

DESIGN REVIEW BOARD
TOWN OF CLINTON
WILLIAM STANTON ANDREWS MEMORIAL TOWN HALL
54 EAST MAIN STREET
CLINTON, CONNECTICUT 06413

Minutes
Regular Meeting
April 27, 2016

Chair Mary Ellen Dahlgren called the April 27 2016 Regular Meeting of the Design Review Board to order at 7:00 P.M. in the Rose Room of the William Stanton Andrews Memorial Town Hall, 54 East Main Street, Clinton, Connecticut.

Members present: Chair Mary Ellen Dahlgren, Peggy Sullivan, John Allen and Alternate Sandy Allen

Members absent: Caroline Dowd and Alan Kravitz

Also present: Applicants, agents and members of the public

Dahlgren **SEATED** S. Allen for Kravitz. She noted for the record that a member of the public was videotaping the meeting for personal use. It is not an official record of the meeting.

DRB 16-08: 8 Liberty Place: affordable housing community.

Susan O'Dell, of PBB Architects together with **John Tunsky** of TO Design LLC, Architects, presented the design for the building and the landscaping for a single building with 32 one-bedroom units. The part of the structure facing Liberty Street will be two stories and the part of the structure facing Liberty Place will be three stories. They then satisfactorily addressed inquiries of Board members. Members asked for more screening between the proposed structure and Liberty Street which the agents agreed to do. They were asked to look into the possibility of sidewalks along the streets.

J. Allen **MOVED** to approve the design and materials proposed, with additional screening along Liberty Street, for DRB 16-08: 8 Liberty Place: an affordable housing community, Clinton Housing Inc. (Applicant) 8 Liberty Place, LLC (Owner). Assessor's Map 54 Block 53 Lot 20. Zone: R-60. S. Allen seconded the motion. Discussion: none. Voting in favor: Dahlgren, Sullivan, J. Allen and S. Allen. Opposed: none. Abstentions: none. The motion was **carried**, 4-0-0.

DRB 16-09: 15, 19, 21 & 23 West Main Street & 6 John Street Extension: drug store and associated parking.

Dahlgren named J. Allen the Acting Secretary. J. Allen then read the April 27, 2016 Letter from the Clinton Historical Society into the record.

Doug Benoit, of Arista Development LLC presented an overview of the actions taken to date for the proposed site development.

Paul Vitaliano, P.E. of VHB, Inc. gave an overview of the existing and proposed site conditions including but not limited to the proposed building location, egress and ingress to the site, hardscape and landscape features. Members raised concern for potential traffic back-up from cars awaiting ingress from West Main Street and Hull Street and made suggestions for improvement thereto including the elimination of the curb cuts on Hull Street. The State Department of Transportation has not given final approval to the curb cuts at this time.

Doug Grunert of BKA Architects, Inc. presented the design for the structure. All Board members stated that the design does not reflect the character for the center of town that the Board indicated they wished to see when this project was brought before them in the summer of 2015 as a preliminary presentation. He stated he was not aware of their preferences. A member produced the photographs from the preliminary presentation and members pointed out the features and the style of building they were looking for. They advised Grunert to review the Town Plan of Conservation and Development as to the vision as to the development of and architectural elements of the “Clinton Town Center”.

There was a question on the proposed signage. Benoit asked to table this as the project will be coming back to the Board.

Some members stated they would have to give a negative recommendation to the Planning and Zoning if the Board was to have to render a recommendation this evening. The agents were asked to revisit, including but not limited to, the placement of the structure on the property, the ingresses and egresses to and from the property and the design of the proposed structure for the next meeting of the Design Review Board on May 11, 2016.

J. Allen **MOVED** to continue DRB 16-09: 15, 19, 21 & 23 West Main Street & 6 John Street Extension: drug store and associated parking, Doug Benoit, Arista Development LLC (Applicant) to the May 11, 2016 Design Review Board Meeting. Sullivan seconded the motion. Discussion: none. Voting in favor: Dahlgren, Sullivan, J. Allen and S. Allen. Opposed: none. Abstentions: none. The motion was **carried**, 4-0-0.

Minutes:

- **March 9, 2016 Regular Meeting.** J. Allen **MOVED** to accept and approve as presented the Minutes of the March 9, 2016 Regular Meeting. Sullivan seconded the motion. Discussion: none. Voting in favor: Dahlgren, J. Allen and S. Allen. Opposed: none. Abstention: Sullivan. The motion was **carried**, 3-0-1.
- **March 23, 2016 Regular Meeting.** Tabled to the May 11, 2016 Regular Meeting.
- **April 13, 2016 Regular Meeting.** Tabled to the May 11, 206 Regular Meeting.

Old Business: none.

New Business: The Bootery, East Main Street. A “flapping” banner has been placed on the property. A member requested the zoning enforcement officer to make a determination as to whether it meets the zoning regulations and has a permit.

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There being no further business, J. Allen **MOVED** to adjourn the meeting. S. Allen seconded the motion. Discussion: none. Voting in favor: Dahlgren, Sullivan, J. Allen and S. Allen.

Opposed: none. Abstentions: none. The motion was **carried**, 4-0-0. The meeting was **adjourned** at 8:10 P.M.

Respectfully submitted

Sherry Lee Hynes

Sherry Lee Hynes, Acting Clerk

E-mailed: Town Clerk
Board of Selectmen

Posted to: Website