

Draft Minutes

TOWN OF GUILFORD Design Review Committee Minutes – 9th August, 2017

A regular meeting of the Design Review Committee was held on Wednesday 9th August, 2017 at 4:00p.m. in the Guilford Community Center with Vice-Chairman William Thompson presiding.

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

The meeting was called to order at 4:04p.m. The Committee agreed to change the order of the agenda to take “351 Whitfield Street” last and to add “506 Whitfield Street” to the agenda.

REVIEW APPLICATIONS

2455 Boston Post Road, Map 84, Lot 29, Zone TS-2 (13 Summit Suite LLC): Minor architectural modifications: Place brick on face on front of the building facing Boston Post Road and add barrel/arch roof detail over the 3 entry doors on that side of the building: Jerry Saglimbeni introduced himself and said he was requesting alterations to the outside elevations of the buildings. He showed elevation drawings of what was approved 3-4 years ago and what he wished to have now. Mr. Saglimbeni said the commercial building at the front of the property would be changed to a residential use. Approval has been granted for a total of 14 units. Mr. Kral added that the site plan had been approved with a reduction in parking and that all the site plan changes had been approved by PZC. Mrs. Girioni asked if landscaping would be increased. Mr. Kral replied yes, especially in front of the building at the front of the property. Mr. Saglimbeni said the front of this building would be changed to brick with vinyl or Hardiplank on the sides. He explained that the only change on the side of the building would be the installation of windows where there had been a blank wall before. A tree line at the back will provide privacy for the decks. Mr. Thompson asked if the development would be more or less a “T” in plan shape and Mr. Saglimbeni replied yes. Mr. Cunningham felt if the site plan had been changed then the revised plan needed to come before the Design Review Committee. Mrs. Girioni agreed. Mr. Kral replied that the site plan had been approved several months ago and the only change was a reduction in asphalt which was being replaced with green space. This application was tabled several times in order to allow Mr. Saglimbeni to retrieve plans from his car which the Committee requested. Upon his return he circulated the revised site plan. Again building changes were brick in front with Hardiplank or vinyl on the side. Mrs. Girioni asked if there would be parking in front. Mr. Saglimbeni replied there would be handicap parking. He also mentioned that there was an area for future parking, if needed, off West Lake Avenue which was grass right now. Mr. Saglimbeni explained that the brick material had been chosen because it was felt to be more residential and cozy-looking and that this would be a better feel for the residents. Mrs. Girioni said she personally felt the design was better especially with more green space in front. Mr. Weissenborn liked the addition of more windows and thought

the proposal was acceptable. Mr. Campus asked if the gable would go all the way across the building and would it be proud of the frieze. He suggested that the commercial picture frieze should be removed with the front made to look more residential. Mr. Thompson agreed that it should look like a shed roof with two gables in it. There should be a more typical eave frieze of 8±” rather than having a big signboard. The gable should be seen from the side in the right elevation. Mr. Thompson said one would be creating a porch roof that could be seen. Mrs. Girioni queried adding street trees. Mr. Saglimbeni replied that there plenty of street trees in the original approval. Mr. Thompson felt the Committee needed to revisit the landscaping plan. Mr. Cunningham said the buildings were fine but the Committee should see the site plan with modifications and a landscape plan.

Rear Building: Mr. Saglimbeni said originally this was going to be a medical building but now it would be residential with two side-by-side units. Again siding would be vinyl or Hardiplank. Garages would be entered from West Lake Avenue. Mr. Thompson said the building scale was different, especially from the street. The building was close to the street but it was a similar height to the townhouses which were set back and Mr. Thompson asked if the design needed mitigation. Mr. Campus said there were a lot of gables on the project and felt a gable should be centered over the two doors. He suggested dressing up the long building. Mr. Campus also thought two front doors side by side gave a look of low income housing so he recommended having one large portico instead. Mr. Weissenborn said he did not feel the new elevation had improved from the original one and that he agreed with Mr. Campus’s comments. The new elevation did not have a lot of visual interest. Mr. Saglimbeni replied that these changes were what the owner wanted. Mr. Thompson thought the original design worked fairly well and suggested returning to that. Mr. Weissenborn said the original design was more in keeping with the rest of the project with visual interest whereas the new building was just a rectangle with a roof. He highlighted the gable and shed dormers in the original design. Mr. Thompson agreed that the original design worked well with the whole composition. Mr. Campus recommended using the same scale and language so the character was not lost. Mr. Thompson pointed out that proportions and composition of the original design provided character.

In conclusion Mr. Campus recommended removing the big frieze and retaining the residential porch. Mr. Cunningham said he would like to see the final landscape plan and changes to the site plan. Mrs. Girioni made a motion that the Committee recommended the southern building is approved with a simple residential porch and the large frieze removed, that the Committee review updates on the final site plan and that north west building should have more of the character of the original design. Mr. Weissenborn seconded the motion and it was carried unanimously.

