

**Town of Vernon
Design Review Commission (DRC)
Minutes - Regular Meeting
Monday, March 5, 2012, 7:00 PM.
Vernon Town Hall, 3rd Floor, 14 Park Place
Rockville/Vernon, CT.**

RECEIVED
VERNON TOWN CLERK
12 MAR 20 PM 3:24

1. Call to Order & Roll Call

- ◆ Meeting was called to order at 7:00 P.M.
- ◆ Regular Member Present: Daniel Robertson, Bob McGarity and Michael Guminiak.
- ◆ Alternate Members Present: None
- ◆ Staff Present: Shaun Gatley, Economic Development Coordinator
- ◆ Recording Secretary: James Krupienski

2. Approval of Minutes of February 6, 2012 meeting.

- ◆ Daniel Robertson, seconded by Bob McGarity moved a motion to approve the Minutes of the Special Meeting of February 2, 2012. Motion carried unanimously. Michael Guminiak abstained.

3. Amendments to Agenda

4. Referrals from PZC and/or Planning Department

Application [PZ-2012-03] of Mark D'Addabbo dba NERP Holding & Acquisitions Co., LLC for resubdivision of property into two lots at #400 Talcottville Road (Assessor's ID: Map #09, Block #015H, Lot/Parcel #00026)

- ◆ Strike from Agenda – No Action required.

Application [PZ-2012.04] of Mark D'Addabbo dba NERP Holding & Acquisitions Co., LLC for approval of special permits and a site plan of development to construct a 19,097 sq. ft. retail building and site improvements on property at #400 Talcottville Road (Assessor's ID: Map #09, Block #015H, Lot/Parcel #00026)

- ◆ Jim Cassidy, PE, Halisey, Pearson & Cassidy Engineering & Architecture:
 - Existing parking conditions on site – 117 Spaces;
 - Utilizing newly subdivided property – 3.85 acres;
 - One (1) story structure – 19,097 sq/ft;
 - Expanding parking area and rear access drive;
 - Proposing twenty-five (25) foot landscape buffer adjacent to existing residential neighborhood on the easterly side;
 - Primarily split-face cement block (First five feet.)
 - Utilizing hardy plank on upper portion of the structure (Urban Putty color);
 - Red trim will outline the upper roof line and gables located at the front and rear of the building;
 - Gooseneck lights will be mounted along the front of the building;
 - Landscape – Will re-grade existing parking to match new lot; two (2) islands will be raised to match; Adding 4 additional islands with necessary lighting.
 - Signage – proposing twenty-five (25) foot high pylon sign with 80 sq/ft sign board which mirrors signage proposed for the building;
- ◆ Bob McGarity questioned lighting for the outdoor sales area.
- ◆ Jim Cassidy indicated that there would be three (3) wall packs along the building as well as a three (3) head pole light along the northerly property line.
- ◆ Discussion took place relative to site egress from proposed right ingress/egress drive.

- ◆ Michael Guminiak questioned possible site obstruction from proposed pylon signage.
- ◆ Jim Cassidy indicated that the proposed sign is located twenty (20) feet from the existing roadway and allows for clear site line for proposed egress.
- ◆ Daniel Robertson, seconded by Michael Guminiak moved a motion to accept the Architectural Designs as presented. Motion carried unanimously.

5. Administrative/Action

5.A Correspondence

- ◆ Daniel Robertson supplied letters to Staff relative to compliance issues with signage at existing commercial sites. Requested response and action taken and response back to the commission. (Attached to minutes.)

5.B Membership

- ◆ Michael Guminiak was welcomed to the commission.

5.C Other

◆

6. Guidelines

- ◆ Daniel Robertson indicated that the Draft Guidelines would be presented at the next Regular meeting. Will send presentation to commission members for review prior to the meeting.

7. Other Business

- ◆ Shaun Gately, Economic Development Coordinator requested the commission review the POCD Implementation Plan relative to duties that have been assigned to the commission. Indicated that they would be send by email for review.

8. Adjournment

- ◆ Bob McGarity, seconded by Michael Guminiak moved a motion to adjourn. Motion carried unanimously.
- ◆ Meeting adjourned at 7:39 P.M.

James Krupienski
Recording Secretary

Attachment

March 05, 2012

Shawn Gately
Town of Vernon
55 West Main St
Vernon, CT 06066

Dear Mr. Gately:

As the Chairman of the Design Review Commission I am writing this letter as a notification regarding a recent construction project.

