

Town Clerk

Town of Vernon
Design Review Commission (DRC)
Minutes – Regular Meeting
Monday, September 9, 2013, 7:00 P.M.
Town Council Chambers
Vernon Town Hall, 3rd 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: Daniel Robertson, Bob McGarity, Howard Steinberg, and Terence Monahan
- ◆ Alternate Members Present: None
- ◆ Staff Present: Shaun Gately, Economic Development Coordinator
- ◆ Recording Secretary: James Krupienski

2. Approval of Minutes

- ◆ Howard Steinberg, seconded by Bob McGarity moved a motion to approve the July 1, 2013 Regular Meeting minutes. Motion carried unanimously.

3. Amendments to Agenda

- ◆ Daniel Robertson, seconded by Howard Steinberg moved a Motion to Adopt the Agenda as Amended to add:
 - Application (PZ-2013-15) of Rockville Bank for approval of a Special Permit for lot coverage and modification of a site plan of development to construct a 46'x36' addition (1,527 sf), reface the entire structure, and reconfigure the parking on leasehold property at 6 Pitkin Road (Assessor's ID: Map #02, Block #0011, Lot/Parcel #0016D)
 - Preliminary zoning regulations to establish and regulate design within a Rockville Village District Overlay Zone.
 - Application of Holiday Inn Express, addition of a third floor at 346 Kelly Road.
- Motion carried unanimously.

4. Referrals from PZC and/or Planning Department

Schedule public hearing on Application (PZ-2013-14) of Hafiza Naheed for approval of a Special Permit and a site plan of development to convert an existing building to multifamily dwelling and construct a new building for multifamily dwellings on property at #25 Terrace Drive (Assessor's ID: Map #07, Block # 0037, Lot/Parcel #6044C)

- ◆ Arthur Hall, Dan Wright Associates & Architects, representing the applicant.
 - Proposing to renovate an existing structure to create six (6) apartment units.
 - Proposing to add a new structure for an additional eight (8) apartment units.
 - Existing Structure:
 - Presented photos to the commission of existing conditions at the site.
 - Adding roof trusses to create a hip-style roof.
 - Existing shingles to be replaced with Architectural shingles.
 - Existing finishes would remain.
 - Adding gable entries with columns.
 - New Structure:

- Proposing covered entries
- Utilizing gable-style roof.
- Proposing to utilize vinyl siding with trim elements.
- ◆ Howard Steinberg questioned the review of parking, lighting and landscaping for the site.
- ◆ Arthur Hall indicated that they would use building mounted lighting fixtures and proposing to utilize lighter color tones for the structure.
- ◆ Daniel Robertson, seconded by Howard Steinberg moved a motion to continue the application review to the October 7, 2013. Motion carried unanimously.

Application (PZ-2013-15) of Rockville Bank for approval of a Special Permit for lot coverage and modification of a site plan of development to construct a 46'x36' addition (1,527 sf), reface the entire structure, and reconfigure the parking on leasehold property at 6 Pitkin Road (Assessor's ID: Map #02, Block #0011, Lot/Parcel #0016D)

- ◆ Len Jacobs, 56 Deepwood Drive, representing the Applicant.
 - Eric Peterson, Gardner & Peterson; Jennifer Miller, Solitis; Ron Riley, Architect; John Alexopolous, Landscape Architect.
 - Proposing to add 1,600 sq/ft addition.
 - Eric Peterson, Gardner & Peterson:
 - Relocation of parking on east side and adding to the accessible parking area.
 - No change to position of the drive-thru lanes.
 - Removing existing lighting and replacing with ten (10) fifteen foot (15') full cutoff fixtures in the parking area.
 - Proposing rain garden in the northeast corner for water runoff and recharge.
 - John Alexopolous, Landscape Architect:
 - Reviewed proposed plant styles for landscaping on site and adjacent to the proposed renovated structure and rain garden area.
 - Ron Riley, Riley Designs, Architect:
 - Reviewed the current condition of the existing structure.
 - Extending gable of the building entrance to create a hip roof.
 - Removing existing island ATM to a wall mounted unit.
 - Adding Tower to the structure as a branding element.
 - Utilizing Cedar Mill siding with Arctic White Trim and Colonial Gray shingles.
 - Signage will be replace with same size and style.
- ◆ Daniel Robertson, seconded by Howard Steinberg moved a motion to approve the application as presented. Motion carried unanimously.

Application of Holiday Inn Express, addition of a third floor at 346 Kelly Road.

- ◆ Victor Antico, Owner; Brad Vaughn; Hugh Vaughn:
 - Brad Vaughn:
 - No changes are proposed to the existing parking on the site.
 - Proposing to add a 3rd floor to the structure.
 - Removing rear sixty (60') feet of the structure to install the required pool and four (4) rooms.
 - No change to the existing footprint of the structure.
 - Carport will change to a rounded roof with steel seam roof.
 - Adding manufacture stacked stone around the based and wall element.
- ◆ Daniel Robertson, seconded by Bob McGarity moved a motion to approve the application as presented.

5. Administrative/Action

A. Correspondence

- ◆ None

B. Membership

- ◆ None

C. Other

- ◆ **Volunteers were requested for a subcommittee to review the proposed Rockville Downtown development plans.**
- ◆ **Daniel Robertson and Terrence Monahan volunteered for the subcommittee.**
- ◆ **Howard Steinberg volunteered as an alternate member for the subcommittee.**

6. Guidelines

Preliminary zoning regulations to establish and regulate design within a Rockville Village District Overlay Zone.

- ◆ **Shaun Gately, EDC suggested possible presentation of the draft guidelines to the Planning & Zoning Commission once completed.**
- ◆ **Daniel Robertson indicated that he would supply by email the Draft guidelines for the commission to review prior to final presentation to the Planning and Zoning Commission.**
- ◆ **Shaun Gately, EDC presented preliminary Zoning Regulations for the creation of the Rockville Village District Overlay Zone and requested review for comments back to the Planning and Zoning Commission.**
- ◆ **Howard Steinberg questioned the possibility of an incentive program to encourage business owners to upgrade existing structures.**
- ◆ **Shaun Gately, EDC indicated that former incentive options have been tested but have not been successful.**

7. Other Business

8. Adjournment

- ◆ **Bob McGarity, seconded by Howard Steiberg moved a Motion to Adjourn. Motion carried unanimously.**
- ◆ **Meeting adjourned at 8:16 P.M.**

**James Krupienski
Recording Secretary**