

**TOWN OF HADDAM  
ARCHITECTURAL REVIEW COMMITTEE (ARC)  
PUBLIC MEETING  
WEDNESDAY, 28 OCTOBER 2021  
TOWN HALL  
21 FIELD PARK DRIVE, HADDAM, CT 06438  
UNAPPROVED MINUTES  
*Subject to Approval by the Commission***

**ATTENDANCE**

X	Mark Degman – Recused from 1572 Saybrook Road Discussion/Review
X	Lorraine Riess, Chairman
X	Wayne Ruty
X	William Warner, Town Planner
X	Bunny Hall Batzner, Recording Clerk

**1. Call to Order**

Mr. Warner, Town Planner, called the meeting to order at 6:00 p.m.

**2. Election of Officers**

Mr. Degman nominated Ms. Riess for chairman. Mr. Ruty second. Ms. Riess accepted the nomination. Nomination carried unanimously.

Mr. Warner stated a treasurer is not required nor a secretary as Mrs. Batzner takes the minutes. Ms. Riess asked if there should be an alternate, vice chairman, in the event she cannot attend a meeting. There was no response.

**3. Attendance**

Attendance was taken and all members seated.

**4. Discussion and Review**

**a. Addition to 1572 Saybrook Road and Overall Site Plan**

Lisa Wadge, Agent, DBP, LLC and George Fellner, Architect, were present.

**Engineering:** Ms. Wadge stated the site is located on Brookes Court – 2 acre parcel consisting of the historic house and lots to the right – and the proposal is for a new building (being discussed) and two additional structures (to be discussed in the future). The parcels are zoned commercial. The existing house has been restored and is up for rent. Ms. Wadge stated they are proposing the addition of an entrance in front of the house.

Ms. Wadge stated she, Mr. Fellner, and Roger Nemergut, P.E., have been working together for a number of years and have worked on laying out the project from an architectural standpoint as a small group of buildings that comply with the village district regulations and allows them to manage the needs of the community. The concept is to drive in (front of house), drive through, and leave through Brookes Court in the back. An entrance is proposed for the additional structures later down the line.

Ms. Wadge stated they are asking for ARC's review and detail consideration of Building #2, which is not attached to the existing house (Building #1), but wanted it to be in harmony and allow people to have a common area. Ms. Wadge stated Mr. Nemergut is working on estimated uses for retail use and a restaurant and as more detail comes in on what may be viable, more detail will be provided.

Ms. Wadge stated they are proposing four buildings, wanted to show ARC the whole concept, and will be coming back with detailed architecture on Buildings #3 and #4 in the future. A letter will be coming from the traffic engineer Scott Haskin and Creative Contours will be responsible for the landscaping. Due to a power outage, a landscaping plan is not available, but the proposal is to mirror the properties adjacent to them – fencing and plantings (need some deer resistant plants) – noted that all trees along the border and the street are holding up well. Using the plan, Ms. Wadge pointed out the fire tank as well as a very old beech tree noting that she had Mr. Fellner and Mr. Nemergut modify the plans in order to save the tree. The complex will be referred to as the DBP Retail Complex.

Ms. Riess asked if the two lots will be joined at some point. Ms. Wadge stated no. Ms. Riess asked how the parking reflects the needs of the future use of the new building. Ms. Wadge stated they looked at 1.5 units of parking for retail and 2 units of parking for a restaurant, but it's unclear what will go into the buildings and they will have to come back to the Committee. One building is set up for retail or office. Noted the site is flat and there's plenty of area for parking. Ms. Wadge stated one of the reasons they do not want to combine the lots is they would like to have an entrance near the southern property line and it would be more difficult if it were just one lot. Ms. Riess asked if both lots are owned by one entity. Ms. Wadge stated as far as she knows. Ms. Riess asked how many offices/businesses are anticipated to go into the building. Ms. Wadge stated there will be a bit of flexibility in the building (allowing a lot of different uses) noting that she doesn't try to predict what will happen. Ms. Wadge stated there is difficulty in the market unless it's already permitted as people are impatient.

Ms. Riess asked what will be taking place in the crosshatched area. Ms. Wadge turned the presentation over to Mr. Fellner. Ms. Wadge stated Mr. Fellner and Mr. Degman get most of the credit for the project.

Mr. Degman disqualified himself from this portion of the meeting as he works with Mr. Fellner and he worked closely in designing the project.

Mr. Fellner talked about the fluidity for pedestrians and traffic in this project – noted the loop road and a series of pedestrian walkways throughout the setting.

**Architecture:** Mr. Fellner stated the existing house is a commercial space - 2 stories with 6,741 square feet of usable space. The existing floor plan provided cues for design and plan layouts – staggered façade exterior walls, series of porches. Although there will be separate buildings, a connection has been maintained by the use of a roof and will walk through the hatched area Ms. Riess had asked about.

The new building has a much more pronounced staggering façade – a more step configuration, strategically placed porches and entrances. The first floor mercantile or retail, two or three tenants, but also allowed for connections – 4,115 square feet. The second floor two separate elements – two tenants – 2,626 square feet. This provides 6,741 square feet total building area.

