

ARCHITECTURAL REVIEW COMMITTEE

Thursday, January 20, 2022

Present: Jeremy Leifert, AICP, Member and City Planner
Paul Kundzins, P.E. Assistant Public Works Director/City Engineer

Absent: Mark Trivella, Chairman
Roberta Boe, Member
Jim Bobinski, Member
John Sullivan, Member
Robert Mileti, Member
Alan Diulio, Member

1. **Call to Order:** Mr. Leifert called the meeting to order at 5:09 p.m. The meeting was held in the City Hall, 140 Main Street, Land Use Office, Room 324.
2. **Roll Call:** Mr. Leifert announced present and serving were himself and Mr. Kundzins
3. **Approval of Minutes 9/23/21:** Minutes of September 23, 2021 tabled to the next meeting.
4. **New Business:**
 - a. Applicant: Joe Pereira, Pereira Engineering, LLC
Location: 1166 East Main Street
Proposal: New 2,100 square foot Starbucks Coffee Shop and site improvements for traffic, parking, lighting, landscaping and drainage.

Joe Pereira of Pereira Engineering LLC appeared on behalf of Starbucks. He started by describing the design of the exterior of the building, which will consist of a combination of light gray brick and dark brown wood siding and a glass windowed store front. Discussion ensued on design of the building and the railing/fencing design around the patio area. Mr. Pereira explained the decision to put the building to the rear of the property. The landscaping design was discussed, particularly in regard to the relocation of some of the trees required along East Main Street into the interior parking lot island. The committee agreed that for safety reasons and to help “green” the interior of the parking lot, this was an acceptable adjustment. Mr. Pereira detailed the low shrubs that were added along the front line to compensate. Mr. Kundzins expressed some concerns over trees located along Buena Vista Ave due to the low overhead lines that run along the street. Mr. Pereira stated that the intention is to remove the existing trees that are growing into the power lines and replace them with shorter trees as part of this project. The proposed lighting plan was briefly discussed, with members in favor of the design. The design of property signage was discussed, with specific focus on free standing signage near East Main Street. Mr. Pereira explained that Starbucks had not decided on what type of free standing signage to use yet, but he did present the most likely options. Mr. Kundzins inquired about the address numbering on the building. It was recommended that, due to the fact that the building will be set far back from the street, that the address numbering be placed both on the building and incorporated into the free standing sign near the street. Final discussion took place regarding the dumpster enclosure design and stormwater planning, which were acceptable to the committee. Motion by Mr. Leifert, 2nd by Mr. Kundzins to make a favorable recommendation on the project to the Planning & Zoning Commission. Motion carried unanimously.

5. **Adjournment:** The meeting adjourned at 5:36 p.m.
Jeremy Leifert, AICP
City Planner

cc: ARC, PZC, Mayor, Applicants