

Unionville Village Architectural Design Review Committee

July 21st, 2016

Town Hall Conference Room

7:00 p.m.

Members Present: Eagles, Barnes, Sanford, Van Beckum, Kemper, Burhoe and the Town Planner

The meeting opened at 7:00 p.m in the Town Council Chamber.

1. South Main St. former McGilicuddys proposed Tap Rock – Architect explained the confusion regarding the unauthorized construction of an over hang above the New Britain Ave. entrance. Warner indicated over hang crossed the property line and had to be cut back significantly. Discussion ensued and the following was decided:
 - the corner entrance will receive 8" wide rustic wood columns, equally spaced on the three sides of the stone piers (so will really be more like pilasters)
 - the metal fencing will be 36" high - as that was what was approved previously
 - the electrical conduit and some of the other piping/vents on the rear elevation will be painted to match the red stucco
 - assuming the drastically reduced overhang is approved by other required Commission, it will be supported by rustic wood brackets complying with all required clearances.
 - The need for screening of roof top utilities was also discussed and Warner reminded owners of need to go back to PZC.
2. Informal review on proposal at 829 Farmington Ave/Canal Path/Waterville Road.
 - Architect Mark Marzi explains site and architecture. Committee felt plans were heading in right direction made various comments regarding residential building and parking at former of RT 10 and RT 4 and need to enhance the area.
3. Warner explained proposed LED lights for Union School. Discussion regarding design and style of new lights at Union School. Committee concurred with the proposed lamp which is similar to ones on RT 177. Concerns regarding bulb protruding below fixture. Committee felt it should not go below fixture. Concern

regarding color temperature of 4000 K. Committee felt 3000K more appropriate.
Pole should be mounted flush to ground not on a 2 -3 foot base.