

Draft Minutes

TOWN OF GUILFORD
Design Review Committee
Minutes – 13th February, 2019

A regular meeting of the Design Review Committee was held on Wednesday 13th February, 2019 at 4:00p.m. in the Guilford Community Center with Chairman William Thompson presiding.

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

The meeting was called to order at 4:02p.m.

Soundview Road LL (Metro Pooch), Soundview Road, Map 42, Lot's 118-4,5 & 6, Zone I-2; Special Permit, Coastal Area Management, Site Plan, Construction of a 12,212 SF+ Pet Boarding Facility (§273-91 §273-97 §273-79): Review revised plans: Richard Greenalch (Design Engineer, Munger Construction) said the building would be approximately 10,000SF, wood and frame with a 8:12 pitch roof. He was proposing a 4ft. high wainscot around the entire building and it would have clapboard-looking siding above. The building would be used as a dog kennel. Mr. Greenalch showed a perspective of the proposed building which he felt would blend in with the neighborhood. The area behind the building will be fenced so dogs could go outside. Kristen Delea-Sacco (CEO, Virbex Properties, Inc.) stated that the feeling was that Guilford did not need another “Cape Cod” design building and the previous proposed building turned out to be very costly so it was redone. She showed an elevation drawing of the front of the building and pointed out that the center area was bumped out from the rest of the building which was why the roof peaks were different. She mentioned that it had been hard to design a building that did not look like a strip mall. Now the building had more of a farmhouse/ranch look. Ms. Delea-Sacco said when approaching the building one came up in one way from Soundview Road so one would see the small section on the right of the driveway (east elevation). There will be artificial turf around part of the building and much of it will be fenced off. Ms. Delea-Sacco mentioned that there would be an active kennel at one end for dogs not allowed to socialize with the general population such as police dogs, etc. Mr. Campus asked if the second floor dormers were decorative or would the second floor be used. Ms. Delea-Sacco replied no, that the second floor was just for aesthetic appeal.

Landscaping Plan: Ms. Delea-Sacco showed a drawing of the proposed sign which would be on the right as one came off Soundview Road. Later in the meeting Mr. Rosenthal queried sign color. Ms. Delea-Sacco replied silver metal. Mr. Kral pointed out that this would be a separate application. Mr. Cunningham showed the site plan designed by Thomas A. Stevens & Associates and a landscape plan from his company TEC Landscape Design, Inc. He pointed out that the current proposed building would be smaller than the previous proposal, and that it was elevated off the road. There will be a grass slope at the front of the building with new plantings, and artificial turf inside the fenced areas. Plantings will be native and simple. Mr. Cunningham said he had met recently with town staff

regarding lighting. Originally lighting was going to be all bollards to keep it to a minimum but it was felt this could create some dark areas. To resolve this there will be 15ft. light posts with full cut off fixtures but Mr. Cunningham said he would like bollards at the entrance to the driveway. Mr. Campus queried lighting on the building. Mr. Cunningham said there would be full cut off fixtures at the doors. He added that there would be some spotlights in the dog area which would be controlled manually. These would only be used if a dog had to go out at night. Ms. Delea-Sacco circulated copies of catalog cuts for goose neck light fixtures to be used. Mr. Cunningham stated that not a lot of the existing vegetation would be retained. He also reminded the Committee of the walking trail to the nearby marsh which would have a small parking area. Mrs. Girioni felt there was not a lot of winter interest in the planting plan. Mr. Cunningham agreed that there was not much along the front of the property by the road. He said he was not in favor of evergreens along the road to soften the building, nor right beside the building. However, if the Committee wanted something Mr. Cunningham said he would suggest red cedar. Mrs. Girioni thought the building reminded her of a horse barn and that it was an improvement. Mr. Thompson felt it held together in a simple way.

Mr. Charney said the building was much improved and he liked Mrs. Girioni's comment that it was like a horse barn. Mr. Greenalch mentioned that he might put air handlers in the attic with condensers outside. Mr. Charney asked if the dormers were blind why were the windows so high. Ms. Delea-Sacco replied that this was the dog kennel area and windows were needed for natural light for the dogs and quality control of air. The windows have to be located at a height that cannot be reached by the dogs. On the left side of the north elevation Mr. Charney asked why the gables did not center over the windows as the proposed configuration seemed awkward to him. He was questioning the dormer shape in relation to the windows and suggested perhaps three dormers were needed, or to adjust the spacing relative to the windows. Mr. Campus thought they could be narrower. Ms. Delea-Sacco replied that this was driven by the internal usage. Mr. Charney also felt the east elevation fence line seemed arbitrary. The windows and door were at different heights while right next to each other. Ms. Delea-Sacco thought this might have been an error made by her office. Mr. Charney said there was a rigor about the openings in old barns/farmhouses and this building was not responding to that in the back. He suggested adjusting the gables on the front. Ms. Delea-Sacco said she could put a dormer over each window and make them smaller. Mr. Charney replied that he was suggesting that she look at options. Mr. Thompson felt the site had so much movement that the building needed to be restful.

Ms. Delea-Sacco showed samples of materials – light gray siding with navy blue hardiplank underneath. Windows will be white with navy blue framing. Mr. Charney felt this would add to the scale of the building and would be better than having dark mullions. Mr. Campus thought having a dark wainscot would be a mistake. Having a dark color at the bottom would dominate and would not show shadow. Mr. Thompson recommended the siding be one gray color rather than a variegated coloring. He said a 4" clapboard reveal would be too small for the building and Mr. Greenalch said 6". Mr. Charney said everything the Committee was talking about was taking a very long building and giving it the appropriate scale. Mr. Thompson suggested that the wainscot stop near the window sill line rather than at 4ft. Mr. Charney recommended the applicant come back to confirm the actual palette and material selections. Ms. Delea-Sacco mentioned that the roof would be a medium gray color and showed a sample of the shingle. She asked for suggestions on the single windows. Mr. Thompson felt this did not matter if the dormers were reworked. He also echoed an earlier comment from Mr. Charney to think about where the downspouts would go. Ms. Towers expressed her earlier

concern regarding checking the grading going out to the road and handicap parking. She was also concerned about dark areas in the lighting although she said she would like the light to be low towards the street with maybe one bollard. Mr. Cunningham agreed to review this again although he said there would not be a lot of afterhours pickups. Mr. Greenalch said the Town Engineer was concerned about dark spots. Mr. Cunningham replied that he could put one light in the middle of the parking. Mr. Charney recommended thinking about the locations for the condensing units. Mr. Cunningham thought perhaps they could go in the same area as the dumpsters. Mr. Thompson asked if units would be needed at the other end of the building and was told yes. Ms. Delea-Sacco stated that different zones were needed in the building to control disease, air quality control, etc., so condensers could not be located all at one end. Mr. Greenalch added that approximately 4 locations may be needed. Mr. Rosenthal queried fencing material. Ms. Delea-Sacco replied 6ft. solid white fencing would be used.

Mr. Thompson made a motion that the Design Review Committee recommended PZC approve the concept of this application with the stipulation that the applicant return to DRC for a final review of building design including site of gables, landscape plan, siding material, window alignments, update on condenser locations and screening, update on site lighting, and material palette. Mr. Rosenthal 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.

Approval of Minutes: The Minutes of 10th October, 2018 were accepted as presented.

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. Cunningham seconded the motion 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 13th March, 2019 at 4:00p.m. in the Guilford Community Center.

Respectfully submitted,

Katharine Stewart
Recording Secretary