



TOWN OF MIDDLEBURY

ECONOMIC AND INDUSTRIAL DEVELOPMENT COMMISSION

**Regular Meeting, Tuesday March 24, 2020, 6:30 p.m.
VIDEO TELECONFERENCE**

Present: Commissioner David Cappelletti
Commissioner Ted Mannello
Chairman Terrence McAuliffe
Commissioner Armando Paolino
Commissioner Mark Petrucci

Also Present: Peter Yeskey
Meghan Vincent
Manny Palva

Absent: Commissioner Frank Mirovsky
Commissioner Anthony Minchella

CALL TO ORDER

The meeting was called to order at about 6:45pm.

Note: The meeting was held by ZOOM Teleconference in a session provided by Cumberland Farms project manager Manny Palva. The meeting was originally scheduled to be held in a ZOOM teleconference session hosted by the Town of Middlebury, but a technical or administrative issue prevented attendees from signing in. In addition to these minutes, a video recording of the teleconference was made and can be viewed at <https://vimeo.com/400699430>

ARCHITECTURE REVIEW – Design Plans for “Cumberland Farms”

Developer Peter Yeskey, architect Meghan Vincent, and project manager Manny Paiva used lot plans, elevations, and a color rendering to show the location of the building, parking, lighting, services, landscaping, and access ways at the intersection of Park Road and Straits Turnpike.

The 4,464-sq-foot convenience store building will have four double-sided pumps providing eight fueling positions. It maintains a New England colonial aesthetic with stone wainscot base, clapboard and shake siding in neutral off-white beige tones, white trim, green band, residential-style front windows and side faux windows. The pump area is covered with a mansard roof canopy to blend in with

other newer Middlebury stations. The multiple pumps help prevent queueing of waiting cars.

In comments from commissioners, there was concern about overly bright lighting color temperature, citing the glaring lights at Alltown Shell on Middlebury Road. There was also a wish for the developer to consider a cupola on the building to follow the use of them in other recent Middlebury construction, but this was not considered a requirement.

At the conclusion of the review process, a motion was made and the resulting vote by EIDC unanimously recommending the proposed building design and site plan.

At the conclusion of the review process, a MOTION was made by Armando Paolino, SECOND by Ted Mannello and unanimously voted by all members to forward approval to the Planning and Zoning Commission.

ADJOURNMENT

Mark Petrucci MOTIONED to adjourn, SECOND by Armando Paolino and unanimously voted at about 7:35 pm.

Respectfully submitted,

Terrence McAuliffe

Chairman—Economic Development Commission

cc. Town Clerk, Barbara Whitaker, Commission Members

Attachments:

Letter of recommendation for Cumberland Farms to Planning and Zoning commission

ATTACHMENT



TOWN OF MIDDLEBURY

Economic and Industrial Development Commission

Architectural Review

Design Plans for "Cumberland Farms"

First Hartford Realty Corporation, 1672/1680 Straits Turnpike, March 24, 2020

Memo to: Terry Smith, Chairman, Planning and Zoning Commission.

On Tuesday March 24, 2020, the Economic and Industrial Development Commission met to review the architectural design for the proposed construction of a gas station / convenience store at 1672/1680 Straits Turnpike.

Developer Peter Yeskey, architect Meghan Vincent, and project manager Manny Paiva used lot plans, elevations, and a color rendering to show the location of the building, parking, lighting, services, landscaping, and access ways at the intersection of Park Road and Straits Turnpike.

The 4,464-sq-foot convenience store building will have four double-sided pumps providing eight fueling positions. It maintains a New England colonial aesthetic with stone wainscot base, clapboard and shake siding in neutral off-white beige tones, white trim, green band, residential-style front windows and side faux windows. The pump area is covered with a mansard roof canopy to blend in with other newer Middlebury stations. The multiple pumps help prevent queuing of waiting cars.

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At the conclusion of the review process, a motion was made and the resulting vote by EIDC unanimously recommended the proposed building design and site plan.

Submitted by:

Terry McAuliffe, Chairman

cc: Peter Yeskey, Meghan Vincent, Manny Paiva
Terry Smith, Chairman Planning and Zoning Commission
Commission Members