

DESIGN REVIEW BOARD

TOWN OF CLINTON
WILLIAM STANTON ANDREWS MEMORIAL TOWN HALL
CLINTON, CONNECTICUT 06413

Minutes

Regular Meeting

January 22, 2020

6:00 P.M. – **Andrews Memorial Rose Room**

In Attendance: Sandy Allen, Chair; Paula Tunney, DRB Board Member; Chris Burke, DRB Board Member; Alan Kravitz, DRB Board Member; John Allen, DRB Board Member; Gloria McQueeney, Clerk

Absent: Dara Onofrio, DRB Board Member

Visitors: Matthew Williams, Greylock Property Group; Denise Weber. Greylock Property Group, Kenneth Navarro, Greylock Property Group.

1. Call to Order – Sandy Allen, Chair, called the meeting to order at 6:00 p.m.

2. Application:

- DRB 20-01: 11 Killingworth Turnpike; Applicant/Agent: Greylock Property Group, LLC/William R Sweeney, Esq.; Project: Indian River Landing (multi-tenant commercial development)
- M. Williams presented a PowerPoint presentation and explanation of the Indian River Landing project.
 - M. Williams described the 2019 site plan, which is the concept of Kenneth Navarro, would keep the look of buildings in the downtown Clinton area. There would be retail stores along rte. 81 which would create a boulevard effect.
 - The angle of the grocery store has been changed and the hotel at the rear of the project has been rotated to face the Indian River. The hotel will consist of a 4 story building.
 - There is a proposed green space of 120' between the retail buildings along the streetscape and possible parallel parking on rte. 81.
 - The northwest corner will consist of a corner brick building with the name of the landing, "Indian River Shops" and will be consistent with the look of the Clinton National Bank.
- Alan Kravitz questioned if there will be a bus drop off with seating.
 - M. William answered, "Not in plans yet, but P&Z may change."
- There was also discussion as to whether the variety of the buildings might look "Disneyesque." Also, whether the second stories of the buildings would be of use and that egress could be an issue. It was agreed that the differences between the buildings would create visual interest to draw people in to the shops.
 - A. Kravitz entertained a **Motion to recommend approval of existing renderings with**

the understanding that they will evolve. John Allen seconded and the motion was passed.

3. Minutes Special Meeting December 4, 2019

Sandy Allen brought up a correction to the minutes. Election of Officers for 2020. Sandy Allen should be referred to as, "Chairman" and not "President." A. Kravitz made a motion to approve the December 4, 2019, minutes as corrected. J. Allen seconded, motion approved.

4. Old Business - None

5. New Business

S. Allen brought up that the banners around the Clinton Police Department gazebo are not consistent with the overall look of the town. She will speak with Kathy King, Zoning Enforcement Officer.

6. Compliance Concerns

- Added prior to 2-14-18; There is still a canvas sign attached to signboard at 203 East Main Street
- Added to minutes 3-13-19; There is a lit scrolling sign at TMS, above their door at 242 East Main Street
- Added to minutes 9-11-2019: Gadun's at 212 East Main Street has two feather signs

• **Adjourn**

Motion to adjourn by J. Allen, seconded by C. Burke, motion approved.
Meeting adjourned at 6:45 p.m.

Respectfully submitted,

Gloria McQueeney
Clerk, Design Review Board