

Subject to approval

ADVISORY COMMITTEE ON COMMUNITY APPEARANCE

Regular Meeting January 10, 2023

Minutes

The Regular Meeting of the Advisory Committee on Community Appearance (ACCA) was held on Tuesday, January 10, 2023 in Room A, Town Campus, 8 Campus Drive, Madison, CT 06443

Members present: Matt Williams, Vice Chair, John Cunningham, Alex Province, Peter Clement

Members absent: Fred Murphy, Ron Zollshan

Staff present: Erin Mannix, Town Planner

Vice Chair Williams called the meeting to order at approximately 5:00p.m.

Election of officers: John Cunningham motioned to nominate Matt Williams as Chair; Alex Province seconded, all in favor.

Motion: John Cunningham
Seconded: Alex Province
In Favor: 4
Opposed: 0
Abstained: 0

Alex Province motioned to nominate John Cunningham as Vice Chair; Matt Williams seconded the motion; all in favor.

Motion: Alex Province
Seconded: Matt Williams
In Favor: 4
Opposed: 0
Abstained: 0

Applications:

- 1. 22-31. 155 New Rd.** Map 60, Lots 9, 10, 11, RU-2 Zone; Petitioner: Hammonasset Commons, LLC, Property Owner: 155 New Road Madison LLC; Petition for Zone Boundary Change, Planned Development District per Section 32 to construct forty-five dwelling units and associated site improvements in a two-phase development.

Present for the applicant were Michael Harkin, PE of Harkin Engineering; Ron DeGennaro, applicant; Craig Lalibertie, Architect. Details of the master plan were explained including that the project will be constructed in two phases with 23 units and an amenity building in phase 1.

Mr. Harkin detailed the site layout including building locations, drainage, sidewalks, and roadways. Mr. Lalibertie detailed proposed floorplans and front elevations.

The committee recommended warm lighting at 3000K for any exterior fixtures. Additionally, they requested that the lighting be night sky friendly and full cut-off.

Vice Chair Cunningham motioned that the committee move the proposed master plan concept to the P&Z Commission as presented to include the above-lighting recommendations. Alex Province seconded the motion. Motion passed unanimously.

Motion: John Cunningham
Seconded: Alex Province
In Favor: 4
Opposed: 0
Abstained: 0

2. 22-30. 300 Green Hill Rd. Map 64, Lot 36, RU-2, Owner/Applicant: Town of Madison, Special Exception Permit to remove four existing tennis courts and replace with six courts.

Town Planner, Erin Mannix explained the scope of project to the Committee. No lighting is proposed at this time. All improvements are shielded from public view as they are located at a lower elevation adjacent to Polson Middle School.

The committee had no comments regarding the proposal.

3. 23-01. 250 Samson Rock Dr. Map 38, Lot 51. R-2 District. Owner: Bank of America; Applicant: Andrew Rainone, Horton Group, LLC. Site Plan Review to upgrade security lighting and landscaping on site

Present for the applicant was Andrew Rainone of the Horton Group, LLC. He detailed the proposed lighting improvements and reminded the Committee of the previous P&Z Commission conditions from an earlier application associated with the drive up ATM. The Committee requested that all exterior lighting be 3000K, night sky friendly, and full-cut off. The committee had not conflicts with 12ft height light poles.

Alex Province motioned to forward the lighting recommendations as discussed to the Planning & Zoning Commission. Vice Chair Cunningham seconded, motion passed unanimously.

Motion: Alex Province
Seconded: John Cunningham
In Favor: 4
Opposed: 0
Abstained: 0

4. 23-02. 588 Boston Post Rd. Map 38, Lot 122, R-2 District. Owner/Applicant: Post Road Ventures, LLC, DVD Minor Alteration Application for exterior siding change.

Present for the applicant was Architect Duo Dickinson. He detailed the proposed siding and trim alterations. The proposed color is white. The Committee had no concerns.

Peter Clement motioned to approve as presented; Vice Chair Cunningham seconded the motion. Motion passed unanimously.

Motion: Peter Clement
Seconded: John Cunningham
In Favor: 4
Opposed: 0
Abstained: 0

Minutes- Vice Chair Cunningham motioned to approve the 12/13/22 minutes. Alex Province seconded the motion; motion passed unanimously.

Motion: John Cunningham
Seconded: Alex Province
In Favor: 4
Opposed: 0
Abstained: 0

Meeting was adjourned at approximately 6:15pm.

Respectfully submitted,
Erin Mannix, Town Planner