

ARCHITECTURAL REVIEW BOARD  
MONROE, CONNECTICUT

Meeting Minutes Draft

THURSDAY, April 23, 2015

SPECIAL MEETING

This meeting will start at 7:45 PM  
Room 204

**I. Call to Order: 7:43 pm**

- (A) Pledge of Allegiance
- (B) Roll Call John Rosen, Ray Ganser, Nancy Steinborn
- (C) Minutes March 10, 2015 Minutes accepted
- (D) General Public Participation -  
Lee Hossler observer

**II. Application**

505, 509 and 515 Monroe Turnpike & 220 Cross Hill Road - Proposed CVS Pharmacy  
Paul Vitaliano Civil engineer presented the site plan dated: 3/4/15  
Douglas S. Grunert presented the elevations dated: 3/3/15  
Tracey Roll - Crowley Associates Real Estate Development  
Gary McCoy from Poyant signs presented signage details

The proposed building square footage of the CVS building is 12,830 sq ft.  
The plan includes a drive through located on the right side elevation. The building will have two entrance points. The main design elements include a gabled roof, shutters, double hung 6//1 cottage style windows, brick and fiber cement clapboard. The overall design has a New England look.  
The rear electrical meters will be painted to match the clapboard. The foundation is red brick 3-4 feet tall all around except for the drive through window.

Planters not preferred near the front entrance. The proposed planting strip is preferred. Landscaping should be selected for best maintenance for survival.  
Enclosure of compactor and trash needs to be compatible with the building.

Split block retaining wall color will likely be a grey color to match the building. The ARB noted that the retaining wall to look natural and blend as well as possible with the building. The wall will be approximately 15-16 feet at its tallest point.

This will be approved electronically with one condition:  
Enclose dumpster and trash receptacle with fencing that is not a chain link material. The material and color should be compatible with the building.

**III. AWARDS** On hold waiting for town attorney input.

**IV. Miscellaneous Business** No

**V. Other Business** No

**VI. Correspondence** None

**VII. Follow Up of Previous Applications**

75 Main Street – Enterprise Rent-a-car  
letter was released item closed

**VIII. Adjournment 8:40 pm**

Respectfully submitted,  
Nancy Steinborn  
ARB Secretary

**Next Meeting: May 12, 2015**