

**TOWN OF HADDAM
ARCHITECTURAL REVIEW COMMITTEE (ARC)
PUBLIC MEETING
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT 06438
THURSDAY, 21 MARCH 2024
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

A	Haldan Block
X	Mark Degnan
X	Elizabeth Malloy
X	Wayne Ruty
X	William Warner, AICP, Town Planner
X	Leon Mularski, Zoning and Wetlands Enforcement Officer
X	Bunny Hall Batzner, Recording Clerk

1. Call to Order

Mr. Ruty, Acting Chairman, called the meeting to order at 6:02 p.m.

At Ms. Wadge's request, the Pledge of Allegiance was recited.

2. Attendance

Attendance was taken.

3. Additions/Corrections to the Agenda

There were no additions/corrections to the agenda.

4. Public Comments

There was no comment from the one member of the public present.

5. Discussion and Review of a Request for a Modification to a Previously Approved Special Permit for a Daycare Center and a Request for a One (1) Lot Re-Subdivision at 6 Brookes Court, Map 49/Lot 68-3. Applicant: DBP LLC

Lisa Wadge, DBP LLC, owner/member and applicant, Paul Pizzo, President, Landmark Architects P.C., and Paul Morin, Architectural Designer, Landmark Architects, P.C., were present.

Ms. Wadge introduced herself and explained the history of the project – received approval for a Special Permit in 2019 (5 December), then the COVID pandemic hit, and the daycare facilities had to shut down. Ms. Wadge stated Joe Palaris, owner, Town and Country Early Learning Centers, owns multiple day-cares center.

Using a site map, Ms. Wadge oriented the Committee on the location of the proposal – enter Brookes Court from Saybrook Road, site sits at the end of the cul-de-sac. Lot #3 will end up being approximately .92 acres (40,263 square feet as shown on map) and will be able to be seen from Saybrook Road; however, there will be a 20,000 square feet (.459 acres as shown on the map) lot created as part of the one lot re-subdivision between the daycare center and Saybrook Road. Ms. Wadge stated this is Phase 2 of DBP Retail which was brought before the Committee previously (2021).

Mr. Pizzo distributed 11 inch x 17 inch copies of the plans (copies on file with the minutes in the Town Clerk's Office and the Land Use Office, Exhibit A – 2 pages) and Mr. Warner laid out a copy of the site plan for the Committee's review. Mr. Pizzo stated this is Landmark Architects second project working with Mr. Palaris (previous project was in Colchester). Mr. Pizzo stated Mr. Palaris uses a basic model and in this proposal it calls for a double loaded and single loaded corridor. People will enter the building from the front of the cul-de-sac (pointed out parking and playground located in the notch of the building). The visual of the building from Saybrook Road (west elevation) to resemble the large homes in the area with a wing attached that has been broken up with decorative columns to make it look less bland. A cupola and signage also proposed. It is hope that whatever structure goes on the 20,000 square foot lot will be small enough so people can still see the daycare facility.

Mr. Pizzo also reviewed the Brookes Court cul-de-sac elevation (east elevation) and the two side elevations – Brookes Court (north elevation) and southern property line (south elevation). Mr. Pizzo stated they tried to use early American colors, more gables, and a more historic design to try to make it look like a simple school house.

Mrs. Malloy asked if the blue and tan are different types of siding or are they the same but in different colors. Mr. Pizzo stated it is the same siding just in different colors. Mrs. Malloy asked the type of siding. Mr. Pizzo stated insulated vinyl clapboard siding (will look more flat and a bit more substantial). Mr. Pizzo also stated there has been some discussion regarding the placement of shingles in the gable peak, but they would also be vinyl. Mrs. Malloy asked if the vinyl shakes in the gable peak would also be painted. Mr. Pizzo stated no, they will be pre-colored.

Mrs. Malloy asked if the columns as shown on the elevation along Route 154 will be servicing a porch. Mr. Pizzo stated no, the columns are merely visual a means of breaking up the long elevation along that side of the building. Mr. Pizzo also stated there are no exits on that side of the building. Mrs. Malloy asked if the columns would be flush to the façade. Mr. Pizzo stated yes, the columns will be applied to the building.