The purpose of this letter is to promote a positive emphasis on architectural design review in the Town of Vernon. At this time I find that conditions of this property to be contrary to the minimum requirements of the Town of Vernon zoning regulations.

Recently a renovation project was performed at 1302 Harford Tpk. The property consists of a new Xtra Mart and Shell station. Currently, the gas pump canopy has a red and yellow ribbon that decorates its perimeter. This ribbon is lighted at night. The issue I raise is that the lighting is not maintained and the ribbon is only lit in a few places. This is a violation of Zoning Regulation 16.1.4 where signage is required to be maintained in good repair.

Since the purpose of the regulations is to establish a minimum requirement, it is necessary that action be taken to eliminate conditions found to be contrary to the requirements. I am requesting that the town review the condition noted and forward their response to the Design Review Commission.

Thank you, I look forward hearing from you soon.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Robertson', written in a cursive style.

Daniel Robertson
Chairman – Design Review Commission

March 05, 2012

Shawn Gately
Town of Vernon
55 West Main St
Vernon, CT 06066

Dear Mr. Gately:

As the Chairman of the Design Review Commission I am writing this letter as a notification regarding conditions of an existing business located at 1285 Hartford Turnpike.

The purpose of this letter is to promote a positive emphasis on architectural design review in the Town of Vernon. At this time I find that conditions of this property to be contrary to the minimum requirements of the Town of Vernon zoning regulations.

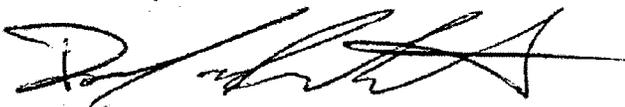
I am requesting that the signage this business be reviewed. The current business appears to be in violation of Zoning Regulation 16.5.1.1 through 16.5.1.5. The property currently has 2 signs mounted. The first sign is mounted to a lighted sign box. This sign box lights at night but the sign itself restricts the light because it is not translucent. The sign box is lighted when the business is closed. It is clear that the sign was not designed to be compatible with a lighted sign box. This sign is also disproportionate to the original lighted sign box. Both signs are a bright lime green which fails to be compatible with the buildings façade. Lastly, the business utilizes 3 lighted open signs which is excessive.

It is very important that the Town review all sign applications carefully. There are many requirements for signage that seem to be overlooked. It is important that signage meets the requirements set forth in our Zoning Regulations. It is also important to the DRC that signs meet the requirements set forth in section 21.7 of the Zoning regulations.

Since the purpose of the Zoning Regulations is to establish a minimum requirement, it is necessary that action be taken to eliminate conditions found to be contrary to the requirements. I am requesting that the town review the condition noted and forward their response to the Design Review Commission.

Thank you, I look forward hearing from you soon.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Robertson', written over a horizontal line.

Daniel Robertson
Chairman – Design Review Commission

March 05, 2012

Shawn Gately
Town of Vernon
55 West Main St
Vernon, CT 06066

Dear Mr. Gately:

As the Chairman of the Design Review Commission I am writing this letter as a notification regarding conditions of an existing business located at 60 Windsor Avenue.

The purpose of this letter is to promote a positive emphasis on architectural design review in the Town of Vernon. At this time I find that conditions of this property to be contrary to the minimum requirements of the Town of Vernon zoning regulations.

I am requesting that the signage this business be reviewed. The current business appears to be in violation of Zoning Regulation 16.5.1: *"Signs should blend with the architectural style of the building to which they relate and should be visually pleasing and attractive."*

The property currently has a sign mounted over the front door facing the street (Windsor Ave). This does not blend well with the architectural style of the building and the sign is not visually attractive due to the nature of how it was mounted.

It is very important that the Town review all sign applications carefully. It is important that signage meets the requirements set forth in our Zoning Regulations. It is also important to the DRC that signs meet the requirements set forth in section 21.7 of the Zoning regulations.

Since the purpose of the Zoning Regulations is to establish a minimum requirement, it is necessary that action be taken to eliminate conditions found to be contrary to the requirements. I am requesting that the town review the condition noted and forward their response to the Design Review Commission.

Thank you, I look forward hearing from you soon.

Sincerely,



Daniel Robertson
Chairman – Design Review Commission