

SPECIAL MEETING MINUTES  
**ARCHITECTURAL DESIGN REVIEW BOARD**  
18 OCTOBER 2021

1) Called to order 6:09pm

Attendance: Leslie Driscoll, Chris Thorp, Chris Delaney, Jenny Brummund was seated  
Also in attendance from the town was Susan Cullen, Director of Economic and Community Development, Community members in attendance: Ben Tamsky, Tracy Swain

2) ADRB 2105 – review of application PZ2125SUP & CAM,

Architect Rusty Sergeant AIA presenting revisions dated 10/11/2021 to plan to include:

- a. Changed window on north side to accommodate tenant requirements for 4 office
- b. Boiler chimney turned on bias to improve flashing for heating pump
- c. Added hip roofs over tenant doors
- d. Changed from clapboard to shingles
- e. 1 apartment upstairs on second floor

Motion to approve by Leslie Driscoll, seconded by Chris Delaney, all approved – motion passed

3) ADRB 2108 – application PZ2129RA, ZC & SPA presentation of Phase 2 of Hartford Health expansion building and changes to Master Plan. Presented by David Lattizori of Lattizori Development

- a. 72,000 square foot ambulatory care building for a total of 120,000 square feet of medical spaces which is an increase from the original master plan total of 100,000 square feet. Will continue to pursue a civic nature with this complex.
- b. Rob Goodwin, Architect with Perkins + Will presented the new architectural drawings. Plan evolves the design of the existing building with a nautical nature.
- c. The Landscape architect presented plans which will be a continuation of the theme installed for Phase 1 of the Hartford Healthcare facility.
- d. A green roof planted with sedums will be viewable from patient rooms and not from the highway or below outside.
- e. Mr. Delaney expressed concern about the existing dirt stockpile on the property. David Lattizori explained that it serves as a privacy berm to Jerry Browne Rd and will eventually be covered with wild flowers. The grading meets with final zoning approvals. Mr. Thorp suggested using native shrub species to block out the invasives and naturalize and minimize the look of the stockpile. Ms. Brummund said it seems to successfully screen the road. Once the project is completed, the existing emergency access road near the berm will be eliminated.
- f. Public comment from Ben Tamsky regarding complaints from a resident of Deer Ridge Rd as to light pollution from signage and the existing building. Mr. Lattizori was not aware of any complaints.

Motion to approve by Chris Delaney, seconded by Leslie Driscoll, all approved – motion passed



- 4) ADRB 2109 – preliminary application PZ2129RA, ZC & SPA for zoning text amendment to the master plan for Phase 2 of the new residential apartment unit for Perkins Farm.  
Presented by David Lattizori, Lattizori Development
- a. The new apartment building will be geared towards young professionals and empty nesters. An affluent tenant mix in luxury apartment. There will not be an affordable housing component to this project.
  - b. Architect Tim Lentz explained the building which will be almost identical to the existing apartment.
  - c. 124 units, upgrading to add lofts to the 4<sup>th</sup> floor apartments, vinyl siding, Azek trim boards.
  - d. Mr. Thorp asked about emergency vehicle access and it was explained that there will be a connector road between the healthcare facility and the apartments in addition to the main access road on the opposite side of the building.
  - e. Ms. Driscoll asked how many parking spaces will be provided per unit. Answer is 2.
  - f. Ms. Brummund commented that the cornices over the windows and details on the deck railings add elegance to the building.
  - g. Landscaping will be similar to the existing building with details more refined when submitted for site plan approvals.
  - h. Signage will be consistent with site plan, natural field stone used as existing.
- 5) Affordable Housing Discussion
- a. Susan Cullen provided the “Affordable Housing Land Use Appeals” document for the board to review
  - b. A town RFP for zoning regulation revisions have been sent out and several proposals have come back to the town and are being reviewed by the planning department.

Motion to approved the minutes from the last meeting by Mr. Delaney, seconded by Ms. Brummund, all approved.

Meeting adjourned at 8:12pm

Respectfully submitted,  
Leslie N Driscoll

