

Draft Minutes

TOWN OF GUILFORD Design Review Committee Minutes – 8th November, 2017

A regular meeting of the Design Review Committee was held on Wednesday 8th November, 2017 at 4:00p.m. in the Guilford Community Center with Chairman Karin Patriquin presiding.

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

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

Approval of Minutes: Mrs. Repetti made a motion to accept the Minutes of 11th October, 2017. Mr. Weissenborn seconded the motion and it was carried unanimously.

REVIEW APPLICATIONS

2455 Boston Post Road (13 Summit Suite LLC – Jerry Saglimbeni), Map 84, Lot 29, Zone TS-2:

Review building elevations: Jerry Saglimbeni introduced himself and circulated revised drawings for the new entrance on the east elevation of the rear stand-alone building. Mr. Saglimbeni said the Committee had asked that this portico should be the same as porticos used elsewhere in the development. Today's drawing was not identical to the other porticos but was very similar. Mr. Saglimbeni explained that he had tried to make it as close as possible and that this was the best that he could do. After this there were no other changes that he could make. Mr. Saglimbeni submitted information on the material/color palette: dark slate material for the roof; hardiplank siding in either off white or gray (Light Mist); black shutters, and white trim. The Committee preferred the gray color for the siding. Mr. Weissenborn said the roof should not be a solid dark color. It was also suggested that the doors should match the shutter color. Mr. Saglimbeni also showed a catalogue cut of fencing, should this be required. He added that he could not guarantee the color scheme. Mr. Weissenborn felt some incandescent lighting was needed on the entrance portico to take away some of the blankness. In response to questions about the site lighting, Mr. Cunningham said the lighting plan was approved 5-6 years ago. As long as the lighting was installed according to this approved plan it would be acceptable but this would need to be checked. Mr. Saglimbeni mentioned that the garage doors would have raised panels.

John Cunningham, landscape designer, showed the landscape plan pointing out that the front of the main building would have a small grass area with boxwood and groundcover. This area will be kept very simple. Signage and street trees will stay the same as approved earlier. There are existing white pine trees but some sugar maples were removed. There will be a raised edge 30"-40" above grade with a concrete block system, beige in color on the west side. Vines may be planted on some of this block. There will be a green/lawn area for the residents. Mr. Cunningham said he may want to

install fencing on top of the block as a visual stop but would return for approval of this. He added that he would prefer not to install the fencing. Mrs. Girioni queried tree species. Mr. Cunningham replied River Birch, Hedge Maple, Kwanzan Cherry and Red Oak. Ms. Patriquin queried site lighting. Mr. Cunningham replied that he would bring in the approved plan with his fencing request, if necessary. Mr. Weissenborn made a motion that the Committee recommended PZC approve the revised entrance portico with the addition of lighting, the material/color palette as described above, and the cascade of plant material to cover the wall. If required the fencing should be as light-weight visually as possible and should be as low as possible. The applicant should submit the revised site lighting plan for review. Ms. Towers 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.

U-Haul, 301 Boston Post Road, Map 49, Lot 30, Zone TS (former Charles Mannix property): Site Plan Revision - Change of use from retail to self-storage, and truck and trailer rentals:

This applicant was not present as they were not ready to present further information to the Committee.

Other Business: 1) Electronic Advertising Sign: Mr. Cunningham said he had received a telephone call regarding a proposal to place an electronic sign (approximately 60SF) on Church Street in front of Adams School. This would be a running sign advertising all kinds of local events. It was noted that Church Street/Route 77 was a Scenic Road. Mrs. Girioni stated that earlier this proposal had been submitted to PZC. The Guilford Preservation Alliance had submitted a list of objections which PZC accepted so the proposal was withdrawn and sent to the Zoning Committee. Mrs. Girioni said the Fire Department had complained about the advertising banners displayed over Route One because the poles were weak making the banners a hazard. Eventually PZC decided it did not want the electronic sign so the application was not accepted. The current proposal is believed to request locating the sign in the State right-of-way on Church Street in front of Adams School. Part of the sidewalk would have to be reworked to accommodate the sign. Mrs. Girioni said she believed the State would hold a public hearing on this matter. She also said she had not heard anyone speak in favor of this proposal. Mr. Kral explained that the original request was to amend the zoning regulations to allow for the electronic signage but this was cancelled. Signage on State property would not be subject to the zoning regulations. The Town authorized the Town Engineer to submit an application to the State for this signage. Mr. Kral mentioned a similar sign in front of the Clinton town hall. There would be no commercial advertising. He suggested that the Committee could send a letter to the Board of Selectmen saying it wished to be consulted on this matter. Mrs. Girioni asked if the Committee could say it was in opposition to the proposal, if all the members agreed. Mr. Kral noted that there was funding in the budget for the sign but pointed out that the new administration could decide not to go forward with the proposal.

Mr. Kral left the meeting at 5:00p.m.

During discussion Mrs. Girioni suggested the Committee obtain the specifics on the sign from the Town Engineer. The Committee then agreed to write a letter opposing the proposal which Ms. Patriquin agreed to draft.

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

The meeting was adjourned at 5:03p.m.

The next meeting of the Design Review Committee will be held on Wednesday 13th December, 2017 at 4:00p.m. in the Guilford Community Center.

Respectfully submitted,

Katharine Stewart
Recording Secretary