

T.C.

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

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DRAFT MINUTES

1. Call to Order and Roll Call

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

2. Approval of Minutes of November 2, 2016

Robin Lockwood made a motion seconded by Mr. Guminiak, to approve the minutes. Motion passed with one abstention.

3. Amendments to Agenda

None.

4. Referrals from PZC and/or Planning Department

Application **[PZ-2016-19]** of Garrett Homes LLC for a Special Permit/Site Plan of Development to construct a Retail Store (Dollar General) at #1188 Hartford Turnpike (Assessor's ID: Map #43, Block #68, Lot/Parcel #30).

Alan Carpenter, registered professional engineer, CPH, Vernon and Doug Gronert, civil engineer of BKA Architects, Brockton, MA appeared to present the proposed site plan. Mr. Carpenter spoke regarding construction, parking, loading dock, roof run off, landscaping, wetland area, and one access from Hartford Turnpike. Mr. Gronert displayed color elevation plans and discussion included color, material, frontage, and roof. Additional discussion included appearance, color, lighting, landscaping, fencing, and retention basin. Discussion took place regarding proposed changes to the building.

*Mr. Guminiak made a motion seconded by Ms. Holt that Application **[PZ-2016-19]** of Garrett Homes LLC receive the recommendations suggested by the Commission regarding proposed changes and return with a new plan for the building. Motion passed unanimously.*

Application [PZ-2016-20] of Richard Korris for a Site Plan of Development/Special Permit to construct a Drive-through Restaurant, a Retail building, and a Self-Storage Facility at #129 & #145 Talcottville Road (Assessor's ID: Map #2, Block #0004, Lot/Parcel #0078).

Jeff Bord, Professional Engineer, BL Companies appeared on behalf of applicant. Also in attendance was Richard Korris, applicant, Brian Wallace and Michael Payne to present site for three retail stores: a Wendy's; a retail facility; and a self-storage building. The November 30, 2016, site plan with colorized landscaping was presented. Mr. Bord discussed full access driveway, LED lighting fixtures (photos distributed), landscaping, signage, and exterior building materials. Mr. Wallace distributed photos and presented plans for the three story, 677 unit storage building and discussed building materials, colors, signage, lighting, sidewalk access, height of building, fencing, grading, curb cut, traffic, wetland area easement. Mr. Korris discussed the land development and purchase of town land.

Ms. Holt made a motion seconded by Mr. Guminiak to accept Application [PZ-2016-20] of Richard Korris for a Site Plan of Development/Special Permit to construct a Drive-through Restaurant, a Retail building, and a Self-Storage Facility at #129 and #145 Talcottville Road (Assessor's ID: Map #2, Block #0004, Lot/Parcel #0078) with the recommendation that fencing and gate be of track decking. Motion passed unanimously.

5. Administrative Action

A. Correspondence

Approval of meeting dates for 2017, first Wednesday of each month

Mr. Guminiak made a motion seconded by Ms. Lockwood to accept the meeting dates set for 2017. Motion passed unanimously.

6. Discussion and concern regarding redesigns and lack of approval from Design Review Commission and regulatory authority.

7. Adjournment

Mr. Guminiak made a motion seconded by Ms. Lockwood to adjourn at 8:34 p.m. Motion passed unanimously.

Respectfully Submitted
Susan Hewett
Recording Secretary