

**Town of Vernon
Design Review Commission (DRC)
Regular Meeting – Draft Minutes
Monday, February 1, 2010, 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 called to order at 7:05 P.M.**
- **Regular Members Present:** Howard Steinberg, Daniel Robertson and Adam Weissberger
- **Staff Present:** Leonard Tundermann, Town Planner
- **Recording Secretary:** James Krupienski

2. Election of Officers

- **Chairperson: Adam Weissberger, seconded by Daniel Robertson nominated Howard Steinberg as Chairperson. Commissioner Steinberg accepted the nomination.**
- **Vice-Chairperson: Howard Steinberg, seconded by Adam Weissberger nominated Daniel Robertson as Vice-Chairperson. Commissioner Robertson accepted the nomination.**
- **All nominations were made and accepted. No seat was contested. Election of Officers was completed.**

3. Approval of Minutes of December 7, 2009

- **Daniel Robertson, seconded by Adam Weissberger moved a Motion to approved the minutes of December 7, 2009. Motion carried unanimously.**

4. Amendments to Agenda

- None

5. Referral from PZC for Review:

Application [PZ-2009-23] of Gary Patel for a Special Permit/Site Plan of Development to construct a hotel (Springhill Suites Hotel) at #53 Hartford Turnpike (Assessor's ID: Map #01, Block #153, Lot/Parcel #53)

- **Gary Frank, Architectural Group 3:**
 - **Proposing 122 room Hotel;**
 - **Façade colors of Atmosphere Blue and Cajun Red (Color samples presented to the commissioners).**
 - **Aluminum Entry Door to be painted white;**
 - **Reviewed Photometric Plan and Light Fixture styles;**
- **Howard Steinberg questioned proposed signage lighting. Applicant indicated they would be backlit. Building Signage would be visible from the highway.**
- **Daniel Robertson questioned the lighting design for the entrance/exit signage. Applicant indicated that all signage would be backlit.**
- **Raymond Paquette supplied the proposed Landscaping Plan (Sheet C11 of 12) and reviewed overall design.**

- Adam Weissberger questioned the quantity of trees proposed for the site. Applicant reviewed totals 29 Trees, 35 Shrubs and 307 Perennials.
- Daniel Robertson questioned shielding for the dumpster. The Applicant indicated that it would be surrounded with gate.
- Daniel Robertson questioned if adjustments would be made to the Hockanum River banks. The Applicant indicated that the river bank would not be touched. The only activity would be on the access road adjacent to the river side.
- Daniel Robertson questioned screening of the HVAC units on the roof. Mr. Frank indicated that parapet walls would screen the proposed units.
- Raymond Paquette reviewed the proposed parking area swale.
- Leonard Tundermann, Town Planner questioned the implied width of the proposed parking area swale. The Applicant indicated that it would be 8' in width.
- Howard Steinberg questioned the curbing around the parking swale area. The Applicant indicated that there would be low-level concrete barriers to allow for water infiltration from the parking area.
- Howard Steinberg questioned soundproofing measures due to the proximity of the Hotel to the highway.
- Daniel Robertson, seconded by Adam Weissberger moved a Motion to recommend Approval as presented. Motion carried unanimously.

6. Administrative/Action

a. Correspondence

- None

b. Other

- Daniel Robertson supplied name of individual offering to serve as a commission member. Provided name of Jason Wescott.
- Leonard Tundermann, Town Planner indicated he would follow-up with Administration.

7. Initiatives

a. Dark Sky

- Adam Weissberger requested information on surrounding towns that have implemented regulations.

b. Sidewalk Policy

- Leonard Tundermann, Town Planner reviewed prior sidewalk policy. Indicated that the Planning and Zoning Commission has been utilizing a Sidewalk Caveat.
- Daniel Robertson spoke to issues regarding sidewalk installation along Route 83 & Route 30 due to State Highway status.

8. Other Business

- Daniel Robertson requested review of signage approval for the Sovereign Bank on Route 83 for size and lighting style.
- Howard Steinberg requested feedback from Planning and Zoning Commission approvals relative to the status of final approval.

- **Leonard Tundermann, Town Planner requested commission member to be present for an informational meeting for the Plan of Conservation and Development (POCD) update.**
- **Daniel Robertson questioned the process regarding the signage change at the Antonio's Pizza Shop on West Main Street.**
- **Leonard Tundermann, Town Planner indicated that changes are usually an administrative function unless part of a pending application.**
- **Daniel Robertson, seconded by Adam Weissberger moved a Motion to request Sign changes come from the Building Department to the Planning Department for review by the Design Review Commission. Motion carried unanimously.**

9. **Adjournment**

- **Adam Weissberger, seconded by Daniel Robertson moved a Motion to Adjourn. Motion carried unanimously.**
- **Meeting adjourned at 8:14 P.M.**

**James Krupienski
Recording Secretary**