

3 PRIMROSE STREET
NEWTOWN, CONNECTICUT 06470
TEL. (203) 270-4276



**TOWN OF NEWTOWN
DESIGN ADVISORY BOARD
MINUTES**

Tuesday, December 13, 2022 at 7:00 p.m.
Council Chambers, Municipal Center
3 Primrose Street, Newtown, CT

Present: Agni Kyprianou, Joseph Novella

Absent: George Daniels, Peter Cloudas, Sarah Middeleer

Also Present: Helen Muro, Clerk

Ms. Kyprianou called the meeting to order at 7:06 p.m.

Applications

Application by Farrell Building Company for a property located at 90 Mount Pleasant Road as shown in a document titled, "Multi-Family Residential Development, Newtown, CT".

Attorney Robert Hall, 43 Main Street, Newtown, Ray Sullivan, Sullivan Architectural Group, 155 Broad St, Milford, CT, and Lucille Munz, Landscape Architect, JMC, 120 Bedford Road, Armonk, NY represented the applicant.

Mr. Sullivan shared renderings of the proposed buildings in comparison to the site currently. See attached. Mr. Sullivan explained a lot of the landscaping was removed from the renderings to view the buildings, so in reality less of the buildings will be visible. Mr. Sullivan said the buildings are approximately 200ft from the road.

Ms. Kyprianou asked where the retaining wall is located. Ms. Munz and Mr. Sullivan explained the drivers going westbound on Mt. Pleasant Road will be looking over the wall and will not see it. Ms. Munz said additions to the landscaping plan include Virginia Creeper on the retaining wall and more trees like Arbor Vitae's and Sweet Gums in front of the retaining wall to soften to look. Ms. Munz said the retaining wall will be made of precast modular cement block that looks like stone.

Mr. Sullivan pointed out the ends of the two buildings facing the street have added architectural elements like reverse gables, added window elements and stone veneer along the entire lower level. Mr. Sullivan said the stone veneer will consist of real, thin cut stone.

Mr. Sullivan presented four options for building colors to satisfy the request of the Board to add variation of color to the buildings. Mr. Sullivan said the owners prefer gray but are open to using a variation of grays and whites within the same tone. The Board recommended to definitely use

flagstone gray and sterling and for the third color they recommended either off white snow or granite gray. Ms. Kyprianou asked if the railings on the buildings will be white and Mr. Sullivan affirmed.

With no further questions or comments, Ms. Kyprianou moved to send the following comments to the Planning and Zoning Commission:

- The Design Advisory Board is very pleased with the changes presented, they enhance the overall project which looks beautiful. The Board has no further comments or suggestions regarding this project.

Mr. Novella seconded. All in favor.

Approval of 2023 Meeting Schedule

Mr. Novella made a motion to approved the 2023 Meeting Schedule for the Design Advisory Board as presented. Ms. Kyprianou seconded. All were in favor and the 2023 meeting schedule was approved. See attached.

Adjournment

Mr. Novella made a motion to adjourn the meeting. Ms. Kyprianou seconded. All were in favor and the meeting was adjourned at 7:45 p.m.

