

3 PRIMROSE STREET
NEWTOWN, CONNECTICUT 06470
TEL. (203) 270-4276
FAX (203) 270-4278



TOWN OF NEWTOWN

DESIGN ADVISORY BOARD

MINUTES

Special Meeting

Tuesday, September 24, 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 7:01 p.m.

Continued Applications

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 displayed a rendering of the canopy over the gas pumps, as requested from last meeting. She explained that she did not want it match the building exactly and seem like a mockery, but it does echo the style in broad strokes.

Ms. Kyprianou pointed out that she loved the stone on the support columns on the canopy, and wondered if she could be introduced to the building as well. Mr. Clark asked if the gabled eaves would have the same material that is on the building. Ms. Juan confirmed this. Ms. Kyprianou suggested lowering the slope of the peaks atop the canopy. Ms. Juan said that if they splayed out the asphalt roof too much, it would look like a ranch and become too large.

Mr. Clark asked if Ms. Juan had used the canopy from the Fishkill gas station he had mentioned last meeting as inspiration, and she replied that she had drawn from it, but not copied it exactly.

Ms. Kyprianou asked if there was signage to present. Ms. Juan said no signage was available at present because they did not know who would be occupying the building.

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. Ms. Kyprianou seconded. All were in favor and the motion carried.

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.

Jennifer Duckworth of Bennett Sullivan Associates presented photographs of the current gas station on site, which provided a "powerful" contrast Mr. Clark said.

Ms. Duckworth displayed a new rendering which addressed the major concerns from last meeting: a depiction of the canopy and mimicking the elevation of the far side on the street-side. The street-side elevation now has opaque, black glass windows similar to the other side. The Board was pleased with this solution.

The Board liked the rendering of the canopy's roof, but wanted the columns to be "beefed up." Ms. Duckworth said the clean-line of the roof was designed not to call too much attention to the structure. Mr. Clark noted that the roof should look like the other Wheels gas station at 82 Stony Hill Road in Bethel, which he very much likes. In response to the Board's request about the columns, applicant Thomas Wiehl said that wrapping the columns will result in splash-back from passing cars and lead to degradation and deterioration of the material. This is something he has experienced at other locations. Mr. Clark stated that while he respects that concern, as a design board they are obligated to make a recommendation that looks best for Newtown. He felt that some degree of aesthetic improvement should be made to the columns.

The Board asked how the dumpster area would be concealed. Ms. Duckworth explained they would use chain link with white privacy slats. Mr. Clark asked if the applicant would be open to using black slats so they wouldn't get dirty. Mr. Wiehl said he had no problem making that change.

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, with the following conditions: that the applicant (1) dress up the canopy support columns with material consistent with the building's style, (2) add a hipped canopy roof similar to the Wheels gas station located at 82 Stony Hill Road in Bethel, and (3) ensure that the screening fence enclosure completely conceals the ground-mounted mechanical equipment on the northwest corner. Ms. Kyprianou seconded. All were in favor and the motion carried.

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.

Kevin Bennett of Bennett Sullivan Associates presented a packet of renderings that addressed the Board's comments from last meeting as well as the Planning and Zoning Commission's 9/19/19

meeting (at which they granted conditional approval). As requested, Mr. Bennett presented a rendering that showed the proposed materials applied to the facades.

Also as requested last meeting, the back deck material was changed to a white PVC trim instead of pressure-treated. A note was placed on the architectural drawing to reflect that the AC units would be disguised with plantings.

Mr. Clark was wondering if the trees he had seen on a previous rendering had been moved. He referred to the rendering distributed at the meeting of 9/17/19 and saw that the trees were in the same spots. He was also wondering how far Building A was from the street, to which Mr. Bennett replied 150 feet.

Dormers were added to the backs of the buildings. Ms. Kyprianou felt that the dormers were out of scale, which everyone agreed was the case. Mr. Clark was wondering if there was some other way to break up the long expanse of roof, though he mentioned now that he understands how far back it is from the road it's not as concerning to him. Ms. Kyprianou wondered if they could be made larger to sit with more presence.

Mr. Bennett suggested adding shed dormers instead of what was demonstrated on tonight's plan. The Board was enthusiastic and applicant Michael Burton agreed.

Ms. Duckworth and Mr. Burton explained that at the Planning and Zoning Commission meeting, they had been asked to lower the height of the garage roofs to make the buildings more visible. The Commission made it a condition of their approval that the Design Advisory Board ultimately decide the garage roof height. Ms. Duckworth showed pitches of 7 and 5 for the Board to choose from. The Board recommended keeping the pitch of 7, which was what was originally presented.

The Board returned to the renderings. Ms. Kyprianou felt there were too many materials, and suggested either replacing the brick with stone, or replacing the stone with brick. The presenters and Board discussed possible combinations.

The Board commended the architects for the nice job they had done with this project.

A memo is to be sent to the Planning and Zoning Commission informing them that the Design Advisory Board has decided to keep the garage roof pitch at 7 and 12, and to confirm that the applicants met the condition of presenting the proposed materials in a rendering. Mr. Clark also wanted it noted that the applicant will consider shed dormers for the roofs and will either choose stone or brick as a single material to be used on the buildings.

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

Mr. Clark asked that the Clerk email him her recommendations for the DAB application from last time, which she did. Mr. Clark will recover the draft and continue to work on it.

Minutes

Mr. Clark made a motion to approve the minutes of September 17, 2019. Ms. Kyprianou seconded. All were in favor and the minutes of September 17, 2019 were approved.

Adjournment

Mr. Clark made a motion to adjourn. Ms. Kyprianou seconded. All were in favor and the meeting was adjourned at 8:06 p.m.

*Respectfully submitted,
Christine O'Neill, Clerk*