

Draft Minutes

TOWN OF GUILFORD Design Review Committee Minutes – 13th March, 2019

A regular meeting of the Design Review Committee was held on Wednesday 13th March, 2019 at 4:00p.m. in the Guilford Community Center with Chairman William Thompson presiding.

Present: Robert Charney, John Cunningham, Shirley Girioni, David Rosenthal, William Thompson and Walter Weissenborn. Also present Town Planner George Kral. Karin Patriquin joined the meeting in progress (4:10p.m.). Excused: Philippe Campus, Mary Repetti and Shavaun Towers.

The meeting was called to order at 4:00p.m.

REVIEW APPLICATIONS

Soundview Road LL (Metro Pooch), Soundview Road, Map 42, Lot's 118-4,5 & 6, Zone I-2; Special Permit, Coastal Area Management, Site Plan, Construction of a 12,212 SF+ Pet Boarding Facility (§273-91 §273-97 §273-79): Review final materials: Kristen Delea-Sacco (CEO, Virbex Properties, Inc.) circulated some materials. She said all the changes suggested by the Design Review Committee had been made. This included making all the dormers match on both sides of the property, fixing the runoff areas and window realignments. The condenser units will be located in the rear behind the fencing. The line between the windows and door at the front entrance was reviewed and corrected. The color scheme was finalized. Ms. Delea-Sacco showed a sample of Cedar Impressions straight edge vinyl siding in a dark gray color (7"). She said the horizontal siding would be flat 5" in a light gray color. Roof shingles will be dark gray. Ms. Delea-Sacco noted that the Committee had recommended the wainscoting be aligned with the sill line of the windows and this was done. She said shutters had been added to the windows. Windows will have a white frame with black mullions and black shutters. Vertical boarding will be white. Ms. Delea-Sacco noted that hardiplank would not be used and that she would stay with Certainteed vinyl siding. Mr. Weissenborn queried what happened at the outside corner by the front entrance where he assumed 7" and 5" siding would come together. Ms. Delea-Sacco said this was correct but that there would be a corner board. Mr. Weissenborn was concerned about the two different height sidings intersecting at different levels at the main entry. Ms. Delea-Sacco agreed to use the larger siding exposure (7") throughout. This will make both the shingle-like and clapboard-like siding align and better match the scale of the building.

Mr. Cunningham stated that the Committee had been concerned about the grade going out to the road and handicap parking. He said he had checked this with Thomas A. Stevens & Associates and been assured that the grading would work. Regarding the landscaping, Mr. Cunningham stated that Red Cedar trees would be planted along the road. Two full cut off post lights will be added and air-conditioning units will be inside the fenced area. Mr. Charney noted the goose neck light fixtures on the building for egress and asked if one would still be needed around the corner. Mr. Cunningham replied yes.

Mr. Charney said he personally had a concern about the color of the windows explaining that in sunlight the black mullions could disappear so that the windows would appear to be 6 over 1 rather than 6 over 6. Mr. Thompson said he, too, felt it would be a little stronger if the windows were white but that this was up to the applicant. Mr. Charney said if the sash was whitened it would make it brighter. Ms. Delea-Sacco agreed to make the mullions white.

A picture of the proposed sign was circulated. This will be located at the entrance to Soundview Road. Mr. Rosenthal felt the sign was nice and the Committee's consensus was that the sign was acceptable.

Mr. Charney made a motion, first thanking the applicant for listening to the Committee's suggestions, and then recommending that PZC approve the design changes and changing the window mullions from black to white. Ms. Patriquin seconded the motion and it was carried unanimously. Mr. Cunningham recused himself and did not take part in the discussion or vote on this application.

2311 Boston Post Road, Westwoods Plaza (Allen D'Antonio), Map 78, Lot 25, Zone TS2: Site plan revision: Allen D'Antonio stated that he wished to change the use to a restaurant on the east side and he showed a site plan of the property. He said he would be paving the parking lot and adding some landscaping. Mr. D'Antonio noted that the septic system was redone 5-6 years ago. Mrs. Girioni asked if anything would be done to the outside of the building and Mr. D'Antonio replied no. He added that the restaurant owner would apply for signage, awnings, etc., if that was what he wanted to do. Mrs. Girioni felt the plaza was in need of landscaping. Mr. D'Antonio replied that he would be putting in shrubs and trees. Mr. Kral showed a site plan and briefly reviewed new landscaping. He noted that one of the two driveways would be eliminated. Mr. D'Antonio said there was a buffer of White Pine trees on the east side and that the storage containers would be removed. Mr. Thompson asked if there would be fencing around the dumpsters. Mr. D'Antonio said he believed there would be fencing. Mr. Kral mentioned that typically PZC would require a sidewalk across the front of the property.

Mr. Cunningham said there should be some kind of trees under the wires, for example single stem ornamental trees (2" caliper), which would soften the area. Mrs. Girioni felt the more greenery there was the more attractive the plaza would be. Mr. D'Antonio said at present there was not enough money being generated to justify upgrading the whole plaza, adding that paving alone was very expensive. However, if the plaza became more successful he said he would not mind investing in upgrading the exterior, etc. Mr. Cunningham agreed to recommend some tree species.

Regarding lighting, Mr. Weissenborn said this should be installed in such a way that one would not see the light source. He recommended Mr. D'Antonio provide lighting for safety but not have light pollution.

Mr. Thompson made a motion that the Design Review Committee recommended PZC approve this change of use to add another restaurant, approve the general layout of the proposed site plan with a review of the following changes: the addition of 2-4 ornamental trees near the curb line, review the layout of new sidewalk, the addition of 2-3 full cut off pole lights at the building islands, and to require fencing at the dumpster area. Mrs. Girioni seconded the motion and it was carried unanimously.

Approval of Minutes: Mr. Cunningham made a motion to accept the Minutes of 13th February, 2019. Mr. Weissenborn seconded the motion and it was carried unanimously.

Public Forum: There were no members of the public present.

Approval of Bills: Ms. Patriquin made a motion to approve the following bill: Katharine Stewart, secretarial services. Mr. Weissenborn seconded the motion and it was carried unanimously. The meeting was adjourned at 4:50p.m.

The next meeting of the Design Review Committee will be held on Wednesday 10th April, 2019 at 4:00p.m. in the Guilford Community Center.

Respectfully submitted,

Katharine Stewart
Recording Secretary