

3 PRIMROSE STREET
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TOWN OF NEWTOWN

DESIGN ADVISORY BOARD

MINUTES

Wednesday, May 12, 2021 at 7 p.m.

Google Meet: <https://meet.google.com/gng-vwus-qax>

Dial: 1 985-300-5815 **Pin:** 521 275 072#

Board Members: Frank Caico, George Daniels, Brook Clark, Agni Kyprianou

Also Present: Victoria Weimann, Claris Construction; Mike Kozlowski, Country Campers; Layne and Logan Gregoire, and Robert Sherwood

The meeting was called to order by Mr. Frank Caico at 7:07pm

Application 1

Application by Country Camper of CT, LLC for a property located at 201 South Main Street as shown in a drawing titled, "Application 21.16 – Country Camper of CT LLC – 3638 3-12-21" and "Application – 21.16 – 2021-05-03 – Country Camper".

Mr. Layne and Mr. Logan Gregoire is going to be building an RV sales and service department on the empty lot at 201 South Main Street. They currently have locations in New Hampshire and Vermont and are hoping to create an attraction in Newtown to bring in more visitors all around.

The Claris Construction Representative, Mike Kozlowski, presented the plans for the building, parking lots and sidewalks, as well as lighting.

Ms. Brook Clark asked about the functionality of the parking lot and how much of it will be used for parking and how many spots would be laid out. She also asked if the parking lot would be asphalt or gravel. Mr. Mike Kozlowski responded that there would be 300 spots available and the lot would be made up of gravel.

Ms. Clark continued by pointing out that only half of the parking lot would be lit and was wondering about the hours of business. Mr. Layne Gregoire responded that the majority of business would be done during the day and that they would be able to save some lighting costs by only having necessary areas lit.

Ms. Agni Kyprianou commented that the design of the building looks nice and will fit on Main Street well, but was wondering what material the siding would be made out of and raised a concern about storms and what they may do to the siding such as damage or discoloration. Mr.

Mike Kozlowski said that the material should be sustainable and that he would be able to bring samples to the Planning and Zoning office.

Mr. Frank Caico asked if the siding would be prefinished or if it is painted on site. Mr. Mike Kozlowski responded that the siding is prefinished. Mr. Caico then asked how the logo would be attached to the building, Mr. Kozlowski informed him that he had not yet discussed it with Mr. Logan and Layne Gregoire about it yet.

Mr. Frank Caico suggested pulling the sidewalks and parking lot away from the side of the building a bit so that they can incorporate some plantings to make it more attractive. Mr. Mike Kozlowski agreed and said they could take out about 3 feet for plantings. Mr. Caico also pointed out that there is an abundance of parking that suggested that they take some spots out to put in some planting isles with trees or bushes. Mr. Kozlowski said he would discuss it with the Gregoires but that the reason they originally didn't put isles in was because a majority of the buyers would be new to driving big RVs and trailers and didn't want to add obstacles. Additionally, Mr. Layne Gregoire mentioned that it could make it difficult for delivery trucks to navigate as well.

Mr. Caico also suggested adding shrubs or bushes as a screen in front of the gate that goes to the back for visual appeal. Mr. Layne Gregoire responded that they were trying to stay away from that so that it would be a bit easier for new drivers and delivery trucks to navigate.

Mr. Frank Caico asked about what the signage would look like. Mr. Mike Kozlowski said there would be a sign on the road as well as ground level signage around the facility for directions for people dropping off or picking up and deliveries.

Mr. Frank Caico asked about where trash would be disposed of. Mr. Mike Kozlowski said that there will be a dumpster on a dumpster pad provided by a third party in the back corner of the back lot.

Mr. Frank Caico asked about the design of the sign that will be on the road. Mr. Mike Kozlowski explained that it will be an elevated lit sign on a pole with a digital component. Mr. Caico and Ms. Brook Clark suggested that they redesign the sign to have a more rustic look to it to make it blend with the other signs along Main Street and asked to see some alternatives. Mr. Caico also asked if the base would have a landscape of some kind. Mr. Kozlowski explained that it will have planting such as bushes around the base.

Mr. George Daniels asked Mr. Mike Kozlowski what the pads were on the plans towards the back of the facility by the dumpsters. Mr. Kozlowski explained that it is an area for waste removal pumping for the areas as well as a propane refilling station for the RVs. Mr. Daniels asked if the structure would have the proper safety measures to which Mr. Kozlowski confirmed.

Ms. Agni Kyprianou commented that the structure looks great and her only concern would be the sign on the road and suggested that the sign be placed in a structure of some kind to make it fit to the aesthetic of Rt. 25 better.

Ms. Agni Kyprianou made a motion to hear back from Mr. Mike Kozlowski and Mr. Layne and Logan Gregoire for other street sign options. Ms. Brook Clark seconded the motion, all members were in favor.

Application 2

Application by Robert Sherwood, for a property located at 185 South Main Street and 54 Pecks Lane, as shown in a drawing titled, “Application 21.13 – 54 Pecks Ln – architectural” dated 4/28/21 and landscape design titled, “Application 21.13 – Pecks lane landscape”.

Mr. Robert Sherwood presented his design for the multi-apartment structure he would like to construct at 185 South Main Street and 54 Pecks Lane.

Mr. Frank Caico commented that the structure was appealing and asked for clarification that the area on the right was set for septic, Mr. Robert Sherwood confirmed.

Ms. Agni Kyprianou commented that the structure was very eye appealing with the black and white design, but also suggested the overhangs of the building be enlarged.

Mr. Frank Caico asked what the exterior would be constructed of, Mr. Robert Sherwood responded that the siding would be a vinyl product and azek material.

Ms. Brook Clark made a motion to recommend support of the structure and to move forward, Mr. George Daniels seconded, all members were in favor.

Approval of Minutes

Approval of minutes from the meeting of December 9, 2020 was pushed to the next scheduled meeting on June 9th, 2021.

Mr. Frank Caico made a motion to adjourn the meeting, Ms. Agni Kyprianou seconded. The meeting was adjourned at 8:19pm.

The next regular meeting is scheduled for Wednesday, June 9, 2021 at 7:00 pm in the Council Chambers at 3 Primrose Street, Newtown, CT unless changed to virtual due to COVID restrictions.

Submitted by,

Victoria Weimann, Clerk

Copy and paste the following URL in your web browser to access documents pertinent to this meeting:

<https://drive.google.com/drive/folders/1cRkbZrKEMagzwLjtEcB3nXCZLTcczHnL?usp=sharing>