

Unionville Village Architectural Design Review Committee

August 27th , 2015
Conference Room Town Hall

5:00 p.m.

Members Present: Eagles, Sanford, Barnes, Burhoe, Kemper

Gloria Masse - Unionville Organic Market, 37 Mill St. in Unionville.

Comments on this past year in business and found that some of the people that have made it into the store have all said that they really did not know I was here due to lack of signage. She picked the side of the building that faces Rt. 177 so that the traffic at the light has the opportunity to see that there are other businesses down this way.

The frontage is 325.25 inches or 27.1 feet, the sign is 16.25 SF.

If it would be possible she would like to go a little larger in size to be able to grab attention of customers.

W. Warner indicates up to 27 sq.ft. is allowed. D. Barnes recommends a blade sign in addition to this sign.

Discussion ensues on frame around sign. Consensus – no frame required.

Upon motion by D. Burhoe seconded by J. Kemper sign approved as proposed.

Former McGillicuddys (corner of South Main / New Britain Ave. –

Applicants contractor John Maturo used drawing to explain modifications to exterior and outdoor dining area.

After lengthy discussion consensus of Committee was that scaled elevations for all 3 sides of the building are required. Applicant agrees to submit drawings within the next two (2) weeks.

With regard to materials the Committee agrees to the following.

Outdoor dining pavers :

- paver - color danville and sable grey
- Specs for Pavers:

- 3 PIECE 60MM
- 14 $\frac{7}{8}$ x 7 $\frac{3}{8}$ x 2 $\frac{3}{8}$
- 14 $\frac{7}{8}$ x 14 $\frac{7}{8}$ x 2 $\frac{3}{8}$
- 14 $\frac{7}{8}$ x 22-5/16 x 2 $\frac{3}{8}$

D. Barnes indicates stones should be sealed and smooth on top for table stability. Applicant agrees

Fencing and pilars for outdoor dining area:

- Special Avon Aluminum Railings 36" – color Black
- Belgard stone pillars 2'x2'x3' sable grey with black onyx caps

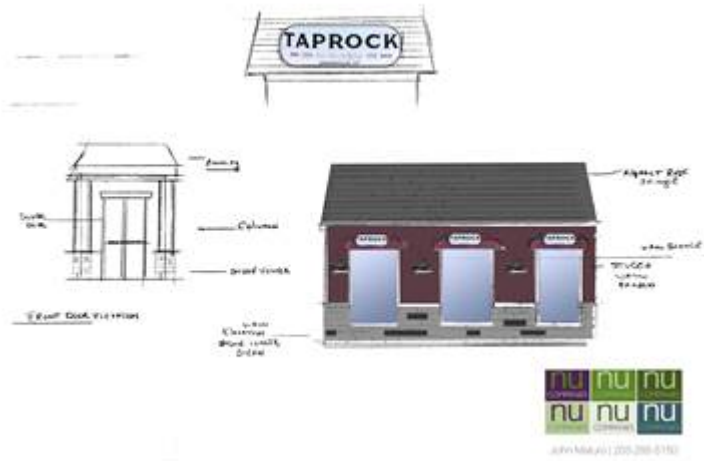
Committee requires that fencing be removable. Fencing and furniture will be removed after October 31st for entire winter until March 31st.

Façade materials and colors:

- Roofing- replace existing cedar shingles with standard architectural asphalt shingles – Color – charcoal.
- Stucco wall (custom masonry) will be red as presented in TapRock marketing materials with plaid awning..
- Real stone veneer, 1.5 inch thick, along entire lower section of wall on all three sides up to a height of 36 inches. 8 inch by 6 inch stones - Byram black and grey granite with blue stone cap.
- Millenium exterior wall sconce – Color flat black
- Millennium Lighting Architectural R Series 1 Light Outdoor Wall Sconce with Dark Sky Compliant 17" Warehouse Shade and 14.5" Gooseneck Stem – Color – flat black
- Aluminum framed windows – color Black Anodized

Committee agreed with proposed signage provided size and number met zoning regulations.

Once to scale building elevations are submitted displaying window, door, stone veneer, lighting and signage placement the Committee felt they would be able to make final recommendation to Planning and Zoning.



The meeting adjourned at 6:40 p.m.

WW