

DESIGN REVIEW ADVISORY COMMITTEE

August 2, 2012

Town Hall Annex

80 Doyle Road, Bantam, CT

Members Present: Carol Bramley, Bill Ellis, Joel Peck and Jeff Savage

Members Absent: John Honigmann

The meeting was called to order at 9:20 a.m.

1. 6645 Federal Square Realty – Village Green Dr. – New building

T.J. Donahue, attorney for the applicant, introduced the application to the committee. Jennifer J. Usher, BL Companies engineer for the applicant explained the design elements of the proposed Stop and Shop building.

The site plan was reviewed noting lighting, landscape plan for islands and retention basins, signage and the parking area for Stop and Shop. The lamp poles will be of the box type like those existing on the rest of the property, lights to be LED energy efficient bulbs with the density of light greater in the center of the parking area and decreased along the property lines.

Project architect for Stop and Shop, Tom Scott detailed the façade of the new building which will be sided in front with Hardie pre-cast concrete clapboards in a color consistent with the rest of the buildings in the Village Green complex. Hardie pre-cast concrete trim products will be used for the sign band and cornices on the building, both off white. The corner columns will be trimmed in an historic color brick concrete pre-cast material. Samples of materials and proposed colors were presented and reviewed. The sides and back of the building will be covered in vertical cast concrete panels in a slightly different color. Mr. Scott noted that Stop and Shop is using LED initiatives for all lighting, including that on the building cornice corners and under the canopies along the north façade. Daylight skylights are proposed for the interior of the store along with LED ceiling lighting and only VOC paints will be used. The intent is to receive LED accreditation as a result of the energy saving initiatives. The visible roofing material proposed will be architectural asphalt matching the other buildings but in black.

Signage will include two of the existing signs repainted, one at 202 and the other at the southerly access from Commons Drive to Village Green where “The Market” sign is now located, and the standard logo signage for Stop and Shop on the building as detailed on the elevation drawings submitted. Mock-ups of the existing signs were shown the committee but no drawings were submitted for the file. It was noted the entire complex is limited to a maximum of 100 square feet of signage.

Comments made by committee members included:

Suggestion the southerly east and west ends of the building have the same corner column detailing as the northerly sides and front to visually break up the building’s width. Mr. Scott suggested the cornice and sign stripe could potentially be added as well.

W. Ellis and J. Savage noted the parking lot looked cramped while the parking at the new Stop and Shop on the east end of Torrington seemed more spacious. It was noted the Torrington lot has larger landscaped islands along the parking spaces on the north and south sides of the lot creating a more open feeling to the lot. Added landscape green space would be preferable but Ms. Usher pointed out decreasing the number of spaces would not meet the parking requirements of the regulations.

C. Bramley suggested the existing shrubs and trees west of Building D be looked at to help with visibility to the lower Commons Drive access to Village Green from Commons Drive to help prevent drivers from entering the one way out connector halfway down Commons Drive. It was noted that the trees and shrubs surrounding the retention basin, some of which are on the Commons property, are not maintained and block view of the lower access to the Village Green property. Ms. Usher was asked if the white pines located behind Building D were to be removed to which she responded in the affirmative.

To committee member's questions, the applicant's representatives stated the white vinyl fencing around the dumpster and propane tanks will be 6' in height, curbing asphalt matching all curbing in the complex, and manufacturer cuts or photocopies of the carriage corrals will be submitted. The sidewalk down the center of the parking lot will have curbing except for the access from the handicap spaces to the walkway. The walkway is 8 feet wide at the south end near the store and tapers down to 4 feet in width at the north end. Applicant's representatives were requested to produce a manufacturer's cut or photographs of the carriage corrals to be used.

Chairman Savage commented that the proposal was extensive and would require more than one DRAC meeting to render a recommendation. The applicant's attorney asked whether the committee could meet prior to its next scheduled meeting the first Thursday in September as the application will be before P&Z in August. It was stated meeting prior to the P&Z meeting August 20 might not be possible. Chairman Savage thanked the applicant's representatives for the presentation.

Minutes

C. Bramley moved and J. Peck seconded a motion to approve the minutes of the 6/7/12 meeting. Peck and Bramley voted in favor, J. Savage abstained as he was not present at the meeting.

Adjournment

C. Bramley moved and J. Peck seconded a motion to adjourn at 10:40 a.m. The motion was unanimously carried.



Design Review Advisory Committee

9/6/12
Date