

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



**TOWN OF NEWTOWN
DESIGN ADVISORY BOARD
MINUTES**

Wednesday, November 9, 2022 at 7:00 p.m.

Shared Meeting Room 3, Municipal Center

3 Primrose Street, Newtown, CT

Present: Agni Kyprianou, Peter Cloudas, Sarah Middeleer

Absent: George Daniels, Joseph Novella

Also Present: Helen Fahey, Clerk

Ms. Kyprianou called the meeting to order at 7:05 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”.

Ray Sullivan, Architect, Lucille Munz, Landscape Architect, Paul Dumont, Project Engineer and Attorney Bob Hall represented the applicant. Mr. Dumont gave an overview of the site plans. He explained Farrel Building Co. is proposing to build a ten building multi-family garden apartment development. The buildings are designed around a looping access road that works with the topography of the property, each building will be two stories in front with a basement story in the rear. They will cut down into the hill and have one large retaining wall on the eastern side of the property.

Ms. Kyprianou asked how much of the site will be seen from the road. Mr. Dumont said as you are driving down RT.6 the existing vegetation buffer will remain, so the upper part of the first building will be visible from the road. Ms. Middeleer asked how tall the retaining wall will be. Mr. Dumont said it will be 30ft as its tallest point and taper down on either side. Ms. Kyprianou asked what the wall will be made of and Mr. Dumont said the exact material hasn't been decided yet but it will most likely be segmental block. Both Mr. Dumont and Ms. Munz shared the landscape plan which consists of keeping existing vegetation where possible and supplemental plantings where needed. Mr. Cloudas noted there is good natural screening and break of site from the road.

Ms. Kyprianou asked about the developments signage. Atty. Hall said the presented sign will be attached to a wall. Mr. Dumont said the monument walls are proposed to be on either side of the

entrance. Ms. Kyprianou asked if the monument wall will have decorative lights and will the sign be backlit. Mr. Dumont affirmed.

Mr. Sullivan shared the architectural plans for the project. The buildings have a shallow roof in the middle with reverse gables as book ends. All traditional materials like clapboard siding, shingle, and accent board and batten are proposed. Mr. Sullivan said the buildings are well proportioned throughout the development. The buildings work with the grade by stepping into each other which adds character. Mr. Sullivan noted the side elevations of the two buildings closest to RT. 6, will be enhanced with reverse gables and window accents because of their visibility from the road. Mr. Sullivan shared product samples and colors with the board. Mr. Cloudas said he would like to see the building be a different color instead of gray and Ms. Kyprianou agreed. She recommended using a warmer shade. Ms. Middeleer suggested using three different colors in the same color scheme. Mr. Sullivan shared the architectural plans for the clubhouse that consists stone veneer along the bottom with a horizontal detail in the gable. Mr. Cloudas asked if the veneer will be real stone or man made and Mr. Sullivan said man made. Mr. Sullivan spoke about enhancing the sides of the front buildings closest to RT. 6. Ms. Kyprianou recommended breaking up the bottom 2/3rds of the building with different materials. Mr. Cloudas agreed, and suggested covering the lower level with stone.

Ms. Kyprianou asked if any utilities will be showing from the road and Mr. Sullivan affirmed no utilities will be visible from the road. Ms. Kyprianou asked about refuse storage and Mr. Dumont pointed out the several refuse enclosures throughout the site.

Mr. Cloudas made a motion to present the following recommendations to the Planning and Zoning Commission:

- Share a sample of the proposed stone veneer.
- Add a design feature such as shingle or stone veneer to the bottom 2/3 of the front two building sides that are visible from RT.6.
- Add vining plants to the 30ft retaining wall.
- Add variation of color to the buildings.
- Provide an existing conditions view and an after view of the project site.
- Come back to Design Advisory Board to present the changes.

Ms. Middeleer seconded. All were in favor.

Adjournment

Mr. Cloudas made a motion to adjourn the meeting. Ms. Kyprianou seconded. All were in favor and the meeting was adjourned at 8:16 p.m.

Respectfully submitted,

Helen Fahey, Clerk