

## Architectural Review Board



Monroe, CT  
9/8/15  
ARB Minutes  
Draft Version

### 1. Call to Order 7:45pm

- Pledge of Allegiance
- Roll Call: John Rosen, Nancy Steinborn, Ray Ganser, Jim Sandor Building Department liaison.
- Minutes of 8-4-15 Special Meeting approved with one correction: Change name from Karen White to Valeri White.
- General Public Participation: None

### 2. Applications: 234 Main Street, Sippin Energy Mark Sippin presented the proposed project.

The proposal was for incorporation of solar panels on the south facing roof of the existing building. Individual solar panels (260) mounted in row on a track. They will be 3 inches above the roof at the same angle as the roof. They will be not be on the side of the building. The panels will be slightly visible from the Route 25 from the west. They will not be visible from the north.

ARB comments -to be certain that the framing /border will be black. A similar look to the solar panels on Compound Solutions. Paint electrical conduit to match the building.

### Application: 455 Main Street Cumberland Farms

Project proposal for a six bay gas fueling stations and convenience center.

James E. Owens from Allevato Architects presenting project. Complete with drawings, samples and powerpoint presentation. Drawings dated: 6-19-15 SD Submission, 7-12-15 SD Revision. Also present were: Peter Yeskey, the developer, First Hartford Corporation, Lorraine Tartaglia, Principal for 477 Main Street, Suite 212 Monroe, CT. The design incorporates colonial architecture details, including; gables, double hung windows, dormers, fiberglass columns at the entrance with a cultured stone base.

Three foot cultured stone veneer on all sides except the rear elevation. The gas canopy will have a slight mansard style roof. Canopy fascia 3' 8" color- shell white. Canopy striping 3.75" in the green color associated with the Cumberland Farm brand. The

base of the support columns at the gas pumps will be wrapped in cultured stone. HVAC will be on the roof shielded by a screening fence in white. The ARB asked for the height of the fence to be increased and the gap between the fence rails be reduced to conceal the HVAC equipment.

Dumpster enclosure is 24' x 6' white vinyl fence.

The ARB suggested that the idea of a 3 over 3 transom across the front windows, excluding the large arched window.

**P& Z Comments read by Jim Sandor:**

This is a summary not verbatim.

- reduce bollards in front of the building
- extend hip roof on canopy over fueling area
- shielding of the HVAC raise the height of the screening and reduce the gap
- the light and tables of the extra outside seeing area..incorporate a more colonial type of lighting

**ARB Comments:**

- minimize the use of advertising in the windows
- introduce a transom element on the front elevation- 3 over 3 munitions the full length of the store front excluding the arched window
- Increase the height of the fence to conceal the HVAC equipment

John Rosen the ARB Chairman will get a letter to Joseph P. Williams from Shipman & Goodwin , Counselors at Law in two weeks.

A letter for electronic approval for 235 main Street, Sippin Energy solar panels in two weeks.

**3.Awards:** None

**4.Miscellaneous Business:** None

**5.Other Business:** None

**6.Correspondences:** None

**7.Follow Up of Previous applications:** None

**8.Other Business:** None

**Next Meeting:** September 15th

**Adjournment:** 9:10pm

Respectfully submitted.

Nancy Steinborn

Secretary ARB

cc: Jim Sandor , Marsha Motter Beno