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Town of Vernon
Design Review Commission (DRC)
Wednesday, April 6, 2016
7:00 PM
Council Chambers
Vernon Town Hall, 3rd Floor, 14 Park Place
Rockville / Vernon, CT

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DRAFT MINUTES

1. Call to Order & Roll Call

- Meeting was called to order at 7:05pm.
- Regular members present: Robert McGarity, Michael Guminiak, and Robin Lockwood
- Alternate members present: Jennifer Holt sitting in for the vacancy.
- Staff present: Shaun Gately, Economic Development Coordinator
- Recording secretary: Audrey Lanz

2. Approval of Minutes of March 2, 2016

A motion was made by Robert McGarity to approve the minutes. Robin Lockwood seconded the motion and the motion passed unanimously.

3. Amendments to Agenda
None

4. Referrals from PZC and / or Planning Department

Application (PZ-2016-04) of Swiss Laundry of Rockville, Inc. for a modification of an approved site plan & site plan of development / special permits for an expansion of the existing Swiss Laundry at #4 & #6 Regan Street (Assessor's ID: Map #22, Block #41, Lot/Parcel #3 and Map #22, Block #41, Lot/Parcels #17 & 18).

- Attorney Dory Famiglietti of Kahan, Kerensky & Capossela presented the application.
- Also present was applicant Bruce Kloter, architect Bob Hurd and landscape designer Jen Kloter.
- The application is for construction of an 18,000 sq. foot warehouse with a small portion being used for office space.
- The new building will be connected to the existing Swiss Laundry on 35 Windsor Ave. via a common wall.
- There will be no public access to the building, employee access only.
- Bob Hurd, project architect, presented the site plans.
- A 3D rendering of the proposed building was handed into record.
- There are 3 loading bays with 10' high white metal insulated garage doors.
- The materials to be used are a continuation from the existing building at 35 Windsor Ave. such as:
  - Concrete masonry, metal roofing and canopies.
- A discussion ensued on snow falling off of the metal roof and hindering sidewalk access.
- Jen Kloter, landscape architect, gave an overview of the plantings to be used.
- Eastern White Pine trees will be planted along Windsor Ave as a buffer the building from the road.

- An arborvitae hedge will be planted for screening between the building and residential lots that abut the property.
- A discussion ensued on the types of trees to be planted and the Commission would like the Eastern White Pines to be replaced with spruce trees.
- Attorney Dory Famiglietti handed into record a lighting plan of what is to be used around the property.
- There will be LED wall mounted luminaire and LED flood ground mounted luminaire lights.
- No new signage is planned for the new building.
- The two residential buildings that are currently on the property will remain but be switched to commercial zones.
- The dumpster enclosure will be constructed using chain link and vinyl.

Jennifer Holt made a motion to accept the application with the following stipulations:

- Replace the planned white pine trees with some variety of spruce tree.
- Use snow barriers on the roof to control the issue of snow falling off of the roof and hindering sidewalk access.
- Clarify on the site plan where the wall mounted lights will be placed and where the grounded flood lights will be placed.

Robert McGarity seconded the motion along with the stipulations and the motion passed unanimously.

5. Administrative Action

A. Correspondence
None

B. Membership
None

C. Other
None

6. Other Business

Jennifer Holt would like the DRC to re review the policy on videotaping town meetings. The Commission agreed to add videotaping policy review to the next DRC agenda and make amendments to the policy if needed.

8. Adjournment

Chairman Michael Guminiak made a motion to adjourn the meeting and Robin Lockwood seconded the motion. The motion passed and the meeting adjourned at 7:55pm.

Respectfully Submitted

Audrey Lanz

Audrey Lanz
Recording Secretary