

WEBVTT

1

00:08:13.680 --> 00:08:15.660

peter wuerth: I did not need to be on this long.

2

00:22:09.570 --> 00:22:11.400

peter wuerth: Hello, I'm just checking to see if this is working.

3

00:23:10.260 --> 00:23:10.980

Max Ballardo_Patriquin Architects: Right, Louis.

4

00:23:11.220 --> 00:23:15.570

Max Ballardo_Patriquin Architects: I think I must say the meeting, though. I'm very early as well.

5

00:23:16.560 --> 00:23:20.340

peter wuerth: Yeah, that's cool. I just was making sure I got it hooked up. Great.

6

00:23:21.000 --> 00:23:23.790

Max Ballardo_Patriquin Architects: Okay, yes, sorry. I'll just sit

7

00:23:24.240 --> 00:23:26.940

Max Ballardo_Patriquin Architects: Around and give myself. Perfect.

8

00:23:28.290 --> 00:23:29.970

peter wuerth: Thank you. Thank you.

9

00:24:35.580 --> 00:24:37.860

peter wuerth: Can you hear me. Hello, I'm here.

10

00:24:38.700 --> 00:24:40.530

Guilford Host1: And see Peter worth song.

11

00:24:41.280 --> 00:24:45.090

peter wuerth: This is you're speaking with Peter now. Hi, Peter, how are you. Hey Randy.

12

00:24:46.260 --> 00:24:48.330

peter wuerth: Randy McCartney. Hi Randy.

13

00:24:49.350 --> 00:24:54.570

peter wuerth: I gotta figure it out. Now I have Kathy Stewart with me.
Hi, Kathy.

14

00:24:57.870 --> 00:25:03.960

peter wuerth: Is the audio. Okay. Is it too loud. Oh, let's see this.
It's perfect.

15

00:25:05.010 --> 00:25:06.600

peter wuerth: Alright, cool.

16

00:25:08.730 --> 00:25:11.700

peter wuerth: Well, let me know. Do you think you could help us out and
bring up

17

00:25:12.180 --> 00:25:14.970

Guilford Host1: Peters document when he's talking. Would you be able to
do that.

18

00:25:17.340 --> 00:25:19.590

Guilford Host1: That's the second one. So, or do you want me to

19

00:25:19.800 --> 00:25:20.430

Guilford Host1: Give it a shot.

20

00:25:22.740 --> 00:25:26.250

Reno: It's probably best if you can do it on from your end that way.
We're not switching back and

21

00:25:26.250 --> 00:25:27.720

Reno: Forth between presentations.

22

00:25:27.930 --> 00:25:29.760

peter wuerth: Alright, that works.

23

00:25:31.200 --> 00:25:34.470

Guilford Host1: Me bring, uh, let's see, this is here.

24

00:25:36.300 --> 00:25:36.630

Guilford Host1: I don't

25

00:25:36.660 --> 00:25:39.630

Guilford Host1: I don't know the application. Anyway, I don't need that.
When I just need

26

00:25:40.770 --> 00:25:41.700

Guilford Host1: That one. Okay.

27

00:25:43.830 --> 00:25:47.430

peter wuerth: Yeah, probably the diagram. And then it's just a couple of
the pictures.

28

00:25:48.060 --> 00:25:48.960

Guilford Host1: Yep, got it.

29

00:25:49.110 --> 00:25:49.560

peter wuerth: All right.

30

00:25:53.550 --> 00:25:58.380

peter wuerth: Well, at some point, I'll come into the 21st century and
get a computer screen, it has a camera, Anna.

31

00:25:59.430 --> 00:26:03.060

Guilford Host1: Well, I'm working off my desktop. So I had to go out and
get a camera and I

32

00:26:03.150 --> 00:26:06.330

Guilford Host1: Had a few months before everything happened here.

33

00:26:07.710 --> 00:26:08.340

Guilford Host1: My work.

34

00:26:08.970 --> 00:26:10.440

peter wuerth: Laptop I could use but

35

00:26:10.920 --> 00:26:12.060

Guilford Host1: I can't do it for this so

36

00:26:14.070 --> 00:26:18.240

Reno: Sometimes that's not such a bad thing, people can't see me in my
afternoon pajamas.

37

00:26:18.720 --> 00:26:24.030

peter wuerth: Right. No, I was actually more nervous doing it this way than being in front of people.

38

00:26:26.220 --> 00:26:31.260

peter wuerth: If you can't really see someone's reaction to what you're saying it kind of feel like they could be going

39

00:26:32.610 --> 00:26:34.710

peter wuerth: I am and john how

40

00:26:34.710 --> 00:26:35.100

Guilford Host1: Are you

41

00:26:35.340 --> 00:26:36.660

tedzuse: Look at that. I did it.

42

00:26:36.810 --> 00:26:37.920

Guilford Host1: You did it. Yeah.

43

00:26:38.040 --> 00:26:40.920

Guilford Host1: Yeah, always, always, Max.

44

00:26:42.930 --> 00:26:43.380

peter wuerth: Florida.

45

00:26:45.390 --> 00:26:46.350

Guilford Host1: Who you with Max.

46

00:26:46.770 --> 00:26:51.030

Max Ballardo_Patriquin Architects: Hi, my name is Max Florida and with Patrick when architects, I'm just listening.

47

00:26:51.090 --> 00:26:51.720

Max Ballardo_Patriquin Architects