

needs to comply with the state statute relative to ATM lighting. A drive up ATM has a minimum of 10 footcandles within 5 feet and a minimum 2 footcandles for 60 feet. The 2 footcandles at 60 feet also applies to the door of the vestibule ATM. In order to seek an average at any given point they cannot be below 2 footcandles. There is an extensive landscape plan. There are a total of 21 deciduous trees, 134 evergreen shrubs and 47 deciduous shrubs. They will meet all landscape comments and requirements noted in the professional's memos. If a tree was missed in the existing inventory it will be reflected in future submissions. Since the site is visible from all four sides, there will not be an exterior trash enclosure. Trash removal will be part of the general cleaning contract. Most of the trash volume is income and financial information that is considered sensitive and is shredded. The Stormwater Management report concludes that the reduction in impervious coverage reduces both volume and rate. The Operations and Maintenance Manual sets a minimum standard for maintenance on the property including landscaping, street sweeping, debris removal within the stormwater collections system and the porous pavement. On a weekday midday there will be a decrease in traffic. The existing diner has a peak hour generation of 90 in the midday where the bank is expected to have 35. On weekday evenings the diner had a peak of 10 where the bank is expected to have a peak of 54 (in and out). Saturday midday the diner has 102 where the bank is expected to have 55. The two existing driveways will operate at very good levels of service and there will be no degradation in the level of service at the intersection of the access road with Route 206 and at the intersection of Benjamin Boulevard and Route 206. The developments that are either under way or planned within the general vicinity were included in the analysis. A study of 7 banks in the region with drive-up ATM's was performed to look at the length of the drive through queue. During peak hours there were less than 2 vehicles. This type of drive through does not have the peaking factor like a teller ATM does.

Mr. Martell described the elevations dated September 19, 2019 (EL1-EL3 prepared by CoreStates Group). The main entrance faces the parking lot. This branch will provide Chase Private Client Service which is an enhanced financial service. The hours of operation will be Monday through Friday from 9:00 a.m. to 6:00 p.m., Saturday from 9:00 a.m. to 2:00 p.m. and closed on Sundays. There will be a Branch Manager, an Assistant Branch Manager, up to 2 tellers and a number of employees that are not dedicated to this facility but may be at the facility by appointment. The building has been designed to have like materials all the way around. The predominant building materials are brick and stone masonry. There are varied roof heights as well as varied depths of the building. The HVAC equipment will be fully screened by the parapet wall.

Mr. Martell discussed the variances/waivers. All the higher level zoning requirements are met. There are dimensional variances, signage variances and there is no trash enclosure. After meetings with Chase representatives, a number of the variances are no longer needed or have been reduced in intensity. The proposal is for a 9 foot by 18 foot parking space where the ordinance requires 9 foot by 20 foot. There is no reason they cannot provide 9 foot by 20 foot spaces and still stay within the allowable impervious coverage. Ms. Goldman opined that since there is a 2 foot overhang they do not need variance relief. The applicant would prefer to construct the 9 foot by 18 foot parking space. Mr. Darji was in favor of the 9 foot by 18 foot parking space to keep the impervious coverage down. There is no need for a loading space so one has not been provided. The largest deliveries would be the traditional secure deliveries and parcel deliveries which use a typical parking space. The drive through queue will have 4 cars per lane provided where the ordinance requires 12. These are C2 variances where the positive outweigh any detriment. There is no need for additional impervious coverage for a loading zone, for the parking spaces or for a drive through queue where the demand will not be that high. A variance is needed for the number of wall signs. A wall sign was proposed on all 4 facades as well as an additional transom sign to identify the private client service. The applicant has amended the application to request a sign on the façade facing Route 206, the façade facing the parking lot and the transom sign. The signage on the north and south façade will be removed. By elimination of the north and south signs the variance for sign size has been eliminated. The ordinance permits a sign totaling 42 square feet, based on the length of the façade, and they are proposing 39.6 square feet. There is a sign projection of 6.75 inches where 6 inches is permitted. The traffic control related signage will be amended to comply with the ordinance requirement of 2 square feet. The proposal is for 3 wall signs where 1 is allowed and for a sign projection of 6.75 inches versus 6 inches. These are C2 variances where the positive outweigh any detriment. There is no substantial detriment to the public good or impairment to the intent and purpose of the zone plan. A waiver is being requested for street trees. There is a utility easement along Route 206 and along the access road and trees are not permitted within close proximity to the easement. The applicant will try to meet the spirit of the ordinance. A waiver is being requested for the average lighting footcandle. They must meet the State Statute from which they do not have the ability to seek relief. The perimeter lights have been reduced in height to 15 feet and are shielded. There is a requirement regarding sign illumination that may need a variance. The sign has individual channel letters that will be illuminated but there is no illumination of the background. Mr. Martell opined that it complies with the ordinance. The monument sign and all the directional signs will comply. The only thing internally illuminated on the signs is the message. The Chase Private Client sign is not illuminated.

