

Draft Minutes

TOWN OF GUILFORD Design Review Committee Minutes – 8th January, 2020

A regular meeting of the Design Review Committee was held on Wednesday 8th January, 2020 at 4:00p.m. in the Guilford Community Center with Chairman William Thompson presiding.

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

The meeting was called to order at 4:05p.m.

Mr. Thompson made a motion to change the order of the agenda to take “Boston Post Road West, Map 78, Lot 13, Zone TS-2” first. Mr. Cunningham seconded the motion and it was carried unanimously.

REVIEW APPLICATIONS

Boston Post Road West, Map 78, Lot 13, Zone TS-2: New commercial building (architect Robert Mangino): Robert Mangino said he had reworked his proposal based on the Committee’s suggestions at its November 2019 meeting such as reworking the grades. Also the second building was not working out so he had decided to eliminate it and would just have the one main metal building (65,000SF). The client’s products were pavers and masonry but the building was just a showroom and deliveries would come out from New Haven. The sidewalks would be done in pavers to demonstrate the product but there would be no outside storage or flats, etc. Mr. Mangino said his revised plans had been submitted to Town Hall staff several weeks ago.

James Galligan, Nafis & Young Engineers, showed a site plan. He said concern had been expressed about the steep grades at the entranceway so these had been cut down. The front of the building will be flush with the grade. The site drains into catch basins and infiltrators and overflow will go into a catch basin in the corner. There is a natural swale which will be also utilized as part of the drainage system. Mr. Galligan said this plan had been approved by Town Hall staff. Regarding grade changes, Mr. Galligan said the entrance was at 156 and the building was at 154. Grades on the property were 150 in the middle, next to this was 160 and the building was at 154. Mr. Charney asked if the number of proposed parking spaces met the regulations and Mr. Galligan said yes. He added that the front of the building would be landscaped and there would be grass on the side. Mr. Cunningham asked if the whole lot would be cleared. Mr. Galligan replied yes, at least 90%. Mr. Charney queried the state right-of-way. Mr. Galligan said it would be cleared. Mr. Mangino added that he would try to retain the stone wall. Mr. Cunningham recommended that before any sidewalk was installed the adjacent properties should be reviewed so that this sidewalk would align with any future sidewalks installed on these adjacent properties. Mr. Mangino said he had asked his landscape designer for a plan for today’s meeting but had not received any response. If his plan was approved today he said he would submit a landscape plan at a later date.

Regarding a question from Mr. Charney about site lighting, Mr. Galligan said there would be down lights on the building. Mr. Thompson queried photometrics and Mr. Mangino said this had been

submitted to staff. Mr. Cunningham asked if there were cut sheets for the fixtures and Mr. Mangino said he could submit these. Mr. Cunningham asked if there would be full cut off fixtures and Mr. Mangino replied yes, that the regulations required this. It was noted that the Committee recommended warmer tones of 3,000K maximum or 2,700K would be the more preferred range. Mr. Thompson queried condensers. Mr. Mangino replied that these would be on the rear of the building. Mr. Thompson asked if they would be screened with plantings. Mr. Mangino replied that he did not know what the screening material would be but that the machinery would be screened.

A drawing of the front elevation of the proposed building was shown. There will be a soffit line at 10ft. all the way around for recessed lights and also wall packs. There will be two doors, one to be used by a second tenant, with signage over each door. The overhang will protrude out 4ft. A masonry sill line will wrap around the corner. Mr. Mangino showed a photograph of the buildings adjacent to his property for context. Building color will be off-grayish.

The Committee discussed the following:-

- Mr. Charney noted that the signage would be set back 4ft. and wondered if this would be good for the client.
- Mr. Charney asked if there was recessed lighting why were wall packs also being used. He suggested Mr. Mangino consider eliminating the mounted lights being used to illuminate the driveway.
- Mr. Charney further suggested having all the gables in hardiplank rather than changing materials.
- Mr. Charney wondered why there was a door on the front of the building if the client did not want customers using this door. The door has architectural elements indicating it is an entranceway so this would be confusing.
- Mr. Charney suggested developing a reasonable vocabulary on the long side of the building and carrying this to the most visible side of the building.
- Mr. Charney queried how gutters and leaders reached the ground. Mr. Mangino replied that these would not be hung on the building but would come down at the sides and tie into the drainage system.
- Mr. Charney asked the color of the stone element. Mr. Mangino replied earth tone. Mr. Thompson said he would like to see a sample of this. Mr. Charney asked if the stone would be synthetic. Mr. Mangino replied no, it would be real stone. Mr. Charney noted that this would end up with a shelf on top and this would have to be capped in some fashion.
- Mr. Charney asked if the windows would be fixed aluminum. Mr. Mangino replied yes. Mr. Charney queried the color of the aluminum. Mr. Mangino replied a bronze tone.

Mr. Charney felt today's proposal was a vast improvement but more information was needed on the specifics so the project could continue to improve. He also asked that the scale of the windows be reviewed so there was rigor and pacing to joins in the building and the joins in the windows. The materials should be made to work together.

Mr. Thompson made a motion that the Design Review Committee recommended PZC approve this submission with the understanding that there was to be a follow up review. This would include an updated photometrics plan with a temperature recommendation of 2,700K, a professional landscape plan, a recommendation that the lighting on the building be soffit and not wall packs, a package of

material selections, clarity on the masonry band pattern, pacing of the fenestration, an additional window on the north side and removal of the door on the north side, and a signage plan. Mrs. Repetti seconded the motion and it was carried unanimously.

916 Boston Post Road (Bank of America), Map 47, Lot 22A, Zone C-2: Update site lighting and installation of fencing along a portion of the eastern property line (Bob Woods, Horton Group LLC): The applicant was not present so this item was tabled.

Approval of Minutes: Tabled

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

Approval of Bills: Mrs. Repetti made a motion to approve the following bill: Katharine Stewart, secretarial services. Mr. Charney seconded the motion and it was carried unanimously.

Other Business: Mr. Thompson said he had received an email from David Rosenthal resigning from the Committee effective 12/31/19. Mrs. Repetti believed this was because Mr. Rosenthal was frustrated that quite often the sign subcommittee's suggestions were not being followed. Another issue was that suggestions were made but then it was found that the applicant had already ordered a sign and so it could not be modified. Mrs. Repetti said applicants needed to be told that a sign started with a review process and was not approved immediately. She also said that the sign Master Plan needed to be enforced and this was not being done. It was felt that the sign process had broken down. Mr. Thompson agreed that he and Mrs. Repetti would meet with the Zoning Enforcement Officer to review this situation.

The meeting was adjourned at 5:10p.m.

The next meeting of the Design Review Committee will be held on Wednesday 12th February, 2020 at 4:00p.m. in the Guilford Community Center.

Respectfully submitted,

Katharine Stewart
Recording Secretary