

## Draft Minutes

### TOWN OF GUILFORD Design Review Committee Minutes – 13<sup>th</sup> December, 2017

A regular meeting of the Design Review Committee was held on Wednesday 13<sup>th</sup> December, 2017 at 4:00p.m. in the Guilford Community Center with Vice-Chairman William Thompson presiding.

Present: Robert Charney, John Cunningham, Mary Repetti, William Thompson, Shavaun Towers and Walter Weissenborn. Joining the meeting in progress were Shirley Girioni (4:11p.m.), Karin Patriquin (4:06p.m.) and Town Planner George Kral (4:10p.m.). Absent: Philippe Campus and David Rosenthal.

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

**Approval of Minutes:** Tabled to end of meeting.

#### **REVIEW APPLICATIONS**

Ms. Patriquin took over the chairmanship of the meeting.

**VFW Post 7666, 57 Mill Road, Map 46, Lot 62, Zone R-5: Review final exterior materials as part of condition of approval:** Russell Campaigne (CK Architects) showed elevation drawings of the buildings saying that he would be staying as close as possible to the previous presentation. He briefly reviewed the final color scheme and material palette. Mr. Campaigne said VFW and the community were attached to the red of the barn so he planned to use a deeper and richer red on the new building. Vertical siding will have a grayish tone and roof shingle will be a lighter gray for energy efficiency – a sort of platinum-color architectural shingle. Doors will be black aluminum clad with black Anderson windows. Lighting will be gooseneck fixtures also in black with some concealed lights in a cage-style. Mr. Campaigne said there was sufficient funding to be able to pave the entire parking area. Fund-raising is currently being conducted some of which may be spent on additional plantings. He noted that a tree would be installed, as requested by the Design Review Committee. There will be new pavers at the rear of the building, splitting from the existing brick. These may be a granite-gray tone with some color variations to have subtle differences. Mr. Thompson asked if the cage lights would be cut off fixtures. Mr. Campaigne replied yes, that all fixtures would be cut-offs. Mrs. Girioni asked if economic issues had caused the hall to be built smaller. Mr. Campaigne replied no, but that it was a simpler building than originally designed. Mr. Charney queried the choice on the style of roof shingle. Mr. Campaigne replied that one could not really get a lifetime shingle or a flat one. He felt his choice was fairly neutral and was close to flat.

Mr. Campaigne said that one change was to install a single line of 6ft. fencing adjacent to the dumpster enclosure in order to create an area for smokers.

The Committee recommended the color and material palette be approved by PZC.

**236 Church Street, Map 46, Lot 101, Zone R-1 & CSV (Church Street Village District): Add a deck to the north side, toward the rear of the house:** Nick Esposito circulated several copies of his proposal. He said at present the second floor apartment exits through the ground floor apartment. In order to make the building a legal two-family unit a second means of egress was needed so Mr. Esposito was proposing to add a deck (5' x 7'). Mr. Cunningham asked if this would be more like a landing that one stepped out onto and then went down the steps. Mr. Esposito replied yes noting that he planned to use pressure-treated wood. He also said he would like a canopy so he did not have to shovel snow off the deck. Mr. Charney asked if the wood would be painted or weathered. Mr. Esposito replied pressure-treated lumber left to age. However, he then said if he painted the deck white it would blend in with the building. Mr. Charney replied that it would not necessarily need to be white. Mrs. Repetti suggested stain. Mr. Thompson stated that new products were now available and he recommended considering an exterior balustrade system which was modular. He felt this would be nicer than pickets and might look more gentle. Mr. Charney thought the project should be designed so it did not look like a fire escape. Ms. Patriquin asked if it would be used as an entrance. Mr. Esposito replied probably not but would be used more as a deck. Ms. Patriquin pointed out that a canopy was not typical for the area. Another idea from Mr. Thompson was to use the above-ground projection rules which could provide a foot or two of extra space. He added that the foundation would still have to be within the setback requirements. Mr. Thompson said if the geometry was simpler then the project would look better.

**150 Church Street, Map 46, Lot 142, Zone R-1 and CSV (Church Street Village District): Small addition to the rear of the property (Thomas Strohmaier of Strohmaier Builders):**

Thomas Strohmaier (Strohmaier Builders) introduced himself and stated that his project did not have any conflict with coverage or setbacks. He circulated a drawing and said his client wished to have a powder room, mud room and small eating area adjacent to the kitchen. Mr. Strohmaier showed a sketch of the floor plan and mentioned that he would match all the existing exterior materials. He added that a very recent change was that rather than having the addition offset he was considering lining it up with the existing house. Mrs. Repetti queried lighting. Mr. Strohmaier replied that lighting would be needed for the exterior door.

Mr. Kral left the meeting at 4:50p.m.

Mr. Charney suggested Mr. Strohmaier could use some of the vocabulary of the existing porch, such as the posts, to break up the rear facing wall. The design could feel like a sunroom or filled-in porch, not just another clapboard wall with one window in the middle. Also the windows could be sized and arranged to take advantage of the private view to the back yard.

Mr. Thompson mentioned adding a brow element where the new door would be. He felt the Committee should see revised drawings since the project had recently been changed. Also photographs of the existing building and a site plan. Mr. Charney made a motion to table this

application pending submission of more detailed information. Mr. Thompson seconded the motion and it was carried unanimously.

**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:**

The applicant was not present so this application was tabled.

**Approval of Minutes:** Mrs. Girioni made a motion to accept the Minutes of 8<sup>th</sup> November, 2017. Ms. Towers seconded the motion and it was carried with 7 votes in favor. Mr. Thompson abstained since he was not present at the November meeting.

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

**Other Business: 1) Election of Officers:** Ms. Patriquin made the following nomination:-

Chairman:	William Thompson
Vice-Chairman:	Shavaun Towers

Mr. Cunningham seconded the nomination and it was carried unanimously

The meeting was adjourned at 5:00p.m.

The next meeting of the Design Review Committee will be held on Wednesday 10<sup>th</sup> January, 2018 at 4:00p.m. in the Guilford Community Center.

Respectfully submitted,

Katharine Stewart  
Recording Secretary