T.C.

Town of Vernon
Design Review Commission (DRC)
Wednesday, November 2, 2016, 7:00 p.m.
Council Chambers, Third Floor
Vernon Memorial Building
14 Park Place
Rockville/Vernon, CT

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APPROVED MINUTES

1. Call to Order and Roll Call

Chairman Michael Guminiak called the meeting to order at 7:00 p.m. Also in attendance were Robin Lockwood and Robert McGarity, Jr. Staff member present was Shaun Gately, Economic Development Coordinator.

2. Approval of Minutes of August 3, 2016

Robin Lockwood made a motion seconded by Mr. McGarity, to approve the August 3, 2016, minutes. Motion passed unanimously.

3. Amendments to Agenda
None.

4. Referrals from PZC and/or Planning Department

Application **[PZ-2016-17]** of Scott Kraus for a Site Plan of Development to construct an O'Reilly Auto Parts Store at #504 Talcottville Road (Assessor's ID: Map #39, Block #15T, Lot/Parcel #21A).

Joshua Swerling, PE Associate, Bohler Engineering and Lauren Sirois, Architectural Design, Phase Zero Design Inc. appeared on behalf of the applicant. Mr. Swerling presented an overview of the site. The former Pizza Hut restaurant on 83 will be demolished and a roughly 7,700 square foot O'Reilly Auto Parts Store constructed, 40 parking spaces, impervious areas reduced by about 1,000 square feet and replacing with landscaping and plantings. Ms. Sirois presented the building materials and color, brick, no wood, red exterior, black storefront, black canopy, white trim. Large truck parking would be off hours, 25 feet sconce LED down lighting, right-of-way shoveling and mowing maintained by town. Landscaping in rear. Proposed signage meets regulations.

*Ms. Lockwood made a motion seconded by Mr. McGarity to accept **Application [PZ-2016-17]**. Motion passed unanimously.*

5. Administrative Action
None.

6. Adjournment

Ms. Lockwood made a motion seconded by Mr. McGarity to adjourn at 7:12 p.m. Motion passed unanimously.

Respectfully Submitted
Susan Hewett
Recording Secretary