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TOWN OF NEWTOWN

DESIGN ADVISORY BOARD

MINUTES

Special Meeting

Tuesday, September 17, 2019 at 7:00 p.m.

Lower Meeting Room, Edmond Town Hall, 45 Main Street, Newtown CT

Board members: Phil Clark, Agni Kyprianou

Presenters: Maura Newell Juan of Seventy2 Architects, Hugh Sullivan of Bennett Sullivan, Jennifer Duckworth of Bennett Sullivan

Staff: Christine O'Neill, Clerk

Mr. Clark called the meeting to order at 7:13 p.m.

Minutes

Mr. Clark made a motion to approve the minutes of June 24, 2019. Ms. Agni seconded. All were in favor and the minutes of June 24, 2019 were approved.

New Business

Application by 13 Hawleyville Road, LLC, for a property located at 13 Hawleyville Road, as shown in a set of plans titled "Preliminary Site Plan, 13 Hawleyville Road, LLC, 13 Hawleyville Road (Route 25), Newtown, CT" dated 2/19/19 and supporting documents submitted to the Land Use Agency 8/28/19.

Maura Newell Juan of Seventy2 Architects spoke on behalf of the application. The proposed gas station will be erected in the Hawleyville Center Design District, so Ms. Juan began by quoting the district guidelines from the Newtown Zoning Regulations. She stated that the building has been inspired by historic New England barns, presenting various photos of classic examples. Ms. Juan showed a rendering of the building both from the Brookfield view and the Newtown view. Ms. Juan detailed how each feature of the building was inspired by other Newtown barns.

Mr. Clark wanted to clarify that the barns Ms. Juan showed as examples were not exclusively from the Hawleyville Center Design District, but from all over Newtown. She confirmed this and explained she wanted this building to match the vernacular of other rustic architecture in the town.

Mr. Clark complimented the design and asked why the X-bracing was present in the rendering. Ms. Juan pointed to two Newtown examples. Mr. Clark pointed out that many gas stations have lovely buildings but then "pop up ugly canopies" (for the gas pumps), so he asked if he could see

images of those. Ms. Juan explained that the canopy has not been detailed yet. Mr. Clark underscored what an important part of the design the canopy is, and asked when those details would be decided. Ms. Juan passed the question to Tony Lucera, the applicant. Mr. Lucera asked Mr. Clark if he could cite an example that he would like them to mimic. Mr. Clark said one that came to mind was a gas station in Fishkill, NY near the old mall off the former Exit 13 (I-84) as a model, and Mr. Lucera said he would look into it via Google Earth.

Mr. Clark had questions about the equipment. Ms. Juan and Mr. Lucera that the mechanical systems would be hidden in the rafters and the condensing unit would be in the northwest corner of the ground floor of the building, while the northwest corner of the attic will be office space. Vent pipes will be on the north side of the building. The materials include asphalt shingles and clapboard siding. Ms. Juan commented that she wanted the appearance to be of a building that “looks like it has always been there” yet has undergone recent additions to become a modern facility.

Mr. Clark shared that he would like to see the detail of the canopies before the Board makes their recommendation to the Planning and Zoning Commission. The applicants agreed to come back to the Design Advisory Board before their scheduled Planning and Zoning meeting of 10.3.19. As such, a DAB meeting is to be scheduled next week.

Application by Consumers Petroleum CPCI, for a property located at 147-151 South Main Street, as shown in a set of plans titled, “CPCI, LLC, 147-151 South Main Street, Newtown, Connecticut” dated August 2019.

Hugh Sullivan and Jennifer Duckworth of Bennett Sullivan introduced themselves as speaking on behalf of the applicant, for a Wheels gas station to replace the existing Citgo at 147-151 South Main Street.

Mr. Clark clarified with the applicants that the existing building will be demolished and the new building will be erected further back from the road. They will be getting rid of the hips and coming in with a gable, as well as adding a cupola on the roof.

Mr. Clark expressed special concern with piping and mechanical units. Mr. Sullivan explained that none of the mechanicals will be visible and that the piping will be white PVC.

