

Draft Minutes

TOWN OF GUILFORD Design Review Committee Minutes – 9th October, 2019

A regular meeting of the Design Review Committee was held on Wednesday 9th October, 2019 at 4:00p.m. in the Guilford Community Center with Chairman William Thompson presiding.

Present: Philippe Campus, Robert Charney, John Cunningham, Karin Patriquin, William Thompson, Shavaun Towers and Walter Weissenborn. Also present Town Planner George Kral. Excused: Mary Repetti and David Rosenthal. Absent: Shirley Girioni.

The meeting was called to order at 4:04p.m.

REVIEW APPLICATIONS

Boston Post Road West, Map 78, Lot 13, Zone TS-2: New commercial building (architect Robert Mangino): Mr. Kral announced that this applicant would not be attending today's meeting.

258-260 Water Street (architect Duo Dickenson), Map 46, Lot 48, Zone PV-2: Replacement occupant-spa use including entryway modification/addition and parking lot upgrades:

Architect Duo Dickenson said it was a small, simple project. He wished to remove 2' – 3' off the corner of the building in order to make a new diagonal entry so one could see into the new spa. He circulated elevation drawings of the proposal showing a pavilion over the new entry which would be essentially open. Mr. Dickenson said wood products would be used to make 4 columns for the pavilion. It will be very simple, durable, maintenance-free, clean and easy. He circulated information on the Warren Trask materials to be used. Roof will be a standing seam metal roof but Mr. Dickenson said he was unsure of the color. Everything will be tied together with stainless steel arced pieces. Inside where the ties join the four columns will be 4 LED lights shining upwards and hidden from view. The parking lot will remain as is except for a code compliant path. In response to a question Kevin Cleary said all three doors would remain and that the proposal would be as compliant as possible. Mr. Weissenborn said essentially the corner would be blunted and Mr. Dickenson replied yes.

Ms. Patriquin queried the windows. Mr. Dickenson replied that these would not be changed at present. Mr. Cleary added that awnings may be placed on top of the windows for now. He said the windows would not really be visual because there may be Himalayan salt blocks stacked inside away from the windows. Mr. Thompson asked what one would see looking in. Mr. Cleary replied just glass as he may use a glass film product to create a semi-transparent layer on the inner side of the glass. Mr. Thompson felt perhaps the windows could be mocked up so the Committee could review this proposal. He questioned the treatment of the 6-light windows. Mr. Dickenson replied nothing at present. He added that he was really here today for the entry change only and could work with the Committee on other details later. Ms. Towers felt the pavilion should be flatter. The new door will be 8ft. high and Ms. Patriquin thought this should be more in keeping with other door heights – perhaps 7' 6". Mr. Dickenson replied that he thought all one would see was a glass hole. Mr. Thompson queried parking spaces. Mr. Dickenson replied that there were more than enough and handicap compliant gravel would be used where required. Mr. Weissenborn said the most

unfortunate thing was the building and he recommended painting the long, low building to make it disappear, perhaps in a gray color. Ms. Towers suggested adding two street trees. Mr. Charney was concerned about the proportions of the pavilion and said the delicacy was off-putting. Perhaps the columns could be made wider and fatter. Mr. Cunningham suggested planting a street tree to break up the façade of the low building.

Mr. Thompson made a motion that DRC recommended PZC approve this application with the following stipulations: the entry element should be slightly wider and slightly less steep, to be determined by the designer; 1-2 street trees should be planted; the head on the storefront system should align more closely with the eastern window head; the final eastern window treatments are to be reviewed by the Design Review Committee; the color of the low building should be changed when the opportunity presents itself. Ms. Patriquin seconded the motion and it was carried unanimously.

Approval of Minutes: Ms. Towers made a motion to accept the Minutes of 14th August, 2019 with the following correction: on page 3, add to the third bullet “.....how the building was going to work *on this site.*” Mr. Cunningham seconded the motion and it was carried unanimously.

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

Other Business: Mr. Campus asked why “Public Forum” was included on the agenda as he felt members of the public might get into lengthy comments on applications being reviewed by the Committee. After brief discussion it was agreed to move this item to the beginning of the agenda.

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

The meeting was adjourned at 4:40p.m.

The next meeting of the Design Review Committee will be held on Wednesday 13th November, 2019 at 4:00p.m. in the Guilford Community Center.

Respectfully submitted,

Katharine Stewart
Recording Secretary