

**Architectural Design Review Board
Meeting Minutes
January 20, 2010**

The Architectural Design Review Board conducted its January 20, 2010 at 5:30 PM in the 1st floor Town Hall Meeting Room. Present were Board members Mark Comeau (Chairman), Robert Birmingham, Charles Canavan, Susan Cullen, Mary Thacher and Christopher Thorp. Also present were Planning Director William Haase and Town Planner Keith Brynes. Representing Tractor Supply Company was Mark C. D'Addabbo of New England Retail Properties, James Cassidy, PE of Hallison Pearson Cassidy, architect Glen P. Oxford of Oxford Architecture, Nashville TN, landscape architect Stephanie White of Ferrero Hixon Associates of Simsbury CT, and Theodore Ladwig, attorney. Don Sadowski, 3 Lois Court, Pawcatuck, also was present.

Continued Preliminary Review -- Tractor Supply Company Retail Store proposed by New England Retail Properties Holding and Acquisition. Property located at 335 Liberty Street, Pawcatuck. Assessor's Map 17, Block 3, Lots 4 & 4A. Zone HI-60.

Architect Glen Oxford reviewed Zoning Regulation Amendments adopted September 29, 2009. He presented color elevation drawings showing a gambrel roof façade and awnings. On the south elevation and west elevation facing Route 2, there will be a combination of hardy plank atop split concrete block. Color samples were presented reflecting the company's preference -- earth tones and a red stripe around the building. There will be metal panel on the side facing La Quinta Inn (north) and on the east side facing the outdoor sales display yard.

Michael Cassidy stated that raising the ground elevation of the building pad would require 70,000 yards additional fill material, at a cost the developer didn't wish to incur. Board members discussed bringing out the entrance canopy outward from building 12 feet, and extending the width of both proposed gambrel roofs such that they wouldn't be mere façade treatments. Signage will be part of the formally submitted application. Board members discussed extending the barn "windows" down to ground level, and softening the building with landscaping. It was strongly recommended that 3-D drawings be developed using Google SketchUp.

Stephanie White discussed landscape plans, including placement of shade-tolerant conifers on the La Quinta (north) side, green ash along the service road, and pin oaks along Route 2. The pitch of the proposed 2:1 slope adjoining Route 2 was discussed at length. Placement of the dumpster was also discussed, which will be located on the north side delivery ramp.

Mr. Sadowski said the view from Timber Ridge needs to be addressed: he would like to see conifers used to screen the building, have lighting that will not be offensive to homeowners, and not have large signs as Tractor Supply customers will be locals. He also said the colors could be improved to match the elevation drawing being presented, not the swatches provided by the architect. The Board agreed with him. Mr. Sadowski stated that loss of vegetation on this lot will open up the views, having a degrading effect on Timber Ridge property values.

Design Review Board Recommendations

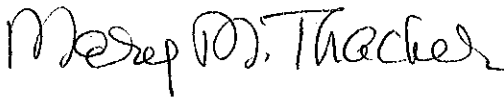
Building Design: It was recommended that hardy plank proposed for the south and west elevations also be placed on portions of the north side of the building exposed to view from the La Quinta hotel, extending to the loading area. The proposed gambrel roofs should be extended across portions of the building's roof, such that they do not have the appearance of being applied only to the facades. Two additional window treatments will be applied to the west elevation, such that four will face Route 2. Rooftop mechanical systems shall be masked with architectural treatments. It was also recommended that the building's color scheme be toned down to match elevation drawings presented by the applicant, and that the proposed color swatches not be used.

Landscaping: The Board recommended proposed trees be grouped or clustered instead of being placed in straight rows at uniform intervals, with an additional layer of evergreens to be placed along Route 2 to mask the building from Timber Ridge. On the north side, more thought be given to use of ash trees (although these are subject to ash wilt). Two additional parking lot islands were called for, one to be located at the base of the slope adjoining Route 2 and the other to be placed in the row of parking adjoining the entrance driveway. It was suggested that drought tolerant plants and boulders discovered on-site be used in the landscape design.

It was recommended that Board members visit the site before the next meeting, and that the applicant prepare 3-D renderings using SketchUp.

The meeting was adjourned at 7:20 PM. The next meeting is scheduled for Wednesday February 17, at 5:30 PM in Town Hall lower level meeting room.

Respectfully submitted,



Mary M. Thacher, secretary

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