

Draft Minutes

TOWN OF GUILFORD Design Review Committee Minutes – 11th December, 2019

A regular meeting of the Design Review Committee was held on Wednesday 11th December, 2019 at 4:00p.m. in the Guilford Community Center with Chairman William Thompson presiding.

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

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

REVIEW APPLICATIONS

Boston Post Road West, Map 78, Lot 13, Zone TS-2: New commercial building (architect Robert Mangino): The applicant was not ready to present so this item was tabled.

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): Bob Woods, Horton Group, LLC, introduced himself and circulated information on the proposed lighting and fencing. He said the lighting was being upgraded for the ATM's and there would be two new poles in the rear with three lamps each. The other lighting will be flat wall mounts, and underneath the eaves. The under eave lights will be a regular standard 4" light. The lights in the lobby will be replaced with LED fixtures. Mr. Charney queried the big picture. Mr. Woods replied efficiency and safety of customers. He added that lights were not being replaced but that dark corners were being illuminated. Essentially this was due to insurance issues. Mr. Thompson said there seemed to be discrepancies among the lighting values provided. Mr. Woods replied that some of that was due to terminology which was bank only usage. He added that when the plans were submitted all the information would match.

Referring to the photometrics provided, Ms. Towers said it looked like a lot of light (4 FC) would be spilling over the property line, particularly on the Boston Post Road side. She felt if this was being added to existing lighting then the total would be a lot of light. Mr. Thompson wondered if the pole needed a different cut off fixture. He recommended that the proposal should be reviewed by town staff and then brought back to the Committee. He echoed Ms. Towers' concern about the high light levels and how much light was spilling over the property line with what already existed. The light will also be spilling over on to the adjacent shopping center. Mr. Charney said it was confusing having two different sets of information on two different drawings. Mr. Weissenborn queried light temperature. Mr. Woods replied 4,000 K. Mr. Thompson said the Committee preferred 2,700 K or a maximum of 3,000 K. Mr. Campus thought the pole height (25ft.) was very tall. Mr. Thompson agreed that it would be better if the pole height was lower. Mr. Campus asked what the YC1 fixture was for. Mr. Woods replied that it was an existing light for the sign.

Mr. Woods stated that a standard flat top Ascot 3-channel 6ft. high fence in Florida Bronze would be installed on the side of the drive-thru. Ms. Towers asked why. Mr. Woods replied that it was a

safety issue to protect the ATM and prevent people from hiding behind the bushes. Ms. Towers suggested that the fence could be 4ft. high and still achieve its purpose. She agreed to review the plantings on site.

In conclusion Mr. Thompson said the Committee recommended that this application be reviewed by town staff, in particular the Town Engineer, and after their comments that it be returned to the Design Review Committee. The Committee felt the light levels were very high and was concerned about light spillage over the property lines, particularly on the north/Boston Post Road side. The Committee felt the fence should be 4ft. high particularly for such a short run of fencing. A short 6ft. fence felt very heavy handed. Also existing lighting should be taken into account when developing a final plan.

Approval of Minutes: Mr. Campus made a motion to approve the Minutes of 13th November, 2019. Mr. Rosenthal seconded the motion and it was carried with 5 votes in favor. Mr. Charney and Mrs. Repetti abstained since they were not present at the November meeting.

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

Approval of Bills: Mr. Campus 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 4:30p.m.

The next meeting of the Design Review Committee will be held on Wednesday 8th January, 2020 at 4:00p.m. in the Guilford Community Center.

Respectfully submitted,

Katharine Stewart
Recording Secretary