

Draft Minutes

TOWN OF GUILFORD Design Review Committee Minutes – 11th April, 2018

A regular meeting of the Design Review Committee was held on Wednesday 11th April, 2018 at 4:00p.m. in the Guilford Community Center with Chairman William Thompson presiding.

Present: Robert Charney, Karin Patriquin, Mary Repetti, David Rosenthal, William Thompson and Walter Weissenborn. Also present Town Planner George Kral and Economic Development Specialist Brian McGlone. Shirley Girioni joined the meeting in progress (4:25p.m.). Excused: Philippe Campus, John Cunningham and Shavaun Towers.

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

REVIEW APPLICATIONS

Amarone's, 2 Water Street, Map 32, Lot 43, Zone C-1: Special permit for 7' x 24' outdoor seating: Bruno Lengyel circulated drawings of his proposed outdoor seating plan and photographs of his restaurant. The seating would be located on Water Street on the north side of the building. There would be eight 2ft. square tables with 16 chairs (in black). Since alcohol will be sold Mr. Lengyel said the area would have to be enclosed. He was proposing aluminum posts with stainless steel wire railings.

Mr. Thompson asked if there was an ADA turnaround at the end of the seating area since one was not shown. He added that provision would need to be made for this and perhaps it could be accommodated by staggering the tables. Mrs. Repetti queried umbrellas. Mr. Lengyel replied that he was proposing approximately three 7ft. wide umbrellas in a burgundy color set in a round base, not one on every table. Umbrellas would be 8ft. high. If the outside seating area was successful Mr. Lengyel said he would like to install a retractable awning at a later date. He also proposed adding some plantings on the end of the seating area – also a future project. Mr. Charney felt putting the umbrellas in the walk through would make it very narrow. Mr. Lengyel replied that he could tilt the umbrellas. He also mentioned that the enclosure for the seating area would be removed during the winter months. Mr. Kral stated that seating within 100ft. of a residence would be by special permit. Mr. Lengyel mentioned that he had written to all the affected neighbors.

Mr. Thompson queried lighting changes. Mr. Lengyel replied that there would be lighting under the umbrellas. Mr. Thompson agreed with Mr. Charney that there did not seem to be enough room for the umbrellas. Mr. Rosenthal asked if there was a functional thought behind them. For example were they to provide shade? Mr. Lengyel replied that he would like the umbrellas for one year but that he would really like an awning for next year. Brian McGlone said that when he first began talking to Mr. Lengyel he had not been talking about umbrellas but Mr. McGlone himself had recommended making this part of the site plan. He said Mr. Lengyel wished to see how the outdoor seating was received and used before expending a lot of money. Mr. Thompson suggested that perhaps the Committee could entertain the idea of a future awning along with the enclosed seating area but that nothing was done overhead until Mr. Lengyel was ready to do the awning. One could talk about where it should go but not do it now. He thought an awning could have its own issues versus umbrellas. Mr. Rosenthal wondered if the awning size was governed by zoning regulations. Mr. Charney asked if there were no umbrellas would the lighting be changed. Mr. Lengyel replied that he did not see a need to change the lighting and could put candles on the tables. Possibly lighting

could be installed along the building but he would not want this to be bright. Mr. Thompson asked if the Committee agreed with the basic layout, seating furniture, fencing and railing selection. The Committee said yes. Mr. Weissenborn felt the detail on the fencing was really nice. Mr. Lengyel said he had thought of embellishing the railing posts. However, Mr. Thompson replied that the material palette was nice and simple so it should not be altered. Mr. Thompson made a motion that the Committee recommended PZC approve this application for seating furniture in black with an enclosure of aluminum posts with stainless steel railings, and umbrellas in burgundy that fit the space and do not block the pathways. Should the applicant wish to change this color scheme it must be reviewed by the Design Review Committee. Ms. Patriquin seconded the motion and it was carried unanimously.

Mr. Kral and Mr. McGlone left the meeting at 4:40p.m.

Correspondence: An email was received from PZC asking that a member of the Committee attend next week's PZC meeting to discuss the application from U-Haul. Mr. Thompson felt all of the Committee's deliberations were listed in the minutes of its meetings with U-Haul. He said early on there had been contention regarding scale and mass which was part of the special permit. In the end the Committee felt this should be decided by zoning and if it was allowed by zoning then the Committee's task was how to make it look better. Mrs. Girioni felt one main point of contention was the display of vehicles. The previous tenant had presented an application which did not have vehicle display on the site plan. Mrs. Girioni said she thought the Town Counsel was going to resolve this issue but now believed the decision had been left up to PZC. Ms. Patriquin said the building was presented to the Committee as being "by-right" regarding bulk standards. Building size and mass was one issue and vehicle display was a second issue. Mr. Thompson said he personally felt the building size and mass was huge and that there would be scale problems in Guilford generally. He did not think that the assumption should be to go with the highest number and that this would be acceptable. Mr. Charney said there was no incentive to go smaller unless a large plan was rejected. Mr. Thompson replied that this was a PZC issue and not for the Committee to decide. He added that there was a process and the Committee had provided an outcome using that process which was what the record showed. Mrs. Girioni suggested condensing the Committee's minutes into a memo and reading this at next week's PZC meeting. Mr. Rosenthal noted that the Committee worked as a body, not one person representing the Committee at a meeting. He suggested obtaining PZC's questions regarding this project and then writing them a memo. Mr. Thompson said the issues included scale, setback, lighting, landscaping and vehicle display, and that the Committee had responded to what zoning could allow. He then agreed to draft a memo.

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

Approval of Minutes: Mr. Weissenborn made a motion to accept the Minutes of 14th March, 2018. Mr. Charney seconded the motion and it was carried with 4 votes in favor. Girioni, Patriquin and Repetti abstained since they were not present at the March meeting.

The meeting was adjourned at 4:55p.m. The next meeting of the Design Review Committee will be held on Wednesday 11th July, 2018 at 4:00p.m. in the Guilford Community Center.

Respectfully submitted: _____ Katharine Stewart, Recording Secretary