

Town of Vernon Design Review Commission (DRC)  
Regular Meeting  
Monday, August 6, 2012 7:00 P.M.  
Vernon Town Hall, 3<sup>rd</sup> Floor, 14 Park Place  
Rockville/Vernon, CT.

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1. Call to Order & Roll Call

- ◆ Meeting was called to order at 7:02 P.M.
- ◆ Regular Members Present: Dan Robertson, Bob McGarity and Michael Guminiak.
- ◆ Alternate Members Present: None
- ◆ Staff Present: Shaun Gately, Economic Development Coordinator
- ◆ Recording Secretary: James Krupienski

2. Approval of Minutes of July 2, 2012 meeting.

- ◆ Bob McGarity, seconded by Michael Guminiak moved a Motion to approve the June 4, 2012 Regular Meeting Minutes. Motion carried unanimously.

3. Amendments to Agenda

- ◆ Canopy Facade Updates for Mobil Stations Located at 447 Hartford Turnpike and 1292 Hartford Turnpike.
- ◆ Application PZ-2012-16 of Subpeak Inc
- ◆ Michael Guminiak, seconded by Bob McGarity moved a Motion to Adopt the Regular Meeting Agenda as Amended. Motion carried unanimously.

4. Referrals from PZC and/or Planning Department

Application PZ-2012-14 of Alfred Pedemonti for a Site plan of Development/Special Permit to convert the Old Talcott Mill Building to 84 Residential Units at #47 Main Street (Assessor's ID: Map #02, Block #158, Lot/Parcel #00003)

- ◆ Alfred Pedemonti, Owner; Ben Wheeler, Landscape Architect, Design Professionals; Robert B. Hurd, Architect and Historic Preservation Consultant; Bill Krawsky, Krawsky Architects; Laura Twine, Consultant.
- ◆ Laura Twine:
  - State and Federal Tax Credits have been approved
- ◆ Ben Wheeler, Landscape Architect, Design Professionals:
  - Reviewed Landscape and Lighting Plan for the site;
  - Reviewed existing site conditions and specific improvements to be implemented;
  - Majority of the proposed parking for the site will be located along the Route 83 portion of the property with a Right in and Right out of the property;
  - Existing parking areas on the site are proposed to remain;
  - Underbrush along Main Street is proposed to be cleaned out and mature trees will remain;
  - Have a Mitigation Plan for the renovation of the banks of the Tankerhoosen River running through the site;
  - Dumpster with enclosure would be located at the South end of the parking area with landscaping;
  - Lighting:

- **Twenty-nine (29) fixtures are proposed for the parking areas utilizing a 150 watt equivalent bulb.**
- ◆ **Bill Krawsky, Krawsky Architects:**
  - **Reviewed specific structural changes to the existing structure;**
  - **Removing truck loading dock;**
  - **Removing shed adjacent to the water tower;**
  - **Removing roofing on Northeasterly side to create a patio area.**
  - **Adding space to the third floor for pedestrian circulation;**
  - **Concrete block structures would be refaced in brick for conformity;**
  - **Presented color renderings of completed project improvements;**
  - **Boiler House on site would be rebuilt.**
- ◆ **Michael Guminiak questioned proposed use for the proposed Commercial unit located at the Main entrance.**
- ◆ **Bill Krawsky indicated that it could be utilized as a convenience store of small office space.**
- ◆ **Dan Robertson, seconded by Bob McGarity moved a motion to accept the improvements as presented. Motion carried unanimously.**

Facade Changes for Mobil Stations at 447 Hartford Turnpike and 1292 Hartford Turnpike

- ◆ **Albert Wieting, Reading Imaging representing Alliance Energy Corporation and Mobil Oil:**
  - **Proposing to increase facade height from 30” to 36”**
  - **Top two-thirds 2/3 would be Blue and bottom 1/3 would remain white;**
  - **Overall footprint of the canopy would not increase;**
  - **No lighting changes proposed for the site.**
- ◆ **Dan Robertson, seconded by Bob McGarity moved a motion to accept the improvements as presented.**

Application [PZ-2012-16] of Subpeak, Inc. for Special Permits and modification of a site plan of development to construct two additions for new vehicle delivery and vehicle servicing to building at #14 Hartford Turnpike, with related utility work at #6 Hartford Turnpike (Assessor's ID: Map #01, Block #0159, Lots/Parcels #0001A & #0001B)

- ◆ **Attorney Michael Bonanno, Jacobs, Walker Rice & Barry; Scott Vlasak, Architect; Ray Nelson, PE; Peter Crause, Owner; Steve Amato, Jewett Construction:**
  - **Scott Vlasak**
    - **Expanding the Sales Area and Vehicle Maintenance bays;**
    - **Existing exterior will be improved to match the proposed additions;**
    - **Upper level of windows will be added to the maintenance bays for use of natural light;**
    - **“Icon Tower” for Subaru will be wrapped with a slate material;**
    - **Presented color palette and proposed materials;**
- ◆ **Michael Guminiak questioned the proposed dimensions of the additions.**
- ◆ **Scott Vlasak indicated that the service bay improvement was 72’ x 130’ and the Front Vehicle Sales area was 24’ x 84’.**
- ◆ **Daniel Robertson, seconded by Michael Guminiak moved a motion to accept the improvements as presented.**

5. Administrative/Action

A. Correspondence

◆ **None**

B. Membership

◆ **Dan Robertson expressed concern with the lack of new members being added to the commission.**

C. Other

◆ **None**

6. Guidelines

◆ **Dan Robertson supplied by email to the commissioners the Draft Design Guidelines for review and comments and discussion at a later meeting.**

7. Other Business

◆ **None**

8. Adjournment

◆ **Bob McGarity, seconded by Michael Guminiak moved a Motion to Adjourn. Motion carried unanimously.**

◆ **Meeting adjourned at 8:01 P.M.**

James Krupienski  
Recording Secretary