

Draft Minutes

TOWN OF GUILFORD Design Review Committee Minutes – 11th March, 2020

A regular meeting of the Design Review Committee was held on Wednesday 11th March, 2020 at 4:00p.m. in the Guilford Community Center with Chairman William Thompson presiding.

Present: Robert Charney, John Cunningham, William Thompson and Walter Weissenborn. Also present Town Planner George Kral. Karin Patriquin joined the meeting in progress (4:10p.m.). Excused: Philippe Campus and Shavaun Towers. Absent: Shirley Girioni and Mary Repetti.

The meeting was called to order at 4:01p.m.

Public Forum: There were no members of the public present who wished to speak.

REVIEW APPLICATIONS

43 Driveway (Pauline R. Larkins Rev. Trust), Map 33, Lot 17, Zone I-1: Removal of three non-conforming structures; construction of new salt & fuel storage shed and 2-story detached office building for A&W Excavation on existing industrial site. (Architect Russell Campaigne; Engineer Michael Harkin): Present were architect Russell Campaigne (CK Architects, 131 Boston Street, Guilford, CT 06437) and property owner Mark Larkins. Mr. Campaigne stated that the Larkins family had purchased the property in the late 1980's so they had been there for 30+ years. The Town of Guilford had purchased the adjacent property now used for the Department of Public Works. Mr. Campaigne said his client was looking for office space so he was tasked with improving the property and getting out of the existing butler building. He was proposing an agricultural-style design to create a simple building set behind the butler building. Siding will be vertical plank to give the feel of a barn but painted, not stained. Windows will be Anderson 400 Series in black. The main entry will be on the side with parking dedicated to the office use. Lighting will be goose neck fixtures in keeping with the agricultural style, very discrete and low level. Lighting will only be on during business hours. Mr. Campaigne said a detached building was of more value to his client.

There will be a second utility/storage facility on the property line. Mr. Campaigne said the site currently had three structures – fuel storage/salt storage and two buildings side by side to hold salt spreaders. He proposed removing these and consolidating them into one structure. Mr. Campaigne noted that he would be seeking a variance for this which he hoped the Committee would support. The new building would be under the 20ft. height limit – a concrete enclosure for salt storage but clad with siding to look like a barn-style building. Sliding doors would only be open when accessing salt. The building will be 18" further off the property line than the existing garage and so less non-conforming. It will be all grass on the back of the property and there were existing evergreens, plus three new street trees were proposed. Mr. Campaigne said he was not proposing any foundation

plantings. To offset the lot coverage he said he would change out the existing asphalt paving to pervious pavers on the east side of the property.

Mr. Weissenborn said he thought the new buildings were very successful but he wondered if the shed building could be pulled forward. Mr. Campaigne replied that he was developing a drainage basin that would require additional galleries in that area. He added that one concern would be vehicle access from the point of filling trucks and loaders. Mr. Charney suggested rotating the building 90° so one filled from the side, i.e. slide the building forward and turn it counterclockwise. Mr. Thompson said a nice office was being created but the first thing one saw was the trucks. He asked if the building and salt storage could be flipped. Mr. Charney asked if one could make a right-handed building be left-handed. In other words move the pieces around to see if the building could be moved forward. Mr. Weissenborn recommended the addition of some fencing and a stone wall.

Mr. Campaigne stated that he had been asked to make all the lighting dark skies compliant. He added that he would be wary of having the building right in the middle of the entrance particularly with backing up a loader at night in the dark, etc. Mr. Larkins said he liked the Committee's suggestion of moving the building and if it was possible to do so he would agree to this. He also mentioned that whenever possible the trucks would be parked inside at night, noting that he was trying to clean up the property. Mr. Campaigne said 14ft. was needed for a loader to come in.

Mr. Cunningham said a lot was happening on the property so the applicant should be allowed to decide whether or not he needed the space. He felt the site plan looked good and liked that the new building was not connected to the butler building. He recommended adding another tree in the basin area. Mr. Charney questioned the lighting under the windows and thought the lighting under the canopy should be sufficient. Mr. Campaigne agreed to rework this. Mr. Thompson said the plan was really thoughtful, that the scale of the new office was just right and that the spacing off the butler building was nice. If it was possible to move the shed building forward that would be good but if not Mr. Thompson said he was comfortable with the existing plan. He then queried the generator location and noise level. Mr. Campaigne replied that it would be located between the two buildings. He added that it was a water-cooled unit and that there were existing plantings and a 50ft. buffer. The generator would be run for one hour each month.

Mr. Cunningham made a motion that the Design Review Committee recommended that PZC approve this project with the following stipulations: that if the new shed building can be moved forward the revised plan be submitted to the Committee for review, and that the final design of the northeast corner with a basin be submitted for the Committee's review. Mr. Charney seconded the motion. During discussion Mr. Cunningham amended his motion to say that the generator should be run in the middle part of the day on a weekday only. Mr. Charney seconded the amended motion and it was carried unanimously.

258-260 Water Street (Healing Salt Cave & Wellness Spa), Map 46, Lot 48, Zone PV-2: Modification to site plan to include fence removal and new stone wall along front of property: The applicant was not present so this item was tabled.

Approval of Minutes: Mr. Cunningham made a motion to accept the Minutes of 12th February, 2020. Ms. Patriquin seconded the motion and it was carried with 3 votes in favor. Mr. Thompson and Mr. Weissenborn abstained since they were not present at the February meeting.

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

Other Business: Mr. Thompson said after meeting with the Town Planner and Zoning Enforcement Officer regarding several issues of concern he had sent out an email, and asked if the Committee members now had any comment on this. He added that signs were a problematic issue because of where there was or was not statutory authority. Mr. Kral agreed that signs were a very sensitive issue. Mr. Thompson said there had also been concern about recommendations from DRC not being followed by PZC. Again this was a fine line since DRC was advisory in nature. He said if the Committee felt strongly it could put its recommendations in writing to PZC. Mr. Charney asked if PZC was able to see the Committee's reasoning behind its decisions. Mr. Kral replied that PZC received copies of DRC's meeting minutes. Also DRC's motions were read out at PZC meetings.

The meeting was adjourned at 4:50p.m.

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

Respectfully submitted,

Katharine Stewart
Recording Secretary