

## Draft Minutes

TOWN OF GUILFORD  
Design Review Committee  
Minutes – 10<sup>th</sup> April, 2019

A regular meeting of the Design Review Committee was held on Wednesday 10<sup>th</sup> April, 2019 at 4:00p.m. in the Guilford Community Center with Chairman William Thompson presiding.

Present: Philippe Campus, Robert Charney, John Cunningham, William Thompson and Walter Weissenborn. Karin Patriquin joined the meeting in progress (4:03p.m.). Excused: Shirley Girioni, Mary Repetti, David Rosenthal and Shavaun Towers.

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

### **REVIEW APPLICATIONS**

**478 Long Hill Road (CT Water Company), Map 79, Lot 16, Zone R-5: Special permit application for new Pump Station:** Justin Parlapiano (Connecticut Water Company) introduced himself and circulated copies of a site plan and photograph of the site. He stated that the existing pump station would be replaced with an above-grade station. This will require the demolition of an existing house on the property, with the area being returned to woodland for native species. Mr. Thompson queried the condition of the house. Mr. Parlapiano replied that the outside was fine but the inside was not. The new pump house will be barn-like in style to fit in with the natural feel. Siding will be cement board with a metal roof.

The Committee discussed the following:-

- Mr. Weissenborn asked if the existing pump house was below grade. Mr. Parlapiano replied yes. He added that the project would require the entire clearing of the lot so he had included a landscape plan. Mr. Cunningham asked if there was anything that was worth saving. Mr. Parlapiano replied possibly 4 trees by the driveway.
- Mr. Parlapiano said that construction would begin in June with the demolition of the house.
- Mr. Weissenborn asked if the structure would include offices. Mr. Parlapiano replied no.
- Mr. Weissenborn asked if the parking lot was for people servicing the building. Mr. Parlapiano replied yes.
- Mr. Weissenborn then queried site and building lighting. Mr. Parlapiano replied that there would be downlights over the doorways.
- Mr. Campus asked about noise. Mr. Parlapiano replied that there would be no noise from the pumps but a generator would operate once a month for approximately 30 minutes during normal working hours. This was strictly a backup power supply.
- Mr. Charney asked if the windows were real windows. Mr. Parlapiano replied no.
- Mr. Charney asked if the louvres were for ventilation and Mr. Parlapiano replied yes.
- Ms. Patriquin queried the double doors on the side. Mr. Parlapiano replied that these were for equipment.

- Ms. Patriquin then questioned the location of the building given the setbacks of the adjacent houses. Mr. Parlapiano replied that the building was going to be located on the setback line but then it was decided that it would be nice to have a buffer.
- Mr. Charney asked if there was a reason why the pump house couldn't be located where the existing house was. Mr. Parlapiano replied that the idea was to create a buffer.
- Mr. Campus said he could see moving the building back but not too far back.
- Mr. Thompson felt having an object sitting out in front before a rise would make it look like it was set on a table and it would be very visible. He noted that the adjacent houses were set further back.
- Mr. Charney thought the building could move back by 45ft., suggesting that the front of the building could be at the stone wall. Further back than this would also be acceptable. He recommended taking over the site of the existing house since it was a plateau and was already level.
- Mr. Cunningham asked if the building would be on a slab. Mr. Parlapiano replied that it would have a foundation.
- Mr. Thompson recommended locating the building by the stonewall or, if it worked better, using the site of the existing house.
- Mr. Charney suggested putting the doors in the back, i.e. creating a mirror image of the new building as proposed. He added that one wanted a fantastic-looking building that would not be seen.
- Mr. Cunningham questioned having 3 rain gardens. Mr. Parlapiano replied that he wished to catch everything so it did not go off site.
- Mr. Cunningham felt the landscape plan was fine and asked if a lot of the property would be allowed to naturalize. Mr. Parlapiano replied yes. Mr. Cunningham said he had a problem with the planting timeline. He recommending planting in September rather than June and planting seed after that time.
- Regarding trees along the front rather than planting White Oak Mr. Cunningham recommended Red- or Pin Oaks which were easier. He also recommended having only one variety rather than two, and also having some evergreen trees to soften the area.
- Regarding the building, Mr. Charney said if the windows were not required for daylight then he would not mind seeing no windows. He recommended doing the louvres in the same color as the siding so they were not emphasized and would disappear.

Mr. Charney left the meeting at 4:25p.m.

- Mr. Weissenborn suggested simplifying the building, moving it back on the site and making it an invisible barn with the access in the rear rather than the front.

Mr. Thompson made a motion that the Design Review Committee recommended PZC approve this application with the following stipulations:

- the building should be located at least as far back as the start of the stone wall, and more preferable would be on the site of the existing house
- the design of the building should be reversed
- alternative plant suggestions should be updated on the plant list
- the building should only have the openings needed
- the doors could be a contrasting color but all other openings should match the siding color

- the building gable ends should be square
- the cupola should be removed but the weathervane may remain.
- the applicant should return with final color samples and a material palette for a final review

Mr. Campus seconded the motion and it was carried unanimously

**Approval of Minutes:** Mr. Cunningham made a motion to accept the Minutes of 13<sup>th</sup> March, 2019. Ms. Patriquin seconded the motion and it was carried with 5 votes in favor. Mr. Campus abstained since he was not present at the March meeting.

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

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

**2311 Boston Post Road, Westwoods Plaza (Allen D’Antonio), Map 78, Lot 25, Zone TS2: Site plan revision:** Mr. Cunningham circulated copies of an updated site plan. He suggested that more trees were needed and noted that the Town Planner wished to have a sidewalk installed. Mr. Cunningham also felt more lighting was needed – at least 3 fixtures in the planting beds at the building and perhaps more at the signage. These should be full cut off fixtures. Mr. Cunningham was unsure what would be done with runoff. The Committee did not make any decision on this proposal but felt the applicant needed to submit a completed site plan, photo-metrics, a paving plan, etc.

The meeting was adjourned at 4:40p.m.

The next meeting of the Design Review Committee will be held on Wednesday 8<sup>th</sup> May, 2019 at 4:00p.m. in the Guilford Community Center.

Respectfully submitted,

Katharine Stewart  
Recording Secretary