

ADRC Meeting Notes November 14, 2019

Ion Bank, 79 Main Street, Unionville

ion Bank was represented by Richard Korris, Developer; Gregg Rosen, NES Group; Dawn Derwin, ion Bank; and Craig Porter, ion bank. Mr. Korris explained that while a visit to the ADRC is not required by regulation, they felt it was important to seek input given the location of the facility in such close proximity to Unionville Center/Village. It was again emphasized that ion bank wishes to be a long-term member of the community. The revised designs were presented. The applicant's representative explained their methodology in terms of following the ADRC's recommendations from the last meeting. Additional elements were added by the designer and approved by ion that they felt broke up the simplicity of the "all-brick" design. After the presentation, the ADRC offered additional guidance.

Windows – while much discussion ensued, the final guidance boiled down to the following elements:

- Stone or brick headers and sills were preferred over steel and add significance to the structure. Please no steel lintels.
- Add transoms to make windows appear taller, attention should be paid to the two side windows on the front and the one window to the front on the side of the building facing the parking lot.
- Remove the arch on the side window in favor of a squared transom.

Front Entrance

- Remove the arch over the door in favor of a squared transom.
- Extend side lites lower to the new stone detail that replaces the water table.
- The sign still appears to be an afterthought.
- Consider losing the arch on the front porch gable and using that surface for the building mounted sign.
- Consider cantilevering the front porch roof and supporting with substantial brackets.

Roof

- The roof eaves and rakes are short and lack the attractive shadowing that wider eaves permit. Provide more traditional overhangs
- Appears to be no room for gutters and downspouts – where will they go and how will the downspouts coordinate with the quoining?

Miscellaneous Details

- Remove the trim board that runs from eave to eave at the bottom of the gable. Look at replacing with a brick coursing/detail coordinated with the entrance canopy.
- The cantilever shelter over the drive through/ATM windows should be a hip design.
- Lose the water table and replace with a lower course of cast brownstone to match the color of the brick.

ADRC Meeting Notes November 14, 2019

- Where will utilities be located? It is unlikely rooftop units will be accepted. Location within required landscaping or parking will also present issues of zoning conformity.
- Please consider any required in walls or gables.
- The drive through window and ATM are incongruous. Please consider framing these features in a manner that balances them with that elevation view.

Lighting

- Lighting will be key. The use of building mounted and site fixtures should be added to the plans for review.

Landscaping

- ADRC typically looks at landscaping.
- While it may be difficult to replace the landscaping lost to the relocation of the entrance, you want to look closely to see if the drive through lane can be moved two or so feet to butt against the side yard set back line. The design is very close to maximum permissible impervious coverage (already to a point where a special majority vote will be required to approve). Doing so will result in a loss of permeable coverage so this is a balancing act the design engineers will have to consider.

Tasia's Tailoring – Sign at 118 Plainville Avenue

The proposed sign images were presented by the Town Planner. Based upon his review, the area of the proposed signs (3) exceed the area allowed by the regulations. In addition, the applicant is entitled to one sign while they are showing three. The Town Plan and Zoning Commission could approve an additional sign (2), but the applicant would have to demonstrate that it is required to adequately advertise their business.

The ADRC comments drew consensus around the idea that the signs contained too much lettering – it is far larger than what is needed and prohibits the signs from having a decorative border. The use of black and white is encouraged. **The Committee liked the image of the antique sewing machine and recommended that if the “Best of Hartford” tagline was used, that the dates should be excluded.** If the applicant wants to have two signs, they'll have to decide which ones will remain, and why the second one is needed. One Committee member brought up the idea of wrapping the sign around the corner. The Town Planner indicated that the Town Planning and Zoning Commission would still view that as two signs, but they do have the right to approve two signs, again, if the applicant demonstrates a strong need.

The ADRC could not recommend the signs as shown be approved by the Town Planning and Zoning Commission. They recommended that a professional design be submitted as the hand drawn material presented were not adequate for review.