

ARCHITECTURAL REVIEW COMMITTEE
SPECIAL MEETING
WEDNESDAY, MAY 27, 2015 – 6:30PM
NEW HARTFORD TOWN HALL

Present: Members: Anne Hall, Denton Butler, Michael Misiorski, Donna LaPlante (in at 6:35), Alt. Michael Devins
Steve Sadlowski, Zoning Officer; Mohammad Sohail aka Sonny & Andy Hashman representing J&S Enterprises

Anne Hall, temporary chair opened the meeting at 6:30PM. First order of business: Motion Denton Butler, second Mike Devins to nominate Anne Hall as Chair. Motion to elect Anne Hall as Chair, unanimously approved.

Motion Denton Butler, second Mike Devins to nominate Donna LaPlante as Secretary. Motion to elect Donna LaPlante as Secretary, unanimously approved.

Chair Anne Hall read the agenda and opened the floor for discussion and review of plans submitted to the Planning & Zoning Commission for J&S Enterprises – Special Exception – Map 44A – Block 114 – Lot 002 – 443 Main Street – Rebuild Existing Gas Station/Repair Existing Facility to Gas Station with Convenience Store/Drive Thru.

Zoning Officer Steve Sadlowski briefly reviewed the responsibilities of the Committee and presented members with the Design guidelines and Architectural Review Regulations from the P&Z regulations.

Denton Butler opened the discussion by saying he felt the architectural design of the outside of the building was suitable with the colonial accents for a small town such as New Hartford. He didn't see an antenna location on the plans and Sonny responded that was not know at this time if they would need an antenna or not. Denton expressed his desire that if there were an antenna it be unexposed to the street line. Historically the access back out on 44 is very difficult and he recommends egress to be from the easterly side of the site with ingress at the westerly side. He also suggested at the street line to minimize signage and shrubbery so as to not adversely affect sight lines.

Sonny said there could be one way traffic on the site and keep signage and shrubbery low. Sonny presented the site plan and explained they are taking down the existing building after the new building is constructed. There is a drive thru around the back of the new building.

Denton thinks the State should have a sign located on 44 to the west of the site that says "Blind Commercial Driveway" or something to that effect.

Denton inquired about signage. Sonny replied they will have the one pedestal Mobile sign on the Northerly end of the property that was recently erected. That will be the only sign. Sonny said they will be moving the gas tanks further towards the back of the site.

Anne asked about the plans for the islands at the front of the site. The proposal calls for asphalt, and after some discussion with the applicant concerning alternatives to asphalt, various members of the committee indicated they would prefer natural brick or stamped red concrete to look like brick from the options Sonny suggested. Low planters would be nice but Anne does not want this to be ultra expensive.

Motion Denton Butler to accept the plan as presented with the exceptions we have noted:

1. Should there be an antenna, that the orientation be as to the best accommodation to make it as invisible as possible from the street.
2. The Mobil sign be the exclusive sign.
3. Any flowers and shrubbery be of a nature and level that they are low and not obstructing of sight lines.
4. The access to the site would be dedicated at the western most side and the egress would be at the eastern most side.
5. If possible, a request be made to the State of Connecticut for signage on Rte 44 for a blind drive.

Anne Hall added she would like to add an additional item 6. Denton accepted her amendment to his motion.

6. The islands be either brick or stamped red concrete.

Mike Devins seconded the motion.

Anne asked the other members of the committee if they had any additional concerns.

Donna LaPlante expressed concern that the northerly parking spaces would not be used, but because of site limitations so no good alternative she could offer.

The motion was unanimously approved.

Motion to adjourn by Denton Butler, second Mike Devins. Meeting adjourned at 6:55PM.

Donna LaPlante, Secretary