

**TOWN OF HADDAM  
ARCHITECTURAL REVIEW COMMITTEE  
PUBLIC MEETING  
TOWN HALL  
21 FIELD PARK DRIVE  
TUESDAY, 14 OCTOBER 2014  
UNAPPROVED MINUTES  
*Subject to Approval by the Commission***

**ATTENDANCE**

X	Joseph Bergin, Chairman
X	Lorraine Riess, Secretary
X	Wayne Ruty, Vice Chairman
X	Liz West Glidden, Town Planner
X	Bunny Hall Batzner, Recording Clerk

**1. Call to Order**

Mr. Bergin, chairman, called the meeting to order at 4:05 p.m.

**2. Attendance**

Attendance was taken.

**3. Approval of Agenda**

None.

**4. Public Comment**

None.

**5. 12 Killingworth Road**

Pat Benjamin, engineer, Bascom and Benjamin; Cliff Westergren, representative for the owner, TMC Land Management; and Steve Rocco, architect, Rocco Architects, were present.

Mr. Rocco stated that his client wants to focus on the set of drawings as submitted with the application. Mr. Rocco stated the proposal calls for a two story masonry building approximately 8,000 square feet on the site of Duffy's Pub. Once approval is received by ARC, the applicant will be looking for approval for the demolition of Duffy's Pub.

Mr. Westergren stated that the existing Higganum Pharmacy is very small and there is going to be two year bridge construction project taking place in front of the existing pharmacy. Mr. Westergren stated that Mr. McKenna is anxious to free himself up from the bridge project. Mr. Westergren also stated that Mr. McKenna's business has grown since coming to town, he does not have handicapped access at the present location, and he's unable to do certain things that he's able to do in his other stores due to space constraints. Mr. Westergren noted that Mr. McKenna is on site, trains managers, and has stores in Portland, Centerbrook, and New London.

Mr. Bergin asked what else is expected to be included with the pharmacy. Mr. Westergren stated that the pharmacy will be on the first floor, which is 4,000 square feet, with entrances at the front and rear; side-

walk to the front; and new parking to the rear of the building and the second floor will be office/rental space with no specific tenant at this time.

**Site Plan Review** – Mr. Benjamin reported that the site is .42 acres and using the map, pointed out features of the site and noted that there will be an overhang for the second floor, a sidewalk off the front to the main entrance, an existing 20 foot easement over the neighbor's property that runs to the back of the property, parking – 17 spaces to the rear as well as additional on street parking, and entrance to the rear.

Mr. Benjamin discussed the sheet flow to the rear of the parcel noting that the site has been designed to so that the overflow will be less than one foot per second to decrease the scour.

Proposed parking area lighting will be the same as that of the Hi-Way Package Store. Detail sheet submitted – Exhibit A (4 pages). Mr. Benjamin noted that they will be LED lights.

Mr. Benjamin reviewed the planting selections - azaleas, Oakleaf hydrangeas, fountain grass, iris, black eyed Susan's. Mr. Benjamin noted that the grades on site are very flat.

Ms. Riess asked about the following: 1) Questioned the spruce tree radius. Mr. Benjamin explained how the trees were measured and noted that they are slated to be removed (noted sap dropping on vehicles and being a liability). Mr. Benjamin offered to add ornamental trees. 2) Suggested reducing the number of hydrangeas and moving them further back from the sidewalk due to the height and width they can reach. Also if moved back, the iris could be eliminated. Mr. Benjamin will review. 3) Questioned the location of the overhead electrical service. Mr. Benjamin stated that it's unknown at this time. Mr. Westergren noted that the property to the left of Pub has underground service via a pole and that Mr. McKenna would prefer this option. 4) Questioned small concrete pad in front of the secondary door and how people would get to that door. Mr. Rocco stated that the doorway would be used for a tenant who may want access from the street. Mr. Bergin stated he felt the area could be better integrated with the front of the building. Mr. Westergren stated that Mr. McKenna wants people to use the area in front of the building with tables and benches. Discussion followed.

Mr. Rocco stated that the client has been clear that he wants to proceed with the application as it stands. Mr. Bergin asked that everything he's seen off the record is out. Mr. Rocco stated exactly; however, depending on the Committee's comments there may be revisions. Mr. Westergren stated that there will be no revisions from the plan.

Mrs. Glidden noted that if the Committee's comments are substantial, it may be in everyone's best interest to come back with a revised plan and then submit that to P&Z.