**Exterior:** Mr. Fellner stated the intent was to design a contextual sensitive series of forms – cues from the existing building and the apartments and clubhouse next door. New England Contemporary Farmhouse /Italianate hybrid. Staggered floor plans as well as facades, multi-levels of gable and shed roof elements. Do not want a single mass type structure. Combination of porches, vinyl clapboard siding, trim/column details, and windows all relate to the existing building. The porches, trim, standing seam metal roof, and cupolas relate to the adjacent clubhouse. Colors: white (siding and trim/fascias/soffits) and gray (standing seam roofing) palette. Have not reached the point of designing the lighting, but given all the porches soffit down lighting is a consideration. Overall strategy provides for breaking up the façade and minimizing the mass as well as optimizing the spatial relationships for human scale.

Ms. Riess asked what is being carried over in the buildings that will be Italianate. Mr. Fellner stated the columns, the porches, porch roof area, the cupola, and the windows. Ms. Riess asked if they had anticipated signage for the different businesses. Mr. Wadge stated a sign near the beech tree and the water tank and possibly an address sign by the entrance on Sayabrook Road. Ms. Wadge stated she is not a fan of having signage for each tenant. Mr. Fellner stated they do anticipate there will be small individual signs on the building. Ms. Wadge stated no neon.

Mr. Warner asked about the elevations with Mr. Fellner reviewing the plans pointing out which buildings were represented. Mr. Warner stated the landscape plan should include a dumpster area. Mr. Warner also stated keeping the tree and extending the fence will make it look very nice. Ms. Wadge asked if Mr. Warner was looking for the same fence type with Mr. Warner stating yes (continuity).

Ms. Riess asked how many feet between the parking and the fence. Mr. Fellner stated about 45-50 feet. Ms. Riess asked if there will be landscaping in-between. Mr. Fellner stated yes.

Mr. Fellner stated the other two buildings will have similar language as to what is being presented. Ms. Riess asked if all the siding will be horizontal. Mr. Fellner stated yes, horizontal clapboard. Ms. Wadge stated it will be similar to Tylerville Village. Ms. Riess stated the apartments will have a cedar look composite material. A brief discussion followed in regard to materials.

Ms. Wadge asked if the Committee would like the landscape plans submitted for their review and then comments could be submitted back. Mr. Warner suggested a second meeting before Thanksgiving.

Item continued until the next meeting (date to be determined).

#### **b. New Apartments 105 Bridge Road**

Donald Tarinelli, Architect, and Sal Indomenico, Owner/Developer, were present.

Mr. Tarinelli stated the site is currently vacant and nothing historic or distinguished around it. Forty-four apartments are being proposed – mostly one bedroom and four – two bedroom units. Mr. Tarinelli stated the civil engineer had already done a layout which he showed to the Committee. Twelve – 24 foot x 30 foot boxes per unit all set back one foot with an angle in the middle. Mr. Tarinelli thought it would be better to pair the units in order to share the second level stairs rather than offset each one. Mr. Tarinelli stated he developed the single unit offset and the bigger two bedroom at the end to have the gable facing the street and provide a more prominent form and then decided to do both to create a pattern.

Mr. Tarinelli stated a lot of effort (detail) was put to the front of the buildings and the back was made simple as there is nothing (no residential neighbors) to the rear of the parcel. Mr. Tarinelli stated he tried to make the structures look like a neighborhood rather than a development.

Ms. Riess asked if there are doors in the back. Mr. Tarinelli stated he had three basic plans and then did variations. Some have hallways right through to access the back and some do not. After meeting with Mr. Indomenico, three units were selected and they will have hallways going through and people on the first floor will have a small backyard. Ms. Riess asked what's on the property on the other side. Ms. Wadge stated there is a 30 foot drop off and Tylerville Village. Mr. Tarinelli stated there will be fence back there.

Ms. Riess asked if there will be handicapped accessible units. Mr. Tarinelli stated the two bedroom units are fully handicapped accessible and the first floor one bedroom units have to be Type B handicapped accessible. Ms. Riess asked if the bathrooms will allow for a wheelchair to spin around. Mr. Tarinelli stated yes. Mr. Degman stated if they are required to be ADA compliant the building official will look for compliance. Mr. Degman asked Mr. Tarinelli if he had done the calculations on the unit with Mr. Tarinelli stating yes. Mr. Degman asked if the kitchens would be full ADA compliant. Mr. Tarinelli stated yes. Mr. Degman asked if the exterior grading will be accessible. Mr. Tarinelli stated yes, that is his understanding.

Mr. Tarinelli stated the paired units are 32 feet rather than 30 feet making them considerably nicer. Ms. Riess asked if they will be market rate. Mr. Tarinelli stated yes, and the units will be all electric. Mr. Degman asked about the air conditioners and their location. Mr. Tarinelli stated they are mini-splits and will be to the rear of the buildings. Mr. Tarinelli stated solar panels will be added to the back and it is the hope that the units will be close to zero net energy.

