

Town Clerk

DRC Draft Minutes 4/5/2010 1/4

**Town of Vernon  
Design Review Commission (DRC)  
Draft Minutes - Regular Meeting  
Monday, April 5, 2010  
7:00 P.M.  
Vernon Town Hall, Floor, 14 Park Place  
Rockville/Vernon, CT.**

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1. Call to Order & Roll Call
  - **Meeting was called to order at 7:22 P.M.**
  - **Regular Members Present:** Daniel Robertson, Adam Weissberger and Robert McGarity.
  - **Recording Secretary:** James Krupienski
2. Approval of Minutes of February 1, 2010.
  - **Adam Weissberger, seconded by Daniel Robertson moved a Motion to Approve the Minutes of February 1, 2010. Motion carried with amendments.**
3. Amendments to Agenda
  - **Adam Weissberger, seconded by Robert McGarity moved a Motion to Adopt the Agenda as Amended. Motion carried unanimously.**
4. Referrals from Zoning Enforcement Officer for Review:
  - a. Signage for Scrimshaw Tattoo, LLC, 29 West Main Street
    - **No comments.**
  - b. Signage for Main Street Buyers, 27 West Main Street
    - **Dan Waskiewicz, Owner questioned the process for review of signage prior to approval.**
    - **Robert McGarity felt the signage being visible through the glass would fit the requirement for Zoning Regulation review by the commission.**
    - **Adam Weissberger requested copy of the ordinance for discussion at the next meeting.**
    - **Adam Weissberger suggested adding to the Initiatives section of the Agenda for creation of guidelines.**
    - **Discussion tabled for the review and creation of guidelines for the Building and Staff to follow with a copy supplied to the commission.**
5. Referrals from PZC
  - a. Proposed façade renovation to the Red Apple Shopping Plaza, 72 East Street (Minor Modification)
    - **Mark Fay, Don Hammerberg Architects, Farmington, CT reviewed proposed design.**
    - **Robert McGarity questioned if the existing signage would remain.**
    - **Applicant indicated that they would return to the commission for changes to each tenant sign when lease agreements expire.**

- **Adam Weissberger questioned if the brickwork on the structure would be re-pointed during the renovations.**
  - **Applicant indicated that the existing brickwork was in good shape and would not require re-pointing at this time. New eave would be an additional 6' estimated for sign accommodation.**
  - **Daniel Robertson would like to see uniform changes to signage going forward.**
  - **Robert McGarity, seconded by Adam Weissberger move a Motion to Accept the proposed Plans as Presented. Motion carried unanimously.**
- b. Proposed upgrade to the building entryway at the Vernon Professional Center, 281 Hartford Turnpike (Minor Modification)
- **Mark Fay, Don Hammerberg Architects, Farmington, CT reviewed proposed changes to the facade. Dryvit to be installed with stucco on entryway main entrance. Proposing installing three (3) entryway concrete bollards for safety lighting.**
  - **Adam Weissberger questioned the proposed wattage to be utilized.**
  - **Applicant indicated that they would utilize the lowest wattage possible for safety.**
  - **Applicant reviewed proposed changes to existing lighting at the main entrance to the building.**
  - **Adam Weissberger, seconded by Robert McGarity moved a Motion to Accept the proposed Improvements as presented. Motion carried unanimously.**
- c. Proposed construction of a 24' x 24' detached garage at rear (southern) portion of property at 520 Hartford Turnpike, Vernon Commons (Minor Modification)
- **Mark Fay, Don Hammerberg Architects, Farmington, CT reviewed the Site Plan for installation.**
  - **Daniel Robertson questioned if additional landscaping is planned for the structure.**
  - **Applicant indicated that none was planned due to lack of visibility from the roadway.**
  - **Robert McGarity questioned if any dumpster would be added to the proposed structure.**
  - **Applicant indicated a dumpster is currently located and would not be adding.**
  - **Adam Weissberger, seconded by Robert McGarity moved a Motion to Accept the additional structure as presented. Motion carried unanimously.**
- d. Proposed 25' x 38'-10" addition to southwest corner of Spare Time bowling center, 340 & 350 Talcottville Road (Minor Modification)
- **Eric Fitzine, for the applicant reviewed amended proposal to install a addition to the southwest corner of the structure. Indicated they have chose to scale back plans by removing the proposed 2-story loft area.**
  - **Adam Weissberger questioned if existing parking would be lost to construction.**
  - **Applicant indicated that an existing slab is in place – not parking would be affected.**
  - **Daniel Robertson questioned additional landscaping for addition.**

- Applicant indicated they could add planting and relocation of some mature trees and shrubs. Signage package would come back to the commission for review of updated transparent signage.
  - Daniel Robertson questioned relocation of the existing dumpster container.
  - Applicant indicated it would be relocated to the rear of the proposed addition.
  - Adam Weissberger, seconded by Robert McGarity moved a Motion to Accept the Amended plans as present, dated March 31, 2010. Motion carried unanimously.
- e. Application [PZ-2010-06j] of Kishan, LLC for Special Permits/Site Plan of Development to construct a commercial building for a package store at #482 Talcottville Road (Assessor's ID: Map #09, Block #015T, Lot/Parcel #30)

- Attorney Leonard Jacobs, 56 Deepwood Drive representing the applicant reviewed the proposed site location.
- Ed Diamond, Architect, Russell & Dawson Architecture & Engineering reviewed the proposed structure:
  - Single-Story structure 98'6" x 85';
  - Pre-engineered structure;
  - 20' height at Mansard roof with additional 8' gable roof;
  - Architectural element and window proposed under the gable roof;
  - Presented proposed colors for structure and roofing;
  - Signage – channel lettering to maximum size allowed by the Zoning Regulations;
  - Proposed rear pediment will mirror proposed entry gable;
- Adam Weissberger questioned if the existing landscaping would be modified based upon presented designs.
- Leonard Jacobs presented the proposed Landscape Plan to the commission.
- Adam Weissberger questioned lighting plan for the proposed signage.
- Applicant indicated the signage would be white during the day and internally lit red during the night with timer.
- Daniel Robertson questioned the possibility of utilizing a red with more earthtone. Applicant felt the proposed color would be appropriate when paired with the structure colors.
- Ed Diamond stated the no additional pole lights were planned in the parking area. Additional recessed lighting is proposed under the entry mansard.
- Daniel Robertson suggested a stipulation that no light spillage off the property occur.
- Adam Weissberger, seconded by Robert McGarity Moved a Motion to Accept the Application with stipulations;
  1. No light to spill off the property lines.
- Motion carried unanimously.

6. Administrative/Action

a. Correspondence

- Request the Staff to outline a process for the review of signage improvements prior to permit approval.

b. Other

- **None**
7. Initiatives
    - a. Dark Sky
      - **Requested Staff to supply information to new commission members for review.**
    - b. Sidewalk Policy
      - **Requested Staff to supply information to new commission members for review.**
  8. Other Business
    - **Request Staff to review possible additional appointees to the commission**
    - **Requested Staff supply approval file for the Talcottville Road Sovereign Bank property for review by the commission at the May meeting.**
  9. Adjournment.
    - **Adam Weissberger, seconded by Robert McGarity moved a Motion to Adjorn. Motion carried unanimously.**
    - **Meeting adjourned at 8:37 P.M.**

**James Krupienski**  
**Recording Secretary**