Ms. Goldman noted that in the latest submission to the Board the lettering that will be illuminated in the monument sign is 46.7%. This may require a design waiver since the ordinance requires at least 75% of the background to be opaque. Mr. Martell said to the extent that a waiver is needed the applicant will request it. The sign is relatively small. The ordinance permits a 75 square foot sign and the proposal is for 37.5 square feet. To inflate the non-illuminated background to comply with the percentage does not make sense.

Mr. Martell testified the applicant will comply with the maximum footcandle requirement of 1 footcandle 2 feet from the façade. The ATM signage on the ATM structure and the monument sign will stay on all night. The two building mounted signs will be turned off at 11:00 p.m.

In response to Mr. DeRochi, Mr. Martell testified that the blue awning is aluminum.

Chairman Campeas asked if the applicant looked at the time between how long a person uses an ATM versus a teller. Mr. Martell testified they did not compare ATM and teller but they studied all ATM's and the average among the 7 sites was 1 minute and 54 seconds. They found five percent of the people will take 3 minutes and 33 seconds with the absolute maximum was 4 minutes 15 seconds.

Ms. Roberts discussed the lighting intensity and her concern that the neighboring sites are not brightly lit. Mr. Martell testified that they will try to get the lighting as low as they can. The neighboring uses do not have to comply with the State statute. Mr. Martell will look at the lighting intensity at the Route 206 driveway.

Mr. Martell's testimony addressed all the comments in the Clarke Caton Hintz memo.

Mr. Darji discussed his October 4, 2019. The monument sign is proposed within the sight triangle easement where they are typically not permitted. Mr. Martell testified they will locate the monument sign outside the easement. Mr. Martell confirmed they will comply with the technical comments in the memo.

Mr. Larsen discussed his memo dated September 30, 2019. The R1-1 and R5-1 signs will be on separate posts. Mr. Martell referenced the Fire Truck Turning Exhibit (right) which was marked as Exhibit A-3 and the Fire Truck Turning Exhibit (left) which was marked as Exhibit A-4 both dated October 4, 2019. He described how a fire truck can access the site from both Route 206 and from the access road.

Mr. Martell agreed to comply with Mr. Bartolone's memo and Ms. Wasilauski's memo.

Mr. Martell discussed the October 2, 2019 Environmental Commission memo. A memo has been submitted to address LEED but they will not seek certification. They will work with Mr. Bartolone to find a substitute for the Blueberry bushes. Since there is an internal break room they are requesting the Board not require benches or picnic tables. They will look into installing a rain garden or vegetated swale and they will work with the Board Engineer. Solar panels are not being considered.

The meeting was opened to the public.

Barbara Preston, Rocky Hill, said she does all her banking online. There are a lot of banks in that area. Some people are saying brick and mortar banks will cease to exist. She asked why they are building more banks and what will happen to the building if the bank goes out of business.

Ms. Porter replied that Chase Bank very much believes in a brick and mortar presence. Chase recognizes there have been modern trends in banking and many people are doing their banking online. Since Chase is always looking into new market areas and new ways of growing its customer base it is very important to have the brick and mortar presence.

There being no further public comments, a motion to close the public hearing was made by Mr. DeRochi and seconded by Ms. Roberts. The motion carried unanimously.

A motion to approve the application subject to the conditions was made by Mr. DeRochi and seconded by Mr. Mani. The motion carried on the following roll call vote:

Ayes: Bell, DeRochi, Jaffer, Mani, Matthews, Roberts, Schuldiner, Wilson and Campeas

Nays: None

V. MINUTES

August 19, 2019 – Regular Meeting

A motion to approve the minutes with one correction was made by Vice Chairman Roberts and seconded by Chairman Campeas. The motion carried on the following:

Ayes: Campeas, Roberts, DeRochi, Jaffer, Wilson, Glockler and Conry

Nays: None

There being no further business to come before the Board, the meeting was adjourned at 8:50 p.m.