

Draft Minutes

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

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

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

The meeting was called to order at 4:08p.m.

Approval of Minutes: Mrs. Girioni made a motion to accept the Minutes of 11th January, 2017. Mr. Cunningham seconded the motion and it was carried with 5 votes in favor. Charney and Towers abstained since they were not present at the January meeting.

Election of Officers: Mrs. Girioni made a motion to nominate the following officers:-

Chairman: Karin Patriquin
Vice-Chairman: William Thompson

Ms. Towers seconded the nomination and it was carried unanimously.

REVIEW APPLICATIONS

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:

Mr. Kral said he wished to update the Committee on the status of this project. He believed that the Committee had reached a general consensus on the architecture, colors, etc., of the existing building. Also that general consensus had been reached with regard to landscaping issues apart from the legal issue of displays on vehicles. If this was to be allowed then approximately 7 vehicles would be displayed. Mr. Kral said the Committee had also had a question about how far the main building could be set back. The regulations required a certain set back but perhaps a variance could be obtained to set the building back further but this would depend on the Inland Wetlands Commission (IWC). In order to resolve these issues and to trigger the legal review that PZC would wish to make an application had to be filed so this was the process that was now being followed. The application will be reviewed by IWC tonight. Mr. Kral noted that there was new information regarding the septic system but he did not believe this would affect the site plan. He thought that IWC would want the building as far away as possible from the wetlands but he also believed that the applicant would not want to pursue a variance and could not be compelled to do so. Mr. Kral said a special permit application had been received by PZC and a public hearing date was set for 3/15/17. U-Haul may return to DRC's April meeting. Mr. Cunningham queried the calculation on the basin. Mr. Kral replied that he believed this would be part of the application to IWC.

Mr. Kral left the meeting at 4:20p.m.

Mr. Thompson took over chairmanship of the meeting.

10 Long Hill Road (Medical Offices), Map 45, Lot 14, Zoning C-2: Change of use (already approved by P&Z) from Retail Store to Medical Office, minor exterior construction, repair, and exterior lighting: Karin Patriquin recused herself and made the presentation on this application. She said there was a change of use from retail to medical office. A site plan was shown and Ms. Patriquin said there was no change to the septic system. New striping will be needed for the parking so two new parking spaces could be added. Traffic will be a one-way exit and staff parking will be at the rear. Ms. Patriquin stated that a separate signage application would be filed. At present no signage was planned on the building. Approval was received to install a generator but the applicant has decided not to do this. Ms. Patriquin showed photographs of the exterior of the building and explained that some repair work would be needed. An area at the front will be filled in with more of the existing groundcover. Existing plantings will be maintained. Ms. Patriquin said at the rear there would be a new landing and stair to grade. This will be screened with a new fence to match existing. She circulated information on lighting explaining that some of the sconces at the rear and the heads on the parking poles would be changed. Fixtures will be black and some of the lights will be more of a cut-off LED. Ms. Patriquin said the canopy over the front entrance would remain for now but might be removed at a later date. She added that she would return to DRC for any future changes. Mrs. Girioni made a motion that DRC recommended PZC approve this application as presented. Mr. Weissenborn seconded the motion and it was carried unanimously.

Other Business: 1) Commission Openings: Mrs. Girioni felt the Committee should have another graphic artist and Committee members were asked to think about this for the next meeting.

Approval of Bills: Mrs. Girioni 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 4:35p.m.

The next meeting of the Design Review Committee will be held on Wednesday 12th April, 2017 at 4:00p.m. in the Guilford Community Center.

Respectfully submitted,

Katharine Stewart
Recording Secretary