Mr. Tarinelli reviewed the clubhouse to be located to the front of the parcel. Mr. Degman asked about exterior finishes – vinyl with as much upgraded trim as possible. Mr. Degman asked about lighting. Mr. Tarinelli stated the main parking lot will have site lighting (pole lighting) and all recessed entry units will have soffit lighting, one unit with the three foot porch will have soffit lighting, and a paired unit will have surface mounted down lighting. Mr. Degman voiced concern over lighting to the back of the site especially where the 30 foot drop off is located. Mr. Degman asked if there will egress from the back of the building and if there will be a pathway around the building. Mr. Tarinelli stated he did not know about a pathway.

Mr. Degman stated with the drop off and with expected constructed the elevation will be overlooking the commercial property below and believes some work needs to be done in terms of that. Mr. Indomenico stated a fence could be installed.

Mr. Degman asked about signage. Mr. Indomenico stated there will be a stone sign in the front.

Mr. Degman talked about the town looking for continuity with sidewalks and voiced concern over pedestrian safety. Mr. Degman suggested that DOT be contacted to see what they have to offer. Mr. Warner stated in the spring the town will be building sidewalks along Bridge Road. Discussion followed in regard to the same decorative street lighting and flowering trees along the road as the Saybrook Road and Brookes Court proposals.

Mr. Degman asked if the units will have washers/dryers or will residents need to go somewhere else. Mr. Tarinelli stated washers/dryers will be provided. Ms. Riess stated these residents will want to cross the street to get to the other businesses and asked if this had been taken into consideration. Mr. Warner stated there will be crosswalk at the traffic circle and a signalized crosswalk at Dunkin Donuts.

Ms. Riess asked how the units will be distinguished – different building or door colors. Mr. Indomenico stated there will be different colors on each of the blocks. Mr. Tarinelli stated tan, brown, and cream or perhaps a splash of bright color. Ms. Riess stated the doors could be jewel tone. Mr. Warner stated the area is kind of drab and believes more color would work well. Mr. Indomenico stated he would like a neighborhood feel.

Mr. Degman asked if the plan was originally generated by someone else. Mr. Indomenico stated Benesch & Co. has been working with them from the beginning and that there was a previous owner that had a different design. Mr. Degman talked about scale of character. Mr. Indomenico stated they wanted four buildings but due to the septic systems they could only have three. Mr. Warner stated there is a lot of greenspace to the back.

Mr. Rutty asked the size of the parcel. Mr. Tarinelli stated 2.4 acres. Mr. Rutty stated for the solar some units are facing east and some west.

Ms. Riess asked about a material board with colors at the next meeting. Mr. Tarinelli stated yes. Mr. Warner stated a landscape plan is needed.

Mr. Degman again asked about the elevation. Mr. Indomenico stated a vinyl fence or a chain link fence with bushes.

Discussion followed in regard to whether a traffic study had been conducted. Mr. Warner stated the state would require one. Mr. Degman asked if that was in the works. Mr. Warner stated not that he's aware of.

Ms. Wadge welcomed Mr. Indomenico to the neighborhood and stated she loves the ideas of apartments as a neighbor; however, she voiced concern over the buffer between the properties noting that if people are allowed to they will cut through the back of her property. Ms. Wadge stated they are in talks with DOT about opening up a one-way back road as they are taking one of her entrances. Ms. Wadge stated there will be a substantial grade change along Bridge Road, fill will be brought in for the rotary, retaining walls to be installed, DOT will be doing a cut out between their two properties to make it level, and there will be

a large unsupported soil base that goes up about 30 feet. Ms. Wadge stated she would like to be sure that people can't come out the back door of their apartment because it won't be safe, that her septic system for another building is back there, and her biggest concern is when coming down Saybrook Road the first thing that will be seen 30 feet in the air is the fence and building. Ms. Wadge stated she doesn't want to look at a fence and solar panels and perhaps something else can be done. Ms. Wadge stated there needs to be some sort of transition between the two properties and security.

Ms. Wadge also voiced concern about parking and traffic (potential need for additional parking at the apartments for visitors and the potential use of her parking for their spillover). Ms. Wadge noted she has plans to have two restaurants and seven tenants on her site. Mr. Tarinelli asked the location of Ms. Wadge's property. Ms. Wadge provided the location and stated she would prefer Mr. Indomenico's building not be as close as proposed. Ms. Riess asked if a DOT engineer reviewed the site for a retaining wall. Ms. Wadge stated she had not seen these plans until tonight and the building is being proposed within 10 feet of the property boundary where there's a 30 foot drop off. Ms. Wadge stated perhaps there could be some collaboration. Mr. Warner stated the town is building the retaining wall and Jacobson & Associates will be reviewing the plans and could talk to her. Mr. Degman asked if Mr. Indomenico could address the way the buildings are situated and the drop off. Mr. Warner stated the next steps will be for Mr. Indomenico's engineer to see how close the building is to the property line and provide a landscape plan.

Item continued to the next meeting (date to be determined).

## **5. Adjournment**

Mr. Warner adjourned the meeting at 7:05 p.m.

Respectfully Submitted,  
*Bunny Hall Batzner*  
Bunny Hall Batzner  
Recording Clerk