

**Town of Vernon
Design Review Commission (DRC)
Minutes - Regular Meeting
Monday, October 3, 2011, 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 7:00 P.M.
- ◆ Regular Members Present: Daniel Robertson, Adam Weissberger, Howard Steinberg, Daniel Knight, Robert McGarity.
- ◆ Alternate Members Present: None
- ◆ Staff Present: Shaun W. Gatley, Economic Development Coordinator.
- ◆ Recording Secretary: James Krupienski

2. Approval of Minutes of August 1, 2011 meeting.

- ◆ Robert McGarity, seconded by Adam Weissberger moved a motion to approve the minutes of August 1, 2011 as amended:
 - Strike from Staff Present - Leonard Tundermann, Town Planner
- ◆ Motion carried unanimously.

3. Amendments to Agenda

- ◆ None

4. Referrals from PZC and/or Planning Department

* Application [PZ-201 1-141 of ESS 1031 Hartford Turnpike, LLC for a Special Permit to construct 66 residential apartment units at 999A, 1005, 1015, 1025 & 1031 Hartford Turnpike (Assessor's ID: Map #38, Block #0072, Lot/Parcel #0030D, Map #38, Block #0072, Lot/Parcel #0029A, Map #39, Block #0072, Lot/Parcel #00029, Map #38, Block #0072, Lot/Parcel #0036A & Map #38, Block #0072, Lot/Parcel #00028)

- ◆ Leonard Jacobs, 56 Deepwood Drive representing the applicant
 - Also Present: Kevin & Eric Santini, Owners; Eric Peterson, Gardner & Peterson Associates; John Alexopolous, Landscape Architect.
 - Prior Zone Change was adopted by the commission;
- ◆ Kevin Santini, 41 Birchwood Drive, Tolland:
 - Presented color design concepts for the new structures;
 - Handicap design has been implemented in the first floor units;
 - Proposing 5 – 12 unit buildings with garages;
 - Private entrances with covered porches and square fiberglass columns;
 - Manufactured stone design on the front facades with vinyl siding and raised panel shutters;
 - Gables will be covered with shake style siding and round windows for a design element;
 - 1 & 2 bedroom units – 36 2-bedroom units & 30 1-bedroom units;
- ◆ Howard Steinberg questioned the proposed naming and signage for the development.
- ◆ Kevin Santini indicated this proposal would be Grand Lofts II with no long-term signage proposed for the site.
- ◆ Kevin Santini presented cultured manufactured stone and siding design and colors.
 - 5" double panel siding – a beige color scheme;
 - Lifetime Architecture shingle;
 - PVC decking for low maintenance;

- ◆ **Howard Steinberg questioned parking assignment for residents;**
- ◆ **Daniel Robertson questioned a light green shading adjacent to Route 30 on the presented mapping.**
- ◆ **Kevin Santini indicated it was a detention basin and was placed due to the slope of the site.**
 - **Presented proposed lighting plan for the development.**
- ◆ **John Alexopolous, Landscape Architect:**
 - **Flowering trees proposed in parking areas;**
 - **Red Maples adjacent to roadway areas;**
 - **Sugar Maples placed around the site;**
 - **Flower plantings at doorway areas**
 - **Utilizing five grass groundcovers**
 - **Low maintenance grasses for lawn areas.**
 - **Wet bottom grass mix for use in the detention basin at the front of the site.**
 - **Red switch grasses placed along the slopes.**
- ◆ **Daniel Robertson questioned installation of sidewalks at the roadway.**
- ◆ **Eric Peterson, Gardner & Peterson**
 - **Reviewed difficulty in installing to the extreme slope at the roadway.**
 - **Reviewed area sidewalks near the site to connect to.**
- ◆ **Robert McGarity, seconded by Howard Steinberg moved a Motion to accept the designs as presented. Motion carried unanimously.**

5. Administrative/Action

a. Correspondence

- ◆ **None**

b. Membership

- ◆ **Shaun Gatley, Economic Development Coordinator indicated that Administration would be requesting volunteers through the Town Committees.**
- ◆ **Adam Weissberger questioned minority representation requirements for the commission.**
- ◆ **It was indicated that the commission was not at its threshold for either party representation.**

c. Other

- ◆ **None**

6. Guidelines

- ◆ **Daniel Robertson indicated that he is completing the guidelines and reviewing for accuracy with the regulations. Will have it available for a future meeting.**
- ◆ **Discussion took place regarding sidewalk requirements in new and redeveloped sites.**

7. Other Business

- ◆ **None**

8. Adjournment

- ◆ **Adam Weissberger, seconded by Robert McGarity moved a motion to Adjourn. Motion carried unanimously.**
- ◆ **Meeting adjourned at 7:50 P.M.**

James Krupienski
Recording Secretary