**Elevation Plan Review** – Mr. Bergin stated that in terms of the plans, he could guess what he's looking at, but without the value of words tell him what he's looking at he would be guessing. Mr. Rocco stated that the structure will be full brick, pre-cast, and windows. Mr. Westergren asked if it would be more productive to have Mr. Rocco make notes on the plan and then resubmit. Mr. Bergin stated yes. Mr. Rocco stated he would like to get the Committee's comments and then resubmit.

Mr. Rocco stated that the shape of the first floor is due to an attempt to save the well to the front of the structure and that Mr. McKenna wanted a covered area for seating. The proposal calls for a front door (street) and a back door, ramp, and elevator to the rear. Mr. Rocco stated that the second floor there can be two means of egress with corridor. The second floor has approximately 500 additional square feet of space than the first floor

Mr. Rocco stated that the intent is for the building to be somewhat non-commercial looking in order to fit within the Center. The proposal calls for pitched roofs, windows that look more residential than commercial and traditional store front as well as controlled signage. Mr. Rocco provided a copy of an LED Gooseneck Sign Light with Angle Reflector – Exhibit B (3 pages). Mr. Rocco stated that the rear is consistent with the front.

In terms of colors, Mr. Rocco stated that he was thinking of a pink/orange type brick with tan pre-cast with dark green on the windows, trims, and doors. Mr. Bergin stated that a letter he had received had suggested that the stippling would be granite. Mr. Westergren stated that was the intent. Mr. Bergin asked for clarification in regard to the brick. Mr. Rocco stated that the brick will be traditional brick.

Mr. Bergin stated that he spoke to Mrs. Glidden in regard to the lack of detail on the plan; and that it makes it difficult for the Committee to read the plan. Mr. Rocco stated that he can add another layer of detail. Mr. Bergin stated that anything that has a profile should be added. Discussion followed.

Ms. Riess suggested and questioned the following: 1) Making the store front more pedestrian friendly (doesn't feel the overhang will be inviting). 2) Simulated divided lights and not interior. Mr. Westergren agreed. 3) Questioned whether there were restrictions as to why there are no windows on the façade. Mr. Rocco stated the stairway is in the area; however, some windows can be added. Mr. Bergin stated that there is something within the regulations covering this. 4) Architectural horizontal detail lacking (not as presented). 5) No detail to the ramp, stair railing, and the stairs. 6) Questioned the elevations. Mr. Benjamin noted that due to the project being in the flood plain, no filling is allowed.

Ms. Riess stated that her biggest concern is keeping the front pedestrian friendly. Mr. Westergren stated that part of the problem in moving the building to the front is the lack of snow shelf area. Mr. Westergren also stated that there isn't much that a pharmacy would be placing in an outside display. Mr. Westergren noted the Only Natural Food store using an area similar to what is being proposed.

Mr. Bergin suggested the following: 1) Adding a first floor pilaster for more balance. 2) Ceilings – give relief. Mr. Rocco stated he had thought of coffers. 3) Add a few dormas. Mr. Rocco stated that the mechanicals will be to one side of the attic. Discussion followed.

Mr. Bergin stated that he did like the subtle arch. Ms. Riess stated that she like the steep pitch in the front as it helps with the mass. Mrs. Glidden stated that she liked how the structure is broken up with the banding.

Raul de Brigard, P&Z alternate commissioner, stated that he attended to see how the process works and thanked the Committee for their work.

Mr. Rocco also submitted into the record a photo of two store fronts as examples of the proposal (Exhibit C) and an 8.5 x 14 in. front elevation (not to scale) sheet (Exhibit D).

## **6. 12 Killingworth Road**

Pat Benjamin, engineer, Bascom and Benjamin; Cliff Westergren, representative for the owner, TMC Land Management; and Steve Rocco, architect, Rocco Architects, were present.

Itemed continued. Date to be determined based on submission of revised plans.

## **7. Approval/Correction of the Minutes**

Tabled.

## **8. Chairman's Report**

None.

## **9. Committee Business**

None.

## **10. Scheduling of Hearings**

None.

## **11. Adjournment**

**MOTION:** Joe Bergin made a motion to adjourn. Lorraine Riess seconded. Motion carried unanimously.

The meeting was adjourned at 5:30 p.m.

Respectfully Submitted,

*Bunny Hall Batzner*

Bunny Hall Batzner  
Recording Clerk