32 Guilford Court, Map 53, Lot 18A, Zone R-1 (Joe Wren for the Guilford Housing Authority):

Parking lot expansion: Joe Wren stated that he was representing the Guilford Housing Authority. He showed a survey of the property explaining that the parking was being expanded from 19 to 36 spaces. At present there is landscaping along the property line but Mr. Wren said neighbors had requested that a fence be added. Mrs. Girioni queried the need for the extra parking. Another GHA representative explained that there was just over 1 parking space per unit but units could have 2

occupants so there was not enough parking for everyone. The regulations required 1.5 spaces per unit and the expansion would create 1.2 spaces per unit so the development would be less non-conforming. To clarify Mr. Weissenborn said he understood that 17ft. of existing lawn and some side wall would be removed. Mr. Wren replied yes. Mr. Thompson asked if the buffer planting would be untouched. Mr. Wren replied yes, but that the neighbors would like a fence. He circulated a photograph of a wood grain/wood look PVC fence. This will be 4ft. in height with 2ft. openness but no additional plantings. Mrs. Girioni asked if the regulation requiring a tree be planted in a ratio to parking spaces applied here. Mr. Kral replied that he did not know. Mr. Thompson said this proposal was essentially solving a problem and that he felt the fence was acceptable so he had no objections to the project. Mr. Wren mentioned that the dumpster enclosure would be moved slightly to accommodate the new parking. Mr. Campus made a motion that the Design Review Committee recommended PZC approve this parking lot expansion proposal. Mr. Weissenborn seconded the motion and it was carried unanimously.

2772 Boston Post Road (Tony Thompson of Plans Ahead), Map 83, Lot 25, Zone TS3: Site Plan Revision: Review final details - the pergola and landscaping:

Tony Thompson of Plans Ahead introduced himself and showed elevation drawings. He also circulated copies of the landscape plan and lighting cut sheets. Tony Thompson said at the last meeting there had been discussion about preserving a portion of the old schoolhouse on the property and this was moving forward. He showed a visual of the approach to the property from the west which will include a fieldstone wall, an existing maple tree (which may or may not be saved), spirea and cherry laurel. Another maple will be replaced with a cherry tree. Mrs. Girioni said she thought there was a desire to continue with the same trees (large maples) which were being planted on the adjoining property. Mr. Campus thought this might be outside this owner's property line. Tony Thompson said there had been concern about blocking the traffic queue. He added that there would be color in the landscaping around the building to offset the white color of the building. He also said he had reorientated the pergola, as requested by the Committee, so that it now faced to the rear. Tony Thompson showed samples of the siding material (double 5 rather than triple 4), architectural asphalt shingles (grey), and white window frame. Mr. Rosenthal said he liked the project and that it had a residential feel. Mrs. Girioni asked that the maple tree be saved if at all possible, adding that she appreciated all the work that Tony Thompson had done and his cooperation with the Committee. Mr. Weissenborn expressed concern about plantings with winter interest. Mr. Cunningham pointed out that the cherry laurels were evergreen. Tony Thompson added that there was seasonal variation. Mr. Cunningham suggested concentrating the cherry trees in the bed between the parking and the road and to have more evergreens to soften the cars. Mr. Campus said the plantings had made a world of difference and had softened the building. With regard to the existing maple tree, Mr. Campus said the parking could be moved over by one space to protect the roots of the tree and that it should be maintained during construction. Tony Thompson agreed to look at that. William Thompson said a nice job had been done by this applicant.

351 Whitfield Street, Map 28, Lot 12, Zone I-1 (John Cunningham): Discussion of proposed minor site improvements: Perimeter parking lot lighting, bollard lighting, walkway and minor plantings: Mr. Cunningham and Mr. Thompson recused themselves and Mr. Campus assumed chairmanship of the meeting. Mr. Cunningham said this was the former Navtec property and he circulated photographs of the property. His client has leased the rear of the building. Mr. Cunningham said all the plantings had been removed around the building and he would like to redo an existing ramp coming down to the parking lot. At present this was not wide enough and was in poor condition so it would be widened in order to obtain a walking path. At present there are two light posts (35'H) which will be replaced with 6 full cut-off light fixtures around the parking lot and Mr. Cunningham circulated specifications on this. He noted that the parking lot would remain the same. An existing asphalt walkway will be removed and will be replaced with either concrete or concrete pavers. There will be minimal planting and regrading around the existing septic tank. Dumpster location is behind the building. Mr. Thompson pointed out that most of this work would not be very visible from Whitfield Street. The Committee recommended approval of these changes.

506 Whitfield Street, Map 29, Lot 100, Zone C-2: Site Plan Revision: Mr. Cunningham and Mr. Thompson recused themselves. Mr. Cunningham showed the approved site plan and showed photographs of the property. He said that the septic area was grass now but not very usable grass. Mr. Cunningham said he would like to do something with it but one could not plant so he was proposing a small walking path with earth berms. Any plants installed would be no taller than 4ft. The path would be washed stone with some benches. Also a storage cooler outside Pa's Place will be changed to a refrigerated cooler. The area will be rearranged slightly to accommodate the door of the new cooler. The Committee recommended approval of these changes.

Approval of Minutes: Mrs. Girioni made a motion to accept the Minutes of 14th June, 2017. Mr. Weissenborn seconded the motion and it was carried unanimously.

Approval of Bills: Mr. Thompson 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 5:40p.m.

The next meeting of the Design Review Committee will be held on Wednesday 13th September, 2017 at 4:00p.m. in the Guilford Community Center.

Respectfully submitted,

Katharine Stewart
Recording Secretary