

DESIGN REVIEW ADVISORY COMMITTEE

June 12, 2013

Town Hall Annex

80 Doyle Road, Bantam, CT

Members Present: Carol Bramley, William Ellis, Patricia McTague, and Jeffrey Savage

Members Absent: John Honigmann and Joel Peck

Also Present: Tomas McGowan, Town Planner; Thomas Cody, Robinson and Cole; Scott Griffen and Nicholas Mitschke, ScottGriffin Architects; John Hession, EBI Consulting and Perley Grimes, Cramer and Anderson.

Public: Joan Spear

The meeting was reconvened from 6/6/13 at 10:10 a.m.

1. Minutes - Approval of minutes of June 6, 2013.

The minutes were reviewed and minor corrections were made to the listing of Stop and Shop consultants and the firms they represented.

Motion to approve the minutes as corrected was made by W. Ellis, seconded P. McTague and unanimously carried.

2. The Stop and Shop Supermarket Company, LLC - Village Green Dr.

6/6/13

Chairman J. Savage restated the discussion to be limited to design elements of the project and that the presentation time be short.

Atty. Cody introduced the Stop and Shop consultants and began with the site plan, revised copy submitted, and stated there are three parallel paths related to the site discussed at the June 6th meeting: circulation, landscape plan and building design. The slides of the alternative fence and design features previously reviewed were shown the committee with additional slides and drawings developed since the 6/6 meeting.

John Hession presented changes made to the site plan in response to the Malone and MacBroom comments regarding circulation and the committee's concern with the visibility of the loading docks. 28 parking spaces have been eliminated from the middle section of the access and egress driveways addressing the concern with cars backing into the accessway. By eliminating those parking spaces, combined with the elimination of the east facing commercial spaces at Building A, the driveway can be widened to 30 feet creating a boulevard effect on the entry. Additional and larger landscaped islands with space for trees have been added to the plan. Two additional maple trees have been added to the front of the property east of the entrance, the landscape elements in front and at the side of Building A have been shown on the plan, and additional Honey locust (Shade Master) trees have been added to the islands on the north section of the complex by Buildings A and B. The trees in islands of the Stop and Shop section will remain as originally proposed. Additional evergreen plantings will be placed along the west side of building B to screen the mechanicals and evergreens have been added to the east boundary of the property, including around the Stop and Shop gas tanks, to provide more screening for the residential properties on South Lake Street.

Nicholas Mitschke described revisions to the building. The parapet in the middle section of the north façade has been removed. A change in the materials across the front of the building and the trellises were added to breakup the mass of the façade. On the sides, three concrete panel options were displayed. A brick face around all sides at the bottom of the panels is proposed to decrease the height of the concrete panels and brick insets were added.

The parapet on the loading dock was removed to decrease the overall height, brick look pilasters have been added, limiting the concrete panels. The overhead doors are 8' in height and clapboards have been added to the entry door section.

Architectural detail has been added to the middle section of the front façade, which includes the 100 sq. ft. sign on the front of the building between the cornice and the midline trim detail.

There was discussion of the middle section of the front of the building with Thomas Scott noting the offices on this building would be on the first floor, not the mezzanine as previously stated. W. Ellis questioned why the long, high wall of the middle section couldn't then be dropped back 5 or 6 feet with a terrace to lower the volume of the building. The concept being to take the air inside the building and putting it on the outside accomplishing a breakup the length of the façade. T. Scott thought the step back would have an impact on the structural cross bracing of that section of the building causing post supports to be needed on the inside disrupting the interior space.

Atty. Cody questioned whether the changes made to the middle section were preferred by the committee. The response from all committee members but W. Ellis was that it was an improvement on the 6/6/13 plan. W. Ellis further suggested the column capitals be simplified to subordinate the additional column caps except around the main entrance. He suggested a pitched roof over the a stepped back (2 feet) upper middle section would be an alternative improvement to a 5-6 foot step back. It was suggested a decrease in the height of the middle trim band might provide added height for a small shed roof to accomplish what W. Ellis is looking to achieve with that section of the building. *W. Ellis submitted and all present reviewed a rendering of the S and S front façade illustrating his proposal which is attached and made a part of these minutes.*

It was suggested the emergency egress door would disappear and look better if it blended in with the materials on the building. Committee members suggested the face of the loading bay element be brick colored. T. Scott stated the Torrington store compactor is brown which is preferred here and the overhead doors be brown with lights. W. Ellis thought the brown on the doors would deter from the windows and suggested they be slightly darker than the trim elements. There was discussion on the color of the trim, with C. Bramley suggesting the trim color be taken from tan tones in the cement aggregate rather than the proposed color sample (less green tone, more gray toned tan) to complement the gray clapboard.

P. McTague questioned whether Shepherd's Hook fixtures had been looked at since the 6/3 meeting. J. Hession stated they had discussed the lowering the box lights to 20'6" by swapping out the 20' pole with an 18' fixture. He stated they had not had time to evaluate the required lighting needs for the parking lot if Sheperd's Hook fixtures were used in the Stop and Shop section of the property, but they were willing to look at possibility of changing the style of fixture proposed. He wanted confirmation the committee would not be opposed to the decorative portion of the lights being taller than 20'6", since the luminaire portion of the fixture would be 20'6" in height with the hook section extending above that height. Committee members felt the shaded fixture was what would be seen, not the hooks, so the additional height of the decorative portions would not be an issue.

P. McTague moved a favorable recommendation, C. Bramley seconded as stated therein:

1. 6/12/13 site plan changes with the proposed reduction in parking demand by the removal of commercial space on the rear (east side) of building A allowing for more landscaping *and creation of landscaped "boulevard" entrance resulting in improved overall appearance of the site and a partial screening of the negative visual impact of the loading dock portion of the structure at the end of the entrance drive.*
2. Loading dock to be brick patterned aggregate panels stained to match the brick color; 8" overhead doors to be a darker tan than the trim detail with lights in the doors as shown.
3. Emergency egress door on the north, middle front of the building be split painted (gray top and brick color below) to blend with the materials on that section of the building.

4. 6/12/13 changes submitted to the façade with the addition of architectural details to all faces of the building.
5. The wood look trim elements be a tan color, with the tone of tan taken from the aggregate panels and lightened.
6. Change the pattern placement of the aggregate panels on the east and west facades to be three, four, three.
7. On the south elevation eliminate brick colored pilasters 2,4, and 6.

Additional suggested recommendations are as follows:

1. The middle section of the north façade be made visually subordinate to the entry section of the building by considering setting back approximately 2 feet the upper part of the central section and by simplifying the pilaster capitals east of the entry section.
2. The wood look trim elements be a tan color, with the tone of tan taken from the aggregate panels and lightened.
3. Consider the use of Sheperds Hook pole lights with luminaire at 20'6" in place of the box lights.
4. Suggestion a site line study of the hip roof be undertaken.

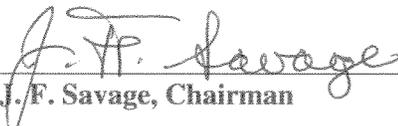
Vote in favor: P. McTague, C. Bramley, J. Savage

Abstained: W. Ellis

Motion carried.

W.Ellis moved to adjourn at 12:11 p.m., P. McTague seconded and unanimously carried.

### 3. Adjournment

  
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J. F. Savage, Chairman

9/5/13  
Date