

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

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1 Call to Order & Roll Call

- ◆ Meeting was called to order at 7:03 P.M.
- ◆ Regular Members present: Daniel Robertson, Howard Steinberg, Bob McGarity and Michael Guminiak.
- ◆ Alternate Members Present: None
- ◆ Staff Present: Shaun Gately, Economic Development Coordinator
- ◆ Recording Secretary: James Krupienski

2 Approval of Minutes of April 2, 2012 meeting.

- ◆ Bob McGarity, seconded by Michael Guminiak moved a Motion to approve the April 2, 2012 Regular Meeting Minutes. Motion carried unanimously.

3 Amendments to Agenda

- ◆ None

4 Referrals from PZC and/or Planning Department

Application [PZ-2012-07] of Jane Moore Properties, LLC for a Special Permit/Site Plan of Development to construct a Building Addition and associate improvements at #1237 Hartford Turnpike (Assessor's ED: Map #46, Block #78, Lot/Parcel #23)

- ◆ David Holmes, Capitol Studio Architects; Ben Wheeler, Design Professionals Inc.; Jane Moore; Michael Moore; Christopher Moore:

- David Holmes:
 - 6,000 sq/ft structure, proposing 1,200 sq/ft addition;
 - Existing masonry block to be painted a charcoal grey;
 - Horizontal metal siding, with canopy at each entrance supported by a single column;
 - Mechanical equipment at the rear will be screened;
 - Replacing existing windows, doors and storefront;
- Howard Steinberg questioned changes to signage on the site. Mr. Holmes indicated that no change is currently planned during this development phase, upgrade would be done through a new application.
- Ben Wheeler, Design Professionals Inc:
 - Proposed parking area – two (2) landscape islands with flowering shade trees;
 - Fifteen total trees proposed in the improvements;
 - Walkway on three (3) sides of the building will be replaced with plantings;
 - Site lighting – proposed only in new parking area no change in the existing parking area. Two (2) lamps proposed for each pole – full cut-off lamp.
- Daniel Robertson suggested repainting of the pylon poles when the signage is upgraded.
- Michael Guminiak questioned upgrade to the existing signage for the convenience store after development.
- Daniel Robertson, seconded by Howard Steinberg moved a Motion to Accept the design aspects as proposed. Motion carried unanimously.

5 Administrative/Action

A. Correspondence

- ◆ None

B. Membership

- ◆ None

C. Other

- ◆ None

6 Guidelines

- ◆ None

7 Other Business

- ◆ None

8 Adjournment

- ◆ Daniel Robertson, seconded by Howard Steinberg moved a Motion to Adjourn. Motion carried unanimously.
- ◆ Meeting adjourned at 7:24 P.M.