

APPROVED MINUTES

**ARCHITECTURAL REVIEW BOARD
FORMED BY
THE TOWN PLAN AND ZONING COMMISSION
TOWN OF WOODBRIDGE
MEETING ON JANUARY 30, 2007**

A meeting of the Architectural Review Board formed by the Town Planning and Zoning Commission for the Town of Woodbridge was held on January 30, 2007, in Room 16 of the Center Building, 4 Meetinghouse Lane, Woodbridge beginning at 7:00 p.m..

ROLL CALL

Present were: Dorothy Martino, Andrew Robinson, Marvin Schaefer, Nathan Topf and Patricia Warren

Also Present: Kristine Sullivan, Land Use Analyst

Meeting commenced at 7:00 p.m.

**Consideration and Appropriate Action Regarding:
Woodbridge Estates LLC – 1710 & 1722 Litchfield Tpke, 49, 53 & 57 Bradley Road
New Construction of an Active Adult Planned Development**

The ARB members met to prepare a report on the subject application for submission to the Town Plan and Zoning Commission at its next regular meeting on February 5, 2007.

An 8.5” x 11” copy of the boards referred to by representatives of Woodbridge Estates LLC in the course of their presentation to the ARB members on January 23, 2007 was received.

Following discussion, it was the consensus of the ARB members to issue the following report to the TPZ:

Architectural Review Board comments regarding the proposal by Woodbridge Village Associates, LLC for an Active Adult Planned Development located at 1710 & 1722 Litchfield Turnpike and 49, 53 and 57 Bradley Road.

These comments are based on review of the drawing set dated November 17, 2006, a subsequent set illustrating proposed architectural details dated January 23, 2007 and a discussion meeting on January 23, 2007.

The meeting was attended by the members of the Architectural Review Board; Paxton Kinol and Josh Perkins, representing the developer; Jack McLaurin AIA, Lessard Group, Architect; Stephen Hanson, Vollmer Associates, Landscape Architect; and John Knuff, HSSK, Attorney.

The development team provided representative samples of materials, products and finishes proposed to be used in the project.

1. The ARB was generally favorably impressed with the consideration given to the architectural detail, massing, proportion, scale and quality of materials proposed for this project.

2. The Board noted several inconsistencies throughout the drawings. In recognition of the fact that these drawings depict the intent of the design and are not fully descriptive of the construction requirements, we reserve the right to review the final documents for design consistency with the presented documents and materials prior to the issuance of a Building Permit.
3. Examples of such inconsistencies include:
 - a. Concrete curbing in lieu of granite
 - b. Aluminum roof leaders in lieu of copper
 - c. Brick water table shown where slab on grade construction proposed.
4. Crosswalk marking should be constructed of integrally colored concrete, precast concrete products or natural stone.
5. While not strictly of an architectural nature the following comments are made concerning the impact of planning on the quality of the ambiance of the neighborhood and street environment
 - a. The association agreement should provide for consistent maintenance of all exterior elements and areas including those within fences and between fences and buildings
 - b. The association agreement should provide for a single source waste collection service. The intent is to minimize the number of refuse trucks contracted for curbside pick-up should it be desired by association residents.
 - c. There is a concern that the street connecting Litchfield Turnpike and Bradley Road will become an attractive shortcut. Speed control bumps, signage and /or reconfiguration of the roadway to form an interior loop are recommended.
6. Preference is for PVC and reinforced fiber-cement products for siding, trim and fencing over vinyl because of the texture and dimensional stability.
7. All residential windows shall be "Simulated Divided Lites" (SDL) utilizing muntin bars on the exterior and interior sides of the glazing.

The meeting adjourned at 9:30 p.m. by consensus of the ARB members.

Respectfully submitted,

Kristine Sullivan, Acting Secretary