

Draft Minutes

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

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

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

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

REVIEW APPLICATIONS

Quattro's Italian Cuisine Restaurant, 14B Water Street, Map 32, Lot 45, Zone C-1: Special permit to allow for expansion of outdoor seating: Restaurant owner Luis Rojas introduced himself and circulated a drawing and photograph of his proposal. Mr. Rojas said when his outdoor seating was first approved it was for four tables but he would now like to expand this to a total of six tables. The existing area would be expanded by two feet to accommodate two more tables. Ms. Towers questioned the curb cut. Mr. Rojas replied that the curb was not on the property line. Mr. Cunningham also questioned the curb. Mr. Rojas replied that it would be moved out and that his landlord had approved this. Mr. Weissenborn asked if this meant the existing platform would be increased by two feet and Mr. Rojas replied yes. Mr. Weissenborn noted that where there was a second tenant there was a railing and he asked if this would go out and meet the building. Mr. Rojas replied yes. Mr. Thompson asked if the materials would be the same. Mr. Rojas said yes. Mr. Weissenborn queried lighting. Mr. Rojas said there was none now. He also mentioned that he might change the railing a little bit. Mr. Thompson asked him to keep in mind that the area was not ADA compliant at present and if it was modified it may have to be made compliant. When an activity was offered at least some of it had to be accessible. Mr. Rojas mentioned that he would be using the same brick style. Mr. Cunningham made a motion that the Design Review Committee recommended PZC approve this application as presented. Mr. Weissenborn seconded the motion and it was carried unanimously.

KMW Properties, LLC, 27 York Street, Map 46, Lot 54A, Zone PV: Add 2 storage sheds:

Mr. Kral circulated photos and a drawing of this project. He stated that temporary storage was approved by PZC approximately two years ago. The permit ran out last winter and the owner would now like to convert the temporary units to two sheds in a red color, placed on a gravel base. PZC may consider allowing this for another two years as an upgrade over the storage units currently in place. Mr. Weissenborn asked if these would sit on the existing parking lot. Mr. Kral replied that it wasn't really a parking lot but more of a sort of gravel area since the property owner did not have many customers visiting the property. Mr. Thompson queried the house in front. Mr. Kral replied

that this had an office use. Mr. Cunningham suggested that if the red color of the house could not be matched exactly then a different color should be used. Ms. Towers felt it should be possible to match the color. Mr. Cunningham made a motion that the Design Review Committee recommended PZC approve this application with the stipulation that the color of the existing house be matched exactly or if not that a dark neutral color be used. Also native crushed stone should be used for the base. Final colors to be reviewed by DRC. Ms. Towers seconded the motion and it was carried unanimously.

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

Approval of Minutes: Mr. Cunningham made a motion to accept the Minutes of 11th April, 2018. Mr. Weissenborn seconded the motion and it was carried with two votes in favor. Mr. Cunningham and Ms. Towers abstained since they were not present at the April meeting.

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

Mr. Cunningham made a motion to adjourn the meeting at 4:25p.m. Ms. Towers seconded the motion and it was carried unanimously.

The next meeting of the Design Review Committee will be held on Wednesday 8th August, 2018 at 4:00p.m. in the Guilford Community Center.

Respectfully submitted,

Katharine Stewart
Recording Secretary