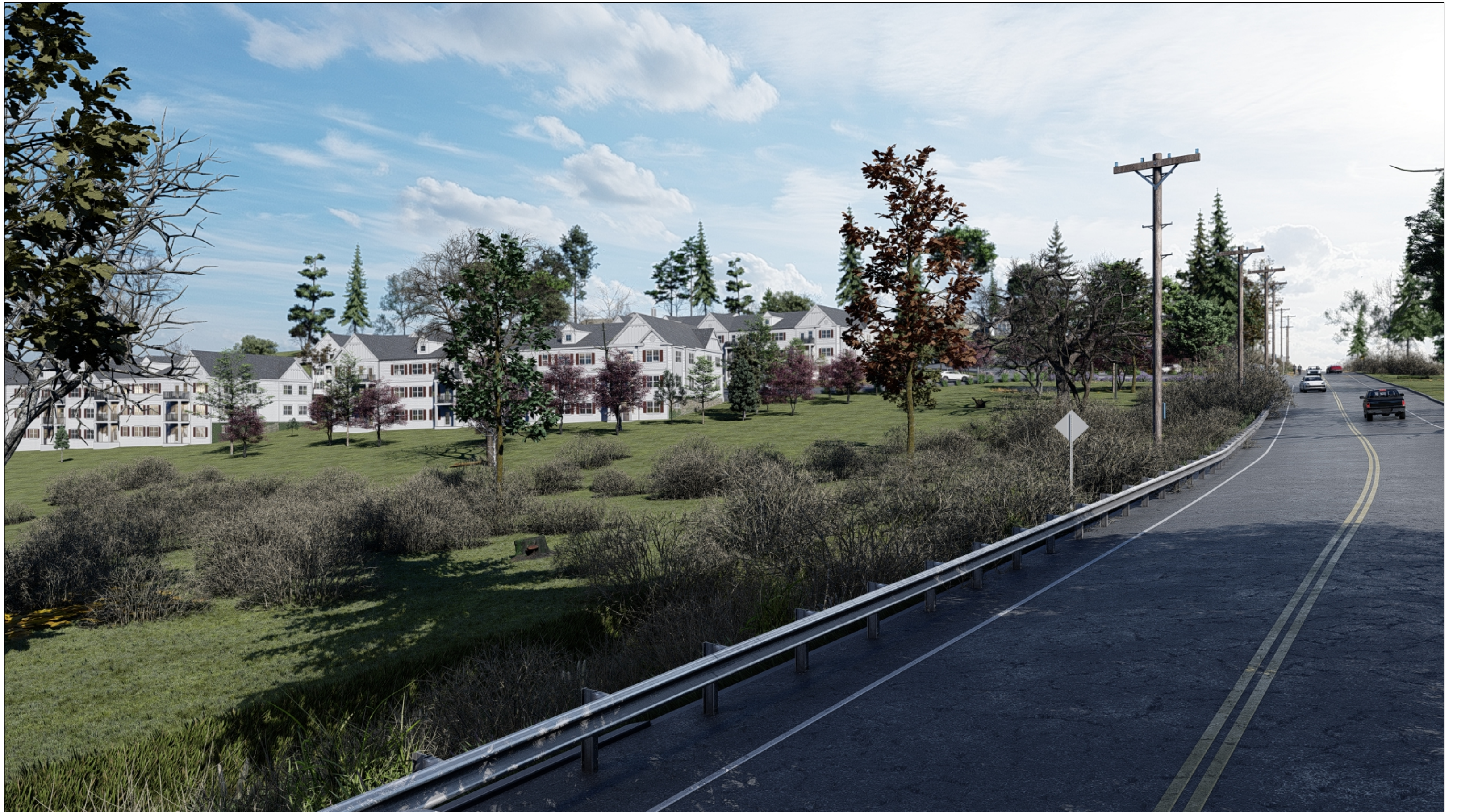
Respectfully submitted,

Helen Muro, Clerk

VIEW NO. 1 - EXISTING



VIEW NO. 1 - HEADING EAST ON MT. PLEASANT ROAD



90 MT. PLEASANT ROAD
NEWTOWN, CONNECTICUT

The
SULLIVAN
Architectural Group

VIEW NO. 2 - EXISTING



VIEW NO. 2 - SITE ENTRANCE



90 MT. PLEASANT ROAD
NEWTOWN, CONNECTICUT

The
SULLIVAN
Architectural Group

VIEW NO. 3 - EXISTING



VIEW NO. 3 - HEADING WEST ON MT. PLEASANT ROAD



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NEWTOWN, CONNECTICUT

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TOWN OF NEWTOWN

DESIGN ADVISORY BOARD

The Design Advisory Board will meet **the second Wednesday of every month at 7 p.m., in Shared Meeting Room 3 of the Municipal Center, 3 Primrose Street, Newtown, CT**, unless otherwise noted on the agenda. Meetings will be canceled if there is no business.

2023 Design Advisory Board Meeting Dates

Wednesday, January 11, 2023

Wednesday, February 8, 2023

Wednesday, March 8, 2023

Wednesday, April 12, 2023

Wednesday, May 10, 2023

Wednesday, June 14, 2023

Wednesday, July 12, 2023

Wednesday, August 9, 2023

Wednesday, September 13, 2023

Wednesday, October 11, 2023

Wednesday, November 8, 2023

Wednesday, December 13, 2023

Wednesday, January 10, 2024