

Subject to approval

ADVISORY COMMITTEE ON COMMUNITY APPEARANCE
Regular Meeting January 12, 2021
Minutes

The Regular Meeting of the Advisory Committee on Community Appearance (ACCA) was held on Tuesday, January 12, 2021 via Zoom Video Conference, with Elizabeth Ardolino presiding.

Members present: Chair E. Ardolino, J. Cunningham, M. Williams, Ron Zollshan, F. Murphy and P. Clement

Members absent: None

Others present: Dave Anderson (Director of Land Use and Economic Development), John J De Laura (Zoning Enforcement Officer).

E. Ardolino called the meeting to order at approximately 5:01 p.m.

The following pages contain the recommendations for the applications presented.

Minutes: December 8, 2020 minutes. Motion by R. Zollshan, second by P. Clement. All approved.

Election of Officers: J. Cunningham motioned to retain the same slate. R. Zollshan seconded all present approved.

2021 Meeting Schedule: L. Ardolino motioned to approve, J. Cunningham seconded all present approved.

Adjournment:

Motion: By L. Ardolino, second by J. Cunningham to adjourn at 5:55 pm. All members present voted in favor. Motion carried.

Respectfully submitted,
John J De Laura

ACCA RECOMMENDATION:

Applications:

769 Boston Post Road. Water Street Jewelers LLC. Review proposed window signs.

The subject signs are “clings” that applied to the interior glass panels at the store front.

Ron Z. felt the oval was a bit large and opaque, did like the type face and design. Suggested the oval be an outline with the center open except for the type which should be centered.

The applicant agreed to use a turquoise line only for the oval, remove the tag line and go with one cling only on the right window large enough to be seen from the street.

Ron Z. motioned to accept as recommended with the outline oval and a mockup of the final cling. John C. seconded, all present in favor.

3. Preliminary Review. 110 & 114 Bradley Road. Preliminary review of proposed apartment building.

Jerry Davis (owner) introduced a preliminary project “The Bradley” consisting of rental units. It was pointed out that the location is close to the train station being convenient to those professionals commuting to New Haven for work. The project will offer 30 units of 1, 2 and 3 bedroom apartments. Parking will to the rear and there will be courtyard in the front.

The main structure is three stories with a two-story element on each side of it on Bradley Road to soften the mass. All are flat roofs. There is a wood look at the first floor that sits on gray plinth. The windows will have black frames. A landscape land was presented that indicated street trees at 35’ on center, site plantings and screening. Lighting was touched on.

Member comments were as follows:

Liz A. It is an exciting location and asked if there were any congregate areas to gather. It was explained there would be roof decks, a fitness room and a courtyard to socialize. Liz thought it modern and could be softened. Asked if rents/fees have been determined, Mr. Davis responded they were not and the project is not scheduled to start until late this year.

Peter C. Liked the colors but the red was too intense, the massing, the flat roofs that were acceptable on the road.

Matt W. Thought the design refreshing and like the contemporary direction, sort of urban-ish. The massing was organized but could be less colorful but liked the warm look of the first floor. Also the creamy color was fine. Liked the siding type and the windows as presented.

Ron Z. The design could be softened a bit, window style might be simplified with less panes. Did also like the colors. Confirmed that there are 30 apartments with 48 parking spaces and 2 charging stations. Made a point that ACCA would like to see follow up presentations as the design/project progressed.

John C. Did like the colors. Might be too many varieties of plantings and any roof deck plants should be coordinated with the ground maintenance schedule. A thought could be given to adding exercising areas and seating benches.

Fred M. Thought the project to be exciting but suggested a courtyard would better serve the occupants if the courtyard faced the south pond area instead of being north facing and between two and three story structures casting shadows and limiting sun exposure. Others agreed.

Respectfully submitted.

John J De Laura, CZEO