

DESIGN REVIEW ADVISORY COMMITTEE

July 7, 2011

Town Hall Annex

80 Doyle Road, Bantam, CT

Members Present: Carol Bramley, William Ellis, John Honigmann, Jeffrey Savage, Pam Stockamore

The meeting was called to order at 9:16 a.m.

Weaver – 21 South Street - Signage

7/7/11

Stephanie Weaver was present to describe the application for the change in signage for the building. W. Ellis moved a favorable recommendation for the application as submitted. J. Honigmann seconded the motion which was unanimously carried.

Santella (Litchfield Motor Cars) – 18 Thomaston Rd.- Signage

7/7/11

Richard Santella stated he was added to the agenda late. He had no photos or drawing of the signage proposed. Mr. Santella agreed to get a photo of the building with signage and the application was deferred until his return.

**Brandywine Assisted Living – 19 Constitution Way –
Two Building additions, landscaping, paving**

7/7/11

Brandywine was represented by Steve Heaney, owner; Mike Lewis, engineer; and Perley Grimes, attorney. The brick central core of the complex will be expanded to create a centralized dining room on the second floor, the first floor will include an expanded living room with outdoor patio. The addition will not be visible from Constitution Way and is to be constructed using the same materials as currently exist on the center section of the building.

The second addition proposed is to the southeast portion of the building. The second floor will add room for memory impaired residents; the first floor will provide additional, larger units. The building will be constructed to match the existing siding, windows and roofing. Additional paved parking will be added along with exterior lamp posts to match the existing lights. Landscaping as shown on the submitted site plan was also reviewed.

W. Ellis moved a favorable recommendation for the design of the additions, parking, landscaping and lighting as shown on submitted plans. P. Stockamore seconded the motion which was unanimously carried.

Litchfield on the Green – 439 Bantam Rd. – Two building additions

7/7/11

The application for the former Litchfield Inn was represented by Bruce Temkin, attorney; Ramiz Khoda, architect; and Ken Hrica, engineer. The plans were reviewed. After discussion, it was suggested the first floor balconies be removed from all first floor elevations and a pair of windows be added to the middle

section of the banquet wing to better balance the front façade. All siding and trim will match what exists.

There was review of the extensive landscape plan provided for the area adjacent to the banquet room and the front of the property. Parking will remain as it is with the addition of paving. Eleven tall lamp posts will be added and will match those already existing. The walkway at the front of the banquet hall will have 18" bollard style lights. It was suggested the light placement be adjusted with the addition of the new windows to keep the spacing consistent. No new signage is being proposed at the present time.

J. Honigmann moved and W. Ellis seconded a motion for a favorable recommendation with the removal of first floor balconies and the addition of two windows centered to replace the single window. The motion was unanimously carried.

Santella (Litchfield Motor Cars) – 18 Thomaston Rd. – Signage

7/7/11

Mr. Santella returned with a photocopy of the building with a sign superimposed on the building in the location of the proposed sign. The present sign is 4' x 8'. The proposed sign will be smaller. It was suggested the sign be narrower to leave spacing between the gable eaves and the top trim above the garage door. A copy of the superimposed sign size on the submitted photocopy was given to the applicant. It was also suggested the sign remain white with black block lettering as the previous sign rather than attempting to adapt the business card in form and coloring. Committee members felt an additional sign to the left of the overhead door could be placed on the building, white with black block lettering if the decreased height of the sign didn't leave room for the address. A down light fixture is proposed in the location of the wiring of the former sign.

J. Honigmann moved and W. Ellis seconded a motion for a favorable recommendation of a white sign with black block lettering in the shape and placed as drawn over the submitted photocopy with the stipulation a rendering of the actual sign be submitted to the zoning official prior to the issuance of the zoning permit. The motion carried unanimously.

Minutes – Approval of minutes April 7, 2011.

J. Savage moved, C. Bramley seconded a motion to approve the minutes, which was unanimously carried.

Respectfully submitted,
Carol Bramley

Jeff Savage, Chairman

Date