

Minutes
DESIGN REVIEW ADVISORY COMMITTEE
October 6, 2016 - 9:15 a.m.
Town Hall Annex,
80 Doyle Road, Bantam, CT

Members Present: Patricia McTague, Joel Peck and Carol Bramley
Members Absent: Jeff Savage, and John Honigmann

The meeting was called to order at 9:10 am

6645 Federal Square Realty, LLC – Village Green Dr. 10/6/16
Addition of east elevation stairwell (Stop & Shop building)

Mark Greenberg was present for the application. He explained that the stairwell is required as a second means of egress for a fire exit and was missed on the original site plan. There will also be a permeable 6' x 95' walkway at the bottom of the stairs that will lead to the front of the building. The design and construction of the stairs was discussed. C. Bramley mentioned the stairs in the rear of the building at 3 West Street were attractive and suggested Mr. Greenberg drive by and look at them for some design ideas. The Committee would like to see additional structural detail on the stairs (height from ground level, length). It was suggested that the stairs be painted the same color as the building or a color that would blend in more naturally to the building than the proposed black color. The Committee questioned whether the approved landscaping has enough tall trees/shrubs to screen the stairs from neighboring properties. They suggested changing small bushes/shrubs to taller screening plantings. The proposed building light fixtures have not been shown on any renderings. They would like to see details on fixtures and suggested that sconce fixtures be used for down lighting for the stairs and walkway.

C. Bramley moved for a favorable recommendation with the following conditions, J. Peck seconded and the motion passed unanimously

1. A new Exterior Elevations sheet A201 showing all elevations and dimensions relating to the east façade of the building including new stairway and lighting be submitted for review.
2. Submit detail specifications on the selected stairs (materials, etc.). The color of the stairs and exit door shall match the color of the building so as to blend in.
3. Submit pictures of lighting fixtures to be used for the stairs, landing and pathway and submit new SL-1 Lighting Plan showing updated lumens.
4. A revised landscaping plan showing screening to residential properties.

6645 Federal Square Realty, LLC Village Green Dr. 10/6/16
Change exterior parking lot lights to LED lights.

Mr. Greenberg explained that the new Stop & Shop building project is a LEED project. The lighting change is for the entire site including the parking area and the new Stop & Shop building. He stated that the new LED light fixtures emit less lumens than the existing lighting as shown on the plan presented by Pustola & Associates (SL1 dated 6/1/16). The Committee

asked whether the new fixtures would have a shield to shade some of the light because sometimes LED lights are very bright. Mr. Greenberg stated that he believed the fixtures are shielded. The Committee asked him to submit more details on the fixtures and the shields.

P. McTague moved for a favorable recommendation for the change of light fixtures to LED, J. Peck seconded and the motion passed unanimously.

Approval of Minutes –September 1, 2016

C. Bramley moved to approve the minutes, P. McTague seconded and the motion passed unanimously.



Design Review Advisory Committee



Date