. A copy of the Litchfield Garden Club's streetscape plan was given to Atty. Cody.

W. Ellis stated he is an architect and teacher. He commented the long middle section of the building with the large sign was most problematic. He felt the roof line should be lowered in the middle section to create more planes to breakdown the verticality of the building. There was discussion as to the Stop & Shop interior plans that include the mezzanine for offices inside that portion of the building prohibiting the lowering of the roof line. He also questioned whether the hip roof would actually be as visible and prominent as it is in the generated elevation with the grade change from the street and whether a gabled roof wouldn't look better. He suggested lowering the roof, creating more planes and more articulation of details.

J. Honigmann left the meeting at 11:30.

P. McTague questioned whether there would be additional signage on the fascia bands as on other Stop & Shop buildings. Atty. Cody noted the large Stop & Shop sign consumes the maximum permitted sign

area allowed in the Litchfield regulations, thus eliminating the opportunity for signs on the fascia board which Stop & shop would like if possible.

She suggested the loading dock be transformed to look like something other than what it is (the Disney effect). Alternative lighting fixtures were suggested instead of the 20 foot tall box lights that will be sitting on 3 foot concrete pads. She would like to see alternative examples of overhead doors, lighting fixtures and the proposed signage at the entrance to Village Green.

A recess of the meeting began at 11:42 and ended at 11:47

C. Bramley stated she agreed with all the comments made by other members of the committee. There is a preference for some non-deciduous trees or shrubs be added to the east side of the property to create a winter screen for the residential properties on South Lake Street. The type of light bulb to be used in the fixtures was questioned since Led lights, which are not consistent with the lights in the front of the property and the surrounding commercial properties, were proposed for the Stop & Shop parking lot in the plan presented last year. It was stated the bulbs in the new lights would match those existing. The lighting and landscape plans marked up by C. Bramley for discussion of questions were reviewed and questions answered.

W. Ellis left the meeting at 12:00 p.m.

J. Savage stated all his comments had been addressed by other committee members.

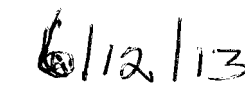
It was requested the overall height of the box light poles be decreased and to evaluate whether an alternative more attractive and shorter fixture be used.

There was discussion as to an agreeable date and time to reconvene the meeting convenient for all prior to the continued P&Z hearing on 6/17/13.

#### 4. Adjournment

C. Bramley moved to recess the meeting at 12:25 a.m. to reconvene on June 12, 2013 at 10 a.m. at the Town Hall Annex, 80 Doyle Road, Bantam, CT. The motion was seconded by J. Savage. Voting in favor: C. Bramley, P. McTague and J. Savage.

  
Design Review Advisory Committee

  
Date