

# Architectural Design Review Committee

## Meeting Minutes

March 21, 2019  
Town Hall – Council Chambers

**7:00 p.m.**

Members in attendance were Tim Eagles, Dian Barnes, Dean Burhoe, Sheldon Crosby, Jack Kemper, Tim LeBouthillier, David Quisenberry and Peter Van Beckam. Also in attendance Assistant Town Planner Rutherford.

### **1. 784 Farmington Ave., Farmington, CT – Chase Bank**

The Chase Bank representatives presented the site plan and architectural elevations that had been submitted prior to the meeting.

Overall the Committee was not in favor of the architecture of the building as presented.

The following is a list of suggested changes and improvements to the architecture of the building:

1. The material of the building should be red brick. The architect is encouraged to also consider including clapboard to help break up the mass of the building. The use of Hardie plank should be minimized.
2. Local buildings to review to capture appropriate style and detail: the Farmington Bank building on Route 10, the Miss Porter's buildings along Route 10 and the Historic Tunxis Firehouse in Unionville.
3. The colonnade around the corner of building is unnecessary.
4. The double gable roofline is awkward as shown. The dormers on the east and west elevations are unnecessary. Consider smaller gables or a roofline consistent with the modified building material. Consider differing rooflines to match differing building materials.
5. Consider a smaller building to achieve the design goals such as: roof masses, sidewalks and parking.
6. HVAC units – location and screening need to be included in final submittal. If located interior to the building, then the location and appearance of the air grilles needs to be included in the submission.
7. Fully detailed elevations are needed for the Chase building. Details should include:
  - a. Materials and color – walls, trim and roof
  - b. Wall sections
  - c. Windows
8. The gooseneck lighting for the building sign should be downward facing.

9. Detailed elevations of the free-standing drive-thru ATM need to be provided. Materials similar to the main building should be used. A perspective view from the backage road should be included.
10. The relocated building needs to be detailed sufficiently to show access doors to the building. Show how the east elevation will be restored (the portion where the 'L' will be removed). The use of this building will also impact the parking demand.
11. Details of the signs – building mounted and freestanding - need to be submitted for review.

The following is a list of suggested changes and improvements to the site layout and amenities:

1. Consider removing the landscaping at the southwest corner of the building – between the building access sidewalk and the backage road, and instead create a plaza area. Note the sidewalk treatment used for the sidewalk installed along the west side of the backage road. Add some interest to the plaza – pavers, color, benches, etc.
2. Remove the narrow band of landscaping between the building and backage road and install sidewalk along the entire western edge of the property.
3. Remove the narrow band of landscaping along the eastern edge of the parking lot and install the parking head to head with the spaces on the adjoining lot.
4. The shared parking with the neighbors should be shown to depict the full scope of the project in context with the adjacent uses.
5. Add variety to the plant material.
6. Include walk up ATM in front vestibule facing Farmington Ave.

## **2. 55 Mill Street, Unionville – Pomona Pete's**

Rob Price presented the proposed signage for Pomona Pete's restaurant. His proposal included color combination options for the logo.

The following items were discussed with the applicant:

1. The logo with the blue and white lettering on the black background was favored by all members of the Committee.
2. With respect to having the logo placed on the existing awnings facing Mill St. the Committee would like to see specifically how this logo will look on the awning and how the portions of the Cure logo not covered by the new logo will be removed or covered. The concern is the overall aesthetics.
3. For the monument sign at the front – the 'Parking in Rear' is ok but change to blue.

4. The new sign on the east side of the building is needed to provide identification for customers travelling west on Mill Street, per the applicant. The Committee suggested adding an awning over the door. Place the logo on the building – in smaller scale than presented. Place “Take Out” on the awning – one version with the arrow and one version without for the Committee to evaluate. Eliminate restaurant around the corner and arrow.
5. The awning style shall match that of Cure and Amped Fitness.
6. Use the blue, white, black logo throughout the sign package and resubmit for review by the Committee.

**3. 88-90 South Main Street, Unionville – Kemper Associates**

Mark Colbath presented the proposed building elevations and site plan for the new development at 88-90 South Main Street.

There was much discussion between the Committee, architect and owner clarifying access points, building materials, rooftop units and screening, access and circulation, etc.

Overall the Committee liked the conceptual elevations and plans as presented.

**Additional Discussion:**

Committee members had questions about the status of the Urgent Care signs at Riversedge Plaza. Assistant Planner Rutherford confirmed that the signs were ultimately approved as recommended by the ADRC.

The Committee members and Assistant Planner Rutherford discussed the need for a submission list. Committee members will forward items that should be included for a submission. The list will be compiled and shared with the Committee for approval and will then be shared with applicants moving forward.