



**Newtown Design Advisory
Board
Newtown, Connecticut**

Meeting Minutes:

Date: 26 May, 2009

Time: 7:00 pm

**Location: Land Use Offices - Pecks
Lane**

Application: 164 Mt. Pleasant Rd, Edward Falkenberg, Acme Realty, represented by Keith Beaver of Didona Associates and Kevin Bennett and Chris McNamara of Bennett Sullivan Associates. The proposed development is a 28,389 SF, 2-story mixed-use building.

- I. The DAB reviewed the proposed drawings submitted by the applicant which included site plans, landscaping plan, floor plans and elevations, identified as 'P&Z issue, May 2009'

- II. The Board found the proposed design meets the requirements of the NDAB. It is worth noting here, the specific features the applicant successfully incorporated in the design that the Board looks for in each submission:
 - The façade is particularly well designed. There are a number of projections and setbacks that breakup what would otherwise be a long monotonous façade.
 - The projections and setbacks are varied in their spacing across the façade to subtly define center and ends of the building.
 - The roof is in correct proportion to the building mass; it is not arbitrarily decorated with fake dormers.

- Window and door openings are appropriately sized and spaced relative to the overall design of the building and its proposed use.
- The architect created distinct places for signs, rather than let users arbitrarily apply them to the building.
- A varied and appropriate palette of materials has been chosen with heavier, coarser materials such as block and brick defining the base and lighter materials such as clapboard and shingles on the upper areas of the façade.
- The site layout is appropriate for the proposed use with approximately half the parking in front to serve retail and restaurant functions with the balance at the rear for office use.
- Landscaping is well considered with planted islands, canopy trees and rain gardens to screen the parking area.
- Site lighting will be provided by decorative standards that will minimize light pollution and glare on to adjoining properties.

III. The Board hereby approves the proposed design for 164 Mt. Pleasant Rd. Further, we believe this will set an appropriate example and standard for future development along this important corridor.

Respectively submitted:



Michael B. Manes
Chairman
Newtown Design Advisory Board

Cc:
George Reichert
K. Beaver