

T.C

Town of Vernon
Design Review Commission (DRC)
Wednesday, December 6, 2017, 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 in attendance were Robin Lockwood, Jennifer Holt, and Daniel Robertson. Staff member present was Shaun Gately, Economic Development Coordinator.

2. Approval of Minutes of August 2, 2017, and October 4, 2017.
Ms. Lockwood made a motion to approve the minutes from August 2 and October 4, 2017. Motion carried unanimously with one abstention.

3. Amendments to Agenda
Approval of Schedule of Meetings will be moved to end of meeting.

4. Referrals from PZC and/or Planning Department

4.1 Application [**PZ-2017-21**] of Richard Hayes for a Special Permit/Site Plan of Development on 4 Parcels and a Zone Change on 2 of those Parcels from R-22 to Commercial. This application is for the construction of Multi-family housing and Commercial development at #14 Hyde Ave. (Assessor's ID: Map #46, Block #0071, Lot/Parcel #00019).

Alan Lamson, Architect with FLB, East Hartford, appeared on behalf of applicant to explain site plan. Mr. Lamson discussed lighting at entrance and driveway, number of buildings and units per building, signage, trash receptacles surrounded by 8 foot fence, lighting in parking areas and residence entrances, architecture, private entrances to units, minimal common areas, siding colors and materials. A color palette was distributed. Exterior materials used will minimize maintenance. Clubhouse will include community room, café, rental office, maintenance office, and computers.

John Alexopoulos, Landscaper, Storrs, appeared and discussed the variety of plantings and trees around each building and in parking areas. There will be larger trees along driveway and in parking areas. Four phases of construction are planned. Discussion took place

regarding front property demolition, lighting at unit doors, entrances from 83 and South Grove Street, sidewalks, number of light poles, placement of dumpsters, 40 year roofing shingles, number of parking places, styles of doors to units, sewer, gas heat, tree fence line, central air/heat in each unit.

Ms. Lockwood made a motion seconded by Ms. Holt to accept Application [PZ-2017-21] as presented. Motion carried unanimously.

5. Administrative Action

Discussion took place regarding 2018 Schedule of Meetings. It was noted there is no July meeting.

Ms. Holt made a motion seconded by Ms. Lockwood to accept next year's Schedule of Meetings. Motion passed unanimously.

A. Correspondence
None

6. Adjournment

Mr. Guminiak made a motion seconded by Mr. Robertson to adjourn at 7:50 p.m. Motion carried unanimously.

Respectfully Submitted
Susan Hewett
Recording Secretary