Mrs. Malloy was curious about the lack of fenestration on the building. Finds the (west) elevation overwhelming and it has very tiny little small holes in it. Mrs. Malloy asked if this is a protocol for daycare centers. Mr. Pizzo stated no, noting that the west elevation represents a hallway. Mr. Pizzo stated they could add more windows noting that the exit from the building is to the side (south). Mrs. Malloy stated she has concern over the lack of fenestration along the 154 façade.

Mrs. Malloy asked if each classroom had its own exit door and if they are required. Mr. Pizzo stated yes, and it is required if a building does not have sprinklers which this one will not have (building sized to not require sprinklers; therefore, exits are required from each classroom). Mr. Pizzo pointed out windows on either side of the doors noting quite a bit of light comes in based on the other facilities.

Mr. Morin stated on the side closest to the property line they are also limited by code for the percentage of openings. Mr. Morin stated they could add additional windows on the western façade that Mrs. Malloy commented on and still fit in the building code (15 percent), but the façade on Brookes Court is at the maximum percentage for window coverage.

Mrs. Malloy asked if there is a proposal for the front lot on the site. Ms. Wadge stated not yet, but potentially.

Mr. Degnan asked if there had been any discussion regarding access to the front lot. Ms. Wadge stated yes, access will come from the entrance/parking area in front of the white house, Tyler House, (briefly reviewed original DBP Retail drawing). Mr. Degnan voiced concern over the elevation facing Route 154. Mr. Pizzo stated it is not the back of the building that is the reasoning behind the detail (make it more attractive). Mr. Pizzo noted that once the front lot is sold, the proposed building (daycare) may be concealed.

Mr. Degnan iterated Mrs. Malloy's comment regarding the lack of fenestration noting that he's aware of the percentages of openings allowable with a non-sprinkler building. Mr. Degnan stated that there was a previous application that came before the Committee where there was the struggle of what is in front, where is the most prominence, and where the visibility of the building is; and unfortunately, he does not believe the elevation lends itself to the language of the adjacent original building and the development right across the street. Mr. Degnan suggested breaking down the scale further by adding some other elements to make the west elevation appear more like the front of the building. Mr. Pizzo understood. Mr. Degnan referenced the apartment building that faces Route 154 directly across from Brookes Court – developer asked to add additional fenestration and they did (included windows at the end of the building). Mr. Degnan noted while sitting at the traffic light at Bridge Road the back of the apartment buildings are the most prominent image that is seen from Route 154. Mr. Degnan stated he felt it was the responsibility of the Committee to be very careful with Tylerville village and how driving through the village is experienced. Mr. Degnan stated the parcel in front is just under one-half acre which really constrains the development of that location – what can go in there, sprinkler constraints, building footprint limited so building will not be as big to conceal the proposed daycare structure. Mr. Pizzo agreed. Mr. Degnan stated his concern is treating the west elevation as the front of the building. Mr. Pizzo stated they did try to treat it as the front of the building and does not believe Mr. Palaris would have a problem in adding a pair of windows. Mr. Degnan asked if the roundel was a window or a plastic vent at the end gable. Mr. Pizzo stated it is two feet in diameter and at this time is a vent. Mr. Degnan voiced concern with proportioning – very big end gable with only a two foot diameter roundel. Mr. Morin indicated it was easy enough to remedy.

Mrs. Malloy stated she found the horizontal roof line of the Route 154 elevation to be very long and overwhelming; and asked if could be broken up or staggered. Mr. Pizzo stated they could introduce a couple of additional false gables, but the idea was to make the northern end of the structure look like an old school house with a wing coming off it. Mr. Pizzo stated it is long because of the site and the requirements for the number of rooms/classrooms in the building. There is not enough site to move the building in or out because of all the other requirements. Mrs. Malloy spoke in regard to the complex where the Cooking Company used to be located and the back half of the complex having fluctuating rooflines. Mr. Degnan asked if pre-fab trusses for the roof were to be used; and spoke in regard to different pitches and scales that can be obtained to break up the roofline instead of a gable end.

Mrs. Malloy stated she is concerned about overwhelming the Tyler House. Mr. Pizzo stated it sits back a bit. Mrs. Malloy stated the proposed structure sits in front of it.

In regard to height, Mr. Degnan asked the relation between the bell tower and the Tyler House. Ms. Wadge stated the house is three stories, the proposed structure is one and one half stories; but the previously approved building is two stories (will sit adjacent to the house).

Mrs. Malloy asked if the windows are one over one, double hung, as she could not tell from the rendering. Mr. Pizzo stated they are just 1 over 1, but they can be broken up by installing muntins and make them 3 over 3 or 4 over 4. Mrs. Malloy stated she felt that would be more appropriate for the design.

Mrs. Malloy asked about signage. Mr. Pizzo stated the only signage proposed is on the bell tower and on the entrance (to the rear). Mr. Pizzo stated he believes there is a previously approved street sign that they may be able to get some recognition. Mr. Pizzo stated they are not proposing to add anything else.

Mrs. Malloy asked about lighting. Mr. Pizzo stated minimal lighting on the building (light up the entrance) and security lighting around the building. Mr. Degnan asked if it would be on the building. Mr. Pizzo stated there will be parking lot lights. Mr. Warner asked if the lights could match the lighting fixtures that are being used in Tylerville. Mr. Pizzo stated yes. Ms. Wadge stated the lights are nice. Mr. Warner stated the State will be using them for the roundabouts as well. Mr. Degnan stated that will help to tie everything together.

Mrs. Malloy asked if a similar building, to the proposed structure, was constructed in Colchester. Mr. Pizzo stated the Colchester building was an existing bank. The bank was renovated and Landmark

Architects created the wing that was added on the back. Mrs. Malloy asked if the Tyler House could be renovated with a wing added to it. Ms. Wadge stated they could not comply with the extensive disability and daycare requirements with a 100 year old building, but there are people who are interested in the house; however, they are looking at a land project here today.

Mr. Degnan stated as part of the ongoing development of the area there had been discussion of pedestrian access and as a resident of Tylerville has noticed an increase in pedestrian traffic going up to the market, etc. Mr. Degnan asked if there was any thought to increase the sidewalk. Ms. Wadge stated DBP was required to put sidewalks in along Saybrook Road when they built Brookes Court and there is a sidewalk proposed as part of this project to the back (stops at the end of the parking lot). However, until it becomes clear what will happen with the use of the house and the other land, any further design of sidewalks are on hold. Mr. Warner stated the DOT roundabout project will complete the sidewalks and will be matching the street lights.

Mr. Degnan asked the business model for this tenant – directly relational to the new tenants or regional. Mr. Morin stated regional. Ms. Wadge stated Mr. Palaris has multiple businesses with a lot of experience and looks at drawing from multiple locations as there are not a lot of daycares in this area. Mr. Warner stated Mr. Palaris is thinking from the south and east of the location. Mr. Pizzo stated this proposal does not need street frontage as it is a destination. Mr. Degnan stated just like the development, he thinks this is great for the area as well as the region.

Mr. Warner asked why there is not a sign on the cupola. Mr. Morin stated it would not be visible from the front. Mr. Degnan stated the sign would need to be at the front of the building. Mr. Pizzo stated a second sign could be added to the cupola on Brookes Court side.

Mrs. Malloy asked if a real bell would be placed in the cupola. Mr. Pizzo stated they had not gotten that far yet. Ms. Wadge stated maybe. Mrs. Malloy noted the plan says “bell”. Mr. Degnan spoke in regard to what the drawings represent and the practical application.

Mr. Degnan asked how the Committee’s recommendations/comments will adequately reach P&Z for their meeting immediately following ARC’s. Mike Farina, P&Z Commissioner, was present and stated he would pass the information along.

Mr. Warner stated it seems like there are significant modifications and the Committee can continue the review while waiting for revised plans and P&Z can do the same. Mr. Degnan stated he did not believe the meeting needed to be continued as long as the comments regarding the elevation that faces Route 154 are addressed to P&Z.

Mr. Farina stated when this plan was initially presented in 2019, he felt it was a great plan. His only concern is safety and recommended that there not be a lot of signage given the instability of some individuals. Ms. Wadge stated good point. Mr. Degnan stated the Committee’s purview is the architectural aspects of the plan. Mr. Farina understood. Mr. Degnan stated the signage is appropriate in scale and size; and asked that it not be lighted.

Mr. Degnan asked if there would be lighting that would be facing the street. Mr. Pizzo stated no.

Mr. Pizzo stated if there are conditions that the windows need to be a little bit larger with muntins and a larger opening on the gable end, he could represent that to Mr. Palaris; however, to start changing the roof line with multiple pitches is a bit of concern from a design perspective. Mr. Degnan stated if there is a smaller counterpoint made toward the end of the building that would be acceptable. Lengthy discussion followed regarding a concept drawing Mr. Mularski had. All parties were agreeable.

A brief discussion followed regarding landscaping (not much too landscape); whether the pine trees would be remaining (yes, they will remain; part of the previous approval); and whether a building was previously approved for the front lot (a second building next to the house was approved). Mr. Degnan noted that the lot was not subdivided at that time.

Mr. Warner asked Mr. Pizzo to represent the recommendations at P&Z as well as Mr. Farina. Mr. Morin will mark up the plan with the proposed recommendations.

RECOMMENDATIONS: 1) Enlarge roundel at the gable end. 2) Add two windows with muntins, 4 over 4 on Saybrook Road/Route 154 side (west elevation). 3) A gable, similar in size to the entrance gable to the front door, to be added at end of west elevation.

6. Approval/Correction of the Minutes

Tabled.

7. Chairman's Report

There was nothing new to report at this time.

8. Committee Business

There was no Committee Business to discuss at this time.

9. Scheduling of Hearings

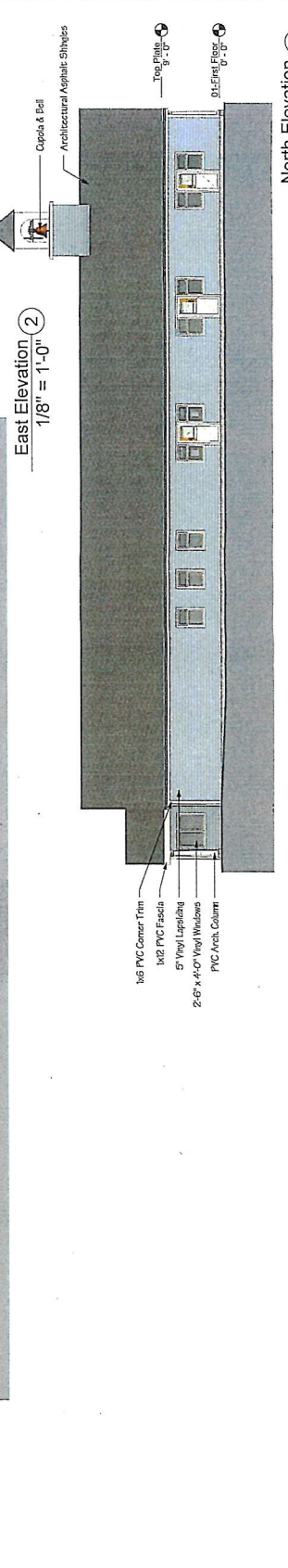
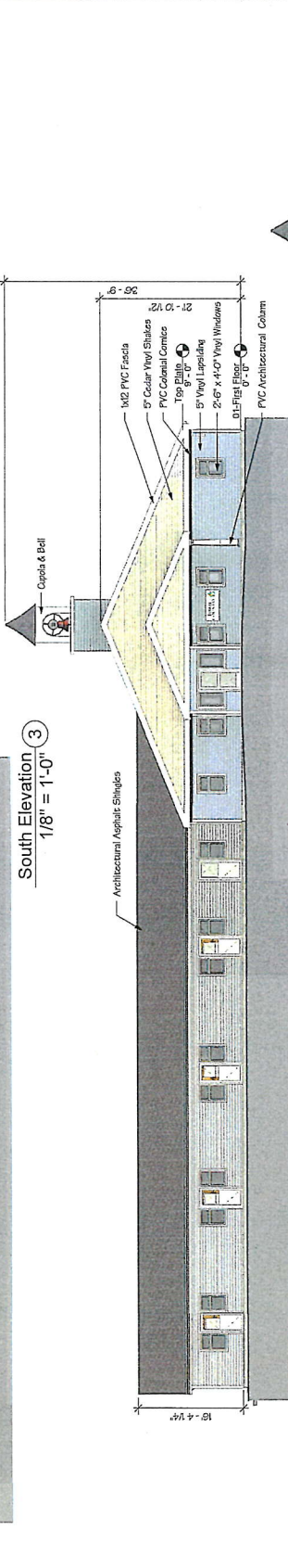
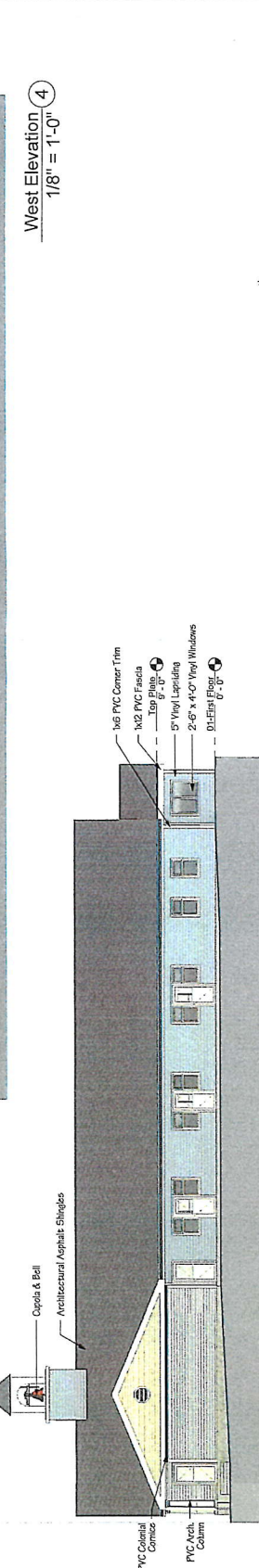
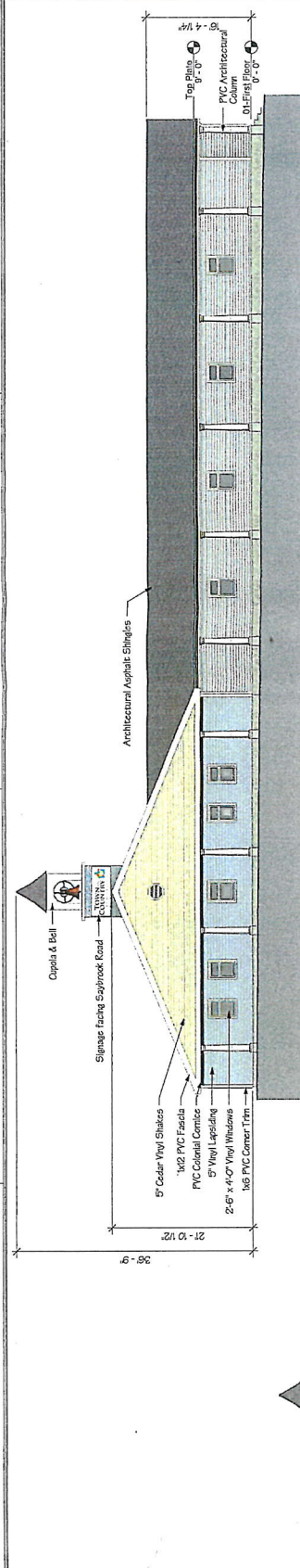
There were no pending hearings at this time.

10. Adjournment

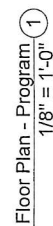
Mr. Ruddy adjourned the meeting at 6:35 p.m.

Respectfully Submitted,

Bunny Hall Batzner
Bunny Hall Batzner
Recording Clerk



ARC-21 MAR 2024
modification to previously
approved Special Permit
Daycare Center & One Lot
Re subdivision - U Brookes Ct.
Exhibit A - 2 pages



2102

**NOT FOR
CONSTRUCTION**

[illegible]

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE MENTIONED PROJECT IS STRICTLY PROHIBITED.

SOURCE
6 Brooks Court Haddam,
CT
Town & Country
Haddam Facility

PD
2/15/2024

Floor Plan - Programs

A-1.0