While the existing canopy will also be demolished, the height of that canopy will be maintained, which is about fourteen feet high. This is about two feet lower than the Wheels on Church Hill Road. The building will also be smaller than the one Church Hill Road.

Ms. Kyprianou commented that she liked the style of the facade. Mr. Clark said the architects have done great work with this project.

Mr. Clark wondered why there weren't windows on the street-facing side of the building, and the architects responded that there are freezers on that side. He asked if there was anything that could be done to make that side less plain and more like the one that isn't facing the road, which

has nice windows. Ms. Kyprianou asked how difficult it would be to flip the interior plan, but Mr. Sullivan explained that the client specifically wanted the customers to have a view of the back of the property.

The Board discussed for a while how to make the windowless side more attractive. Mr. Sullivan suggested mimicking the other side with MDO windows.

Mr. Clark pointed out that the canopy comes across as top heavy with such small columns. Ms. Kyprianou stated that detail to the columns would generate some appeal. Mr. Sullivan pointed out that they'd need to run potential changes to the columns by their client as well as the Fire Marshal, for safety concerns.

Mr. Clark stated he would like Mr. Sullivan and Ms. Duckworth come back next week to present the following:

- View of the fence hiding the mechanical units
- Alterations to the left side elevation to mimic the right side elevation
- Addition of aesthetic features to the columns under the canopy

Application by Michael Burton, for a property located at 10-22 Washington Avenue, for modifications to The Riverwalk at Sandy Hook site plan, as shown on a set of plans titled "The Riverwalk at Sandy Hook Village, Washington Avenue, Newtown, Connecticut" last modified 8/30/19, and supporting documents submitted to the Land Use Agency 9/3/19, 9/6/19, and 9/17/19.

Michael Burton introduced himself as the applicant, along with Mr. Sullivan and Ms. Duckworth who are also working on this application. Mr. Burton explained the amendments that would be proposed to the Planning and Zoning Commission for the Riverwalk project, pointing out that a few buildings would be altered and garages would be added.

Mr. Clark explained to Ms. Kyprianou, who wasn't on the Board when this application originally came before them, that the biggest concern was that the landscaping should disguise the visibility of the garages from the street view. Mr. Sullivan demonstrated on a street view rendering that shrubbery and pedestrian lighting would reduce visibility of the garages and buildings.

In the original approval the garages were visible from the street; in this iteration, the garages as well as the rear decks on the residential buildings, are mostly shielded by the landscaping. The architects and Board decided that white PVC, or similar material, will be used for the elevated rear decks.

Mr. Clark and Ms. Kyprianou were concerned about the long roofs, and wondered if dormers could be added to Building A and possibly the back of Building B for visual interest. Mr. Clark also confirmed with Mr. Burton that the largest building, Building E, is hidden from the road by existing vegetation (large pine trees) and is significantly set back.

The Board was impressed that the architects had made these large multifamily buildings look as attractive as they have.

Mr. Clark asked if the vents and condensing units could be screened from the road, and the architects agreed that they could. Plantings will surround the AC units that are visible from the road.

Ms. Kyprianou would like to see a rendering with the materials before they recommended approval. Since Mr. Burton has his Planning and Zoning hearing in two days, the Board decided upon a conditional approval.

Recommendation to the Planning and Zoning Commission: Mr. Clark moved that the Board recommend the approval of this application to the Planning and Zoning Commission, provided that the applicant come back to show rendered elevations with the proposed materials. Ms. Kyprianou seconded. All were in favor and the motion carried.

Development of a DAB of Application, Application Documents Requirements, and Application Process

The Board spent some time workshopping the draft application that Mr. Clark presented at a previous meeting. Mr. Clark stated that he would continue revising the application and have a new draft to present at the next meeting.

Adjournment

Mr. Clark made a motion to adjourn. Ms. Kyprianou seconded. All were in favor and the meeting was adjourned at 8:20 p.m.

*Respectfully submitted,
Christine O'Neill, Clerk*