1. **JDA Farmington LLC – application for special permit and site approval to relocate existing building and construct new bank branch at 784 Farmington Avenue, FC/FV zone.**

Representing the application were Attorney Robert Reeve, Engineer Tom Daly, and Architect Hernan Graziano. Other members of the design team were also present to assist with questions as needed.

Attorney Reeve provided an introduction of the design team and discussed the history of the ADRC review of this building. He noted that the applicant was before the ADRC a number of times in 2019 for informal reviews of the Chase Bank building architecture. Attorney Reeve further provided the zoning information relative to the review of the building indicating that an application had been submitted to the Town Plan and Zoning Commission (TPZ), the Public Hearing is scheduled for October 26, 2020 and the application is here before them as a referral from TPZ as part of the application review process. The applicant is requesting a positive referral from the ADRC to the TPZ.

Tom Daly provided an overview of the site plan, noting that they had maintained the layout that had been shared during the informal meetings with one minor change. The bank building had been slid away from Route 4 a few feet to avoid conflict with the utility pole with guy wires at the front of the building and to align the driveway on the western side of the lot to the north of the island in the backage road. Mr. Daly discussed that the landscaping at the front of the building is shown as traditional street trees and building foundation plantings, and the landscaping along the backage road is more robust to add to the pedestrian experience along the walkways.
Hernan Graziano briefly reviewed the evolution of the building elevations for the bank. Mr. Graziano indicated that the design team had followed the advice of the ADRC and reviewed the architectural treatments at other area buildings such as the historic Unionville Fire Station, the Farmington Savings Bank building on Main Street, Miss Porter’s Buildings and the MDC watershed building in West Hartford and implemented many of these treatments into the final design of the Chase Bank. In reviewing the modifications made to the Chase Bank building, Mr. Graziano noted that the building was originally a full two-story white colonial style building and at the request of the ADRC the building has been modified to maintain the two-story massing at the intersection of Farmington Ave. and the backage road and at the north entrance and the balance of the building has been reduced to one-story. Mr. Graziano reviewed the color elevations and renderings in detail discussing the features in the brick courses along each facade and the columns and treatments used at the north and south building entrances. He also noted in the renderings that park benches have been added to the plaza area at the south entrance to enhance the pedestrian experience.

Each of the ADRC members then offered comments regarding the plan and elevations. In general, all of the members were complimentary of the efforts made by the architect and Chase Bank to modify the elevations as requested to meet the needs of Farmington Center. The following is a summary of the comments received from the ADRC members, with many members concurring with each other’s comments and recommendations, and follow responses in parenthesis:

1. Extend the width of the brick plaza along the building frontage to align with the width of the brick portion of the building. Pavers can be difficult to maintain, concrete is acceptable, provided it is installed in a pattern. (Mr. Graziano concurs.)

2. Implement square columns rather than round at the south entrance. (Mr. Graziano indicated that they reviewed both round and square columns and felt the round columns were more aesthetically pleasing.)

3. Along the eastern edge the jog in the clapboard is too minimal and should be increased by approximately 1 foot. (A review of the site plan confirmed there is sufficient distance to the property line to accommodate this additional width.) (Mr. Graziano will review with design team.)

4. The area over the windows within the clapboard portion of the building is bare and needs an additional architectural feature. Other members suggested an architectural band above the windows that separates the upper wall (a simple flat stock trim board might work similar to the Extruded Stretcher Course on the brick portion of the façade between the first and second floor windows). The sign on the north elevation can be placed on a flat panel integrated into the wall with the band abutting the sides of the panel. (Mr. Graziano will review with design team.)
5. Is there a use for the relocated building that will be located to the northwest corner of the site? *(Landowner Robert Wiener responded that the building will not be vacant, it will be an office space and if not rented he will move his office to this location. He further stated that per his agreement with Chase Bank he is obligated to keep the building in good working order.)*

6. Do the renderings portray the actual location of the building, noting that Mr. Daly had indicated that the building had been slid to the north. *(Mr. Graziano confirmed that renderings do reflect the current proposed location of the building.)*

7. Does the second rendering accurately reflect the street trees, and will they be remaining? *(Mr. Daly confirmed that three of the four trees in the rendering are currently there and will remain, the fourth tree is proposed and will be installed as part of the project.)*

8. Confirm that the rooftop HVAC units are hidden by the parapet. *(A review of the east elevation confirmed that the rooftop units will be hidden by the parapet. In reviewing the measurements on the elevations, the parapet wall is approximately 4.3 ft tall. Mr. Graziano confirmed that this is sufficient to conceal the rooftop units and accommodate the curbing required for the units. Assistant Planner Rutherford reminded the applicant that if the units are visible at the time of construction, a certificate of occupancy will not be issued.)*

9. The spandrel glass on the second-floor windows shall be charcoal grey in color, not white. *(Mr. Graziano concurs.)*

10. The stone sills and lintels at the windows are an improvement. The lintel should remain with the 8-inch overhang; however, the sill overhang should be reduced to approximately 4-inches. The thickness of the lintel and sill as shown is appropriate with the lintel thicker than the sill. The lintel at the south door shall also overhang 8-inches. *(Mr. Graziano concurs.)*

11. The rear entrance canopy shall be modified to remove the gable end and shall not extend back. The entrance shall be modified to provide a flat roof cap – the sign band, brick frieze and corbel shall remain with a flat cap stone course replacing the gable roof. The cap shall be at least 2 ft to 3 ft taller than the adjacent clapboard roofline. *(Mr. Graziano did not agree with this recommendation; however, agreed to review with the design team.)* *(During follow up discussion regarding this matter most of the Committee members voiced their agreement that a flat top at the north entrance is preferable.)*

12. The tall windows in the brick portion of the building shall be modified to be double hung or shall have the appearance of double hung windows. The divided lites are to be proportioned similar to the adjacent windows with a vertical orientation. *(Mr. Graziano indicated the windows as shown were preferred by Chase Bank; however, agreed to discuss this request with the design team.)*
At this time there were no further comments or questions from the ADRC members or the applicant. The ADRC members discussed the referral to the TPZ and timing of response from the applicant.

Upon a motion made and seconded (Sanford / Kemper) it was unanimously VOTED: To make a positive referral to the Town Plan and Zoning Commission in support of the Chase Bank application, JDA Farmington LLC applicant, located at 784 Farmington Ave. FC/FV zone. Specifically, the ADRC is in support of the mixed two-story and one-story structure as presented and requests that the Town Plan and Zoning Commission have the applicant continue discussions with ADRC to implement the following recommendations:

1. Modify the north elevation / entrance to remove the gable roofline and provide a flat roofline that is approximately 3 ft taller than the adjacent clapboard roofline.
2. The tall windows within the brick portion of the façade shall be modified to be double hung or shall have the appearance of double hung windows. The divided lites are to be proportioned similar to the adjacent windows with a vertical orientation.
3. The area between the windows and cornice on the clapboard portion of the building shall receive an architectural band.
4. The pavers / concrete for the front plaza shall be extended east to match the width of the brick portion of the building.
5. Provide square columns at the south entrance for review and comparison to the round columns shown. Columns to have appropriate entasis.
6. The jog in the clapboard on the east façade shall extend an additional one foot.
7. The spandrel glass on the second-floor windows shall be charcoal grey in color.
8. Window and door lintels shall overhang 8-inches, windowsills shall overhang 4-inches.

2. **Adopt 2021 Meeting Schedule**

Upon a motion made and seconded (Brown / VanBeckum) it was unanimously VOTED: To approve the 2021 meeting schedule as presented.

Adjourn: 8:50 pm