

Draft Minutes
TOWN OF GUILFORD
Design Review Committee
Minutes – 13th September, 2017

A regular meeting of the Design Review Committee was held on Wednesday 13th September, 2017 at 4:00p.m. in the Guilford Community Center with Chairman Karin Patriquin presiding.

Present: John Cunningham, Shirley Girioni, Karin Patriquin, Mary Repetti, David Rosenthal and William Thompson. Also present Town Planner George Kral. Philippe Campus joined the meeting in progress (4:05p.m.). Excused: Robert Charney, Shavaun Towers and Walter Weissenborn.

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

Approval of Minutes: Mrs. Girioni made a motion to accept the Minutes of 9th August, 2017. Mr. Cunningham seconded the motion and it was carried with 4 votes in favor. Patriquin and Repetti abstained since they were not present at the August meeting.

REVIEW APPLICATIONS

2455 Boston Post Road(13 Summit Suite LLC – Jerry Saglimbeni), Map 84, Lot 29, Zone TS-2: Further review of 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 reminded the Committee that he had attended last month's meeting and had been asked to make changes to the building design. He circulated copies of revised plans showing changes to the front elevation to break up the plane. Mr. Saglimbeni said where the garages were the building height had been reduced from 35.3ft to 33.7ft., and the area without garages was reduced from 29.25ft. to 28.10ft. A wall has been added along the front of the rear building for aesthetics which will raise the grade approximately 5 feet. Mr. Thompson asked for an updated site plan and Ms. Patriquin requested a planting plan. Mrs. Girioni pointed out that both these items were requested last month. Mr. Cunningham explained that plans were approved some years ago but the site had now changed so the Committee had asked for an updated plan illustrating the new green areas, etc. He added that the plan provided by Mr. Saglimbeni was a site plan, not a landscape plan so there was nothing the Committee could review. Mrs. Girioni asked Mr. Kral how this project had received PZC approval. Mr. Kral replied that an application had been filed which PZC approved. Mrs. Girioni asked why the application had not been referred to DRC initially. Mr. Kral replied that the originally approved plan would be installed with changes to the parking. He noted that the Committee could suggest additional plantings. Mr. Cunningham said PZC approved the reduced parking but did not ask for a new landscape plan. He recommended the applicant should come back with a new plan and ideas on what would be done in the new green areas. Mrs. Girioni asked Mr. Kral why the process was not followed. Mr. Kral replied that he thought PZC felt the changes were minimal.

Ms. Patriquin suggested the Committee address the buildings. Mr. Campus queried an area beside the west elevation second floor gables and asked what the siding material would be. Mr. Saglimbeni replied that it would be hardiplank, the same as elsewhere. Ms. Patriquin asked about wheelchair accessibility. Mr. Saglimbeni replied that 3 of the 14 units would be handicap accessible. Mr. Thompson recommended checking this on the building code.

Referring to the new rear building, Mr. Campus felt it was a substantial improvement from last time. His only concern was as stated before – that two front doors side by side gave a look of low-income housing. He thought it would look better if it looked like a real stoop. Mr. Saglimbeni said he could make this one stoop with two doors. Mr. Campus suggested one uniform roof. Mr. Thompson said if these changes were made he would accept the project. Mrs. Girioni queried the barrel/arch roof detail listed on the agenda. Mr. Saglimbeni replied that this had been approved long ago. Mrs. Girioni then read from the DRC minutes of 10/9/13 regarding a request to install a tree on the southeast corner and asked Mr. Cunningham if this would still be possible. He replied that he thought this would be O.K. Mr. Saglimbeni mentioned that the retaining wall would have a rough finish. Ms. Patriquin felt there should not be posts in front of the windows. Mr. Thompson made a motion that the Committee recommended PZC approve the revisions to the building with the following stipulations: 1) The east elevation stoop be modified to be a singular roof with both entrances under a single porch roof. 2) the deck railings should be adjusted so they are not in front of the windows. 3) the applicant should return to the Committee with a material palette for the building called out, and 4) the main massing of the building is acceptable. Mrs. Girioni seconded the motion and it was carried unanimously. Mr. Saglimbeni stated that the buildings would not be different colors. He asked what would happen if the Committee did not like the color chosen by his client. Mr. Thompson replied that color selections should be provided to the Committee and then, if necessary a compromise could be reached. Mr. Cunningham then made a motion that the Committee requested a plan be submitted showing all the changes that would be made to the site, what would be done with the new green areas, and submission of a new landscape plan. Mr. Thompson seconded the motion and it was carried unanimously.

23 Water Street (Craig Maturo), Map 39, Lot 86, Zone C-1; Site Plan Revision for change of use of second floor space from office back to an apartment, and add dormer: Craig Maturo introduced himself and his architect. The architect said the proposal was to eliminate the existing second floor business suite and convert it to a residential apartment. He circulated drawings and explained that the first floor of the building was commercial and the second floor had two apartments and one office. The proposal would include a shed dormer on the rear (west side) of the building similar to the dormers on the south side of the building. The architect said he wished to gain space for a bathroom and small kitchenette. On the north elevation French doors would be added to replace the existing double-hung window. There will be no changes on the east side. Mr. Cunningham queried changes to the parking. The architect replied that there would be none. Mrs. Girioni made a motion that the Committee recommended PZC approve this application as submitted. Mr. Cunningham seconded the motion and it was carried unanimously.

Wire Journal property, 1570 Boston Post Road, Map 52, Lot 13-16, Zone PV-2: Driveway

revision: Michael Ott (President, Summer Hill Civil Engineers & Land Surveyors, PC) introduced himself stating that he was representing the new owner of this property. He explained that the current driveway was not on the Wire Journal (WJ) property. Over the years there was an arrangement between WJ and the adjacent property owner to allow the driveway but the new owner would now like to end this arrangement and install his own driveway on the west side of the property. Mr. Ott showed a plan for the proposed driveway which he said had to be as far away as possible from a curve on the Boston Post Road. Therefore, it will be moved approximately 120ft from the existing driveway. Mr. Ott said some trees would have to be removed to accommodate the new driveway. Mr. Cunningham asked what was proposed for the edge of driveway to where trees were cut. Mr. Ott replied that it would be lawn. Mr. Cunningham asked about signage by the road. Mr. Ott replied that the existing signage was quite large and this would be redone and a separate application would be filed for the signage. Mr. Cunningham suggested some landscaping in this area – groundcover, ornamentals. Mr. Cunningham made a motion that the Committee recommended PZC approve this application as presented. Mrs. Girioni seconded the motion and it was carried unanimously.

U-Haul, 301 Boston Post Road, Map 49, Lot 30, Zone TS (former Charles Mannix property): Site Plan Revision - Change of use from retail to self-storage, and truck and trailer rentals:

David Gagnon, civil engineer, Langan stated that he was representing U-Haul. Since the last meeting he said the site had not been changed very much and that the major feedback from the Committee had been about the architecture of the new self-storage building. Mr. Gagnon briefly reviewed the proposal which was to renovate the existing building and add a new 3-story self-storage building. At the Committee's request the applicant sought and received a variance from the setback requirements so the storage building may now be located 70ft. back. This will allow it to be aligned with a building on the adjacent property to the east. Mr. Gagnon said there would be significant upgrades to the landscaping with 27'-30' buffers. In addition Mr. Gagnon said U-Haul had reached out to a local architect, Ken Boroson.

Architect Ken Boroson explained that he had two schemes which were very similar. He said he hoped to obtain input from the Committee before proceeding any further. Once this was received he said he would return with more details. Mr. Boroson showed a colored rendering of the proposed self-storage building with fenestration all the way up to the gables. The bays were all at the same level and board and batten had been picked up from the existing building. This will be hardiplank all the way around the building. There will be aluminum windows with bands of blue trim. Previously the storage units were pushed up against the front of the building but now they will be against the back (east) space. Regarding the existing building Mr. Thompson asked if the cultured stone base might be changed to brick. Mr. Boroson felt this could be either material. The Committee felt the proposal was much improved from last time. Ms. Patriquin said she preferred the first scheme which tied in more with the existing building. Mr. Thompson thought it was helpful that the building could be pushed back and that this made the pieces fit together better.

The Committee agreed to add "Public Forum" to the agenda.

Public Forum: **1) David Milano (Milano Properties, 40 Mungertown Road, Madison, CT 06443)**, said he had commented on earlier plans with concerns regarding the scale of the self-storage building. He said it would be a 50,000SF building which was very big. He thought that even though it would be pushed back from the road it would look bigger than one thought. Mr. Milano said there was a residential neighborhood across the street and he wondered what kind of lighting would be on at night. He felt the building would be very visible at night. He also was concerned about the height of the building. Finally Mr. Milano pointed out that this was a special permit application which set the bar high and was not a by-right approval. He said there was a lot of special permit language in the zoning regulations and asked the Committee to consider this. **2) Mark Wasserman (Chairman, Economic Development Commission)**, said he believed this project was in the right location, that it would be good for Guilford, and that the applicant had done a lot to address concerns. Mr. Wasserman said the former car dealership on the property had had a lot of lights, more than with the new use. He noted that the Milano family had self-storage units in Madison which was a direct competitor to this project. Mr. Wasserman pointed out that it was located in a more industrial area with nearby water and cell phone towers. He added that he had approached the property from all directions and felt the building was not very visible. **3) A resident from Tanner Marsh Road** said she loved Guilford and looked forward to seeing this property improved. She thought the plan looked fantastic and hoped that the Committee would approve it.

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

The meeting was adjourned at 5:20p.m.

The next meeting of the Design Review Committee will be held on Wednesday 11th October, 2017 at 4:00p.m. in the Guilford Community Center.

Respectfully submitted,

Katharine Stewart
Recording Secretary