

ARCHITECTURAL REVIEW BOARD
MONROE, CONNECTICUT
Special Meeting Minutes

WEDNESDAY, July 29, 2015
Town Council Chambers

Note: Meeting of June 21, 2015 Cancelled due to a lack of a quorum

I. Call to Order

- (A) Pledge of Allegiance
- (B) Roll Call: Ray Ganser, John Rosen, Nancy Steinborn, Jim Sandor: Building Department Liaison
- (C) Minutes May 19, 2015 accepted.
- (D) General Public Participation - None

II. Applications:

- 448 Pepper Street – Building Expansion, Really Good Stuff
Presenting proposals are: Kevin Solli, of Solli Engineering and John Kowalski, Project Architect for Claris Construction Inc
The proposed expansion would add 39,300 sq. feet built in 3 phases
Phase 1- A 10,000 square foot two story addition to the existing west elevation.
Phase 2- Additional parking
Phase 3- A 19,000 square foot two story addition to west elevation

The facility is located at the end of a curved driveway with very little visibility from Pepper Street. The materials used will match existing conditions.

- 27 Main Street – Shooting Range
Presented by Kevin Solli of Solli Engineering
The owners are looking to re-purpose the block building connected to the house with Ten (10) in-line indoor shooting range. The front rendered elevation is dated May 2015, pages A2.0 and A2.1 are dated 6-10-15 drawings are from :White Architects, Hattertown RD Monroe,
Highlights of the project: consist of: :remove old wooden shed,
planter in split face vertical block,
building entrance lead coated copper clad wall,
42 inch high parapit with Azek cap,
12 inch deep overhang with recessed lights,
remove chimney,
four Azek lattice trellises.

The ARB was not clear on the exact colors and materials and would like to see more details connecting the renovated section to the residence. The ARB kindly requested another meeting for next week August 4th. This will be considered a “Special Meeting”
Arthur Kuyan- observer from Solli Engineering

- 500 Pepper Street – Industrial Facility
Presented by Kevin Solli, John Kowalski : Project Architect for Claris Construction Inc.
Also Present, Thomas Cerreta Owner of Carrubba, and Jackie Lemieux Carrubba Financial /Business Manager, 70 Research Drive, Milford, CT 06468, Phone-203-877-0361

Building details: 38000 foot print building with access off Pepper and Cambridge Drive

rear of building patio area with picnic area,
“board on board wood fence ” screening of dumpster on northeast corner- color- dark brown wood stain
Split face CMU block Montfort MCJ-color around the entire building
E.I.F.S. - Main building color Cool Shell Grey
E.I.F.S. accent stripe- Cool Dessert Beige
Window frame color black anodized
rear of the building vertical style panel wall by Butler
six foot tall decorative aluminum fence along pepper street
with two gates - color black
The ARB requested to continue decorative fence along east property line approx.120 feet of decorative
aluminum then continue with black chain link fence

III. AWARDS: none -special meeting protocol

IV. Miscellaneous Business: none- special meeting protocol

V. Other Business: none-special meeting protocol

VI. Correspondence: none-special meeting protocol

VII. Follow Up of Previous Applications: none-special meeting protocol

288 Monroe Turnpike – New Single Story Brick Veneer School for Early Learning, with
Daycare and Preschool classrooms and support facilities.

5 Victoria Drive – Improvements to parking areas, installation of a 200 x 110 ft Athletic Field
and construction of a 330 s.f. Building Expansion.

7 Fan Hill Road – Fuel Storage Tank

VIII. Adjournment: 9:03 pm

Respectfully submitted,
Nancy Steinborn ARB Secretary

*_Next Meeting: will be a “Special Meeting “ for Shooting Sport Academy

NEXT MEETING

September 8, 2015