

Town clerk

Town of Vernon
Design Review Commission (DRC)
Monday, December 3, 2012, 7:00 P.M.
Vernon Town Hall, 3rd Floor, 14 Park Place
Rockville/Vernon, CT.

Meeting was incorrectly posted as Monday, December 1, 2012 instead of Monday, December 3, 2012 as indicated on the Annual Schedule of Meetings posted on the Town Website and Posting Board by the Town Clerk on February 1, 2012 and corrected through May 22, 2012.

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1. Call to Order & Roll Call

- ◆ Meeting was called to order at 7:00 P.M.
- ◆ Regular Members Present: Dan Robertson, Bob McGarity, Howard Steinberg, Michael Guminiak and Terence Monahan.
- ◆ Alternate Members Present: None
- ◆ Staff Present: Leonard Tundermann, Town Planner
- ◆ Recording Secretary: James Krupienski

2. Approval of Minutes

- ◆ Bob McGarity, seconded by Terence Monahan moved a Motion to approve the November 13, 2012 Special Meeting Minutes. Motion carried unanimously.

3. Amendments to Agenda

- ◆ None

4. Referrals from PZC and/or Planning Department

Application [PZ-2012-22] of Peter D'Addeo dba Commercial Services Realty for a Site Plan of Development and Special Permit to construct a multi-tenant commercial building at 444 Hartford Turnpike (Assessor's ID: Map # 11, Block #0014, Lot/Parcel #0004A)

- ◆ Attorney Leonard Jacobs, 56 Deepwood Drive; Peter D'Addeo, Derrell Pacheco; Robert Baltramaitis, Professional Engineer; Benjamin Monroe, Architect
 - Located in the Commercial Zone;
 - Existing Dunkin Donuts to relocate after development;
- ◆ Benjamin Monroe, Architect, LEAF Architecture:
 - Presented overview of development adjacent to the parcel;
 - Proposing to use a Standing seam metal roof, Brick face; cementitious siding; PVC Trim;
 - Proposed front and rear signage based on allowance per Zoning regulations;
 - Proposing to use EFIS signage band for mounting.
- ◆ Howard Steinberg questioned installation of sidewalks with the proposed project.
- ◆ Robert Baltramaitis indicated that there were no sidewalks within the proximity of the proposed development.
- ◆ Robert Baltramatis reviewed the proposed landscape plan.
 - Utilizing Barista BIS-RLM Series (Nataile) lighting fixture with a Bronze finish
 - Full cut-off style.
- ◆ Terence Monahan question traffic controls for the site.

- ◆ Robert Baltramaitis indicated that entrances would be two-way, painted stop bars in the site, directional signs and stop signs at each driveway.
- ◆ Leonard Jacobs indicated that the existing pylon sign at the rear of the site will be utilized to highlight each tenant.
- ◆ Michael Guminiak questioned tractor trailer vehicle access on the site.
- ◆ Robert Baltramatis indicated that site circulation was designed to allow for use by an SU30 vehicle.
- ◆ Benjamin Monroe indicated that the proposed enclosure would be a single wall brick veneer with a chain-link gate.
- ◆ Howard Steinberg, seconded by Bob McGarity moved a motion to accept the plan as presented with the stipulation:
 - Signage for additional tenants to come back before the commission for review.
- ◆ Motion carried unanimously.

5. Administrative/Action

A. Correspondence

- ◆ None

B. Membership

- ◆ None

C. Other

- ◆ Commission requested that staff inform applicants to bring actual sample styles for presentation during the review.
- ◆ Commission requested staff to outline the upcoming Schedule of Meetings for adoption at the January 2013 Meeting.

6. Guidelines

- ◆ Waiting on review by the commissioners for changes to prior presentation and finalization of Draft Guidelines.
- ◆ Michael Guminiak volunteered to take updated pictures of new development for the Guidelines booklet.

7. Other Business

- ◆ None

8. Adjournment

- ◆ Daniel Robertson, seconded by Michael Guminiak moved a Motion to Adjourn. Motion carried unanimously.
- ◆ Meeting adjourned at 7:51 P.M.

James Krupienski
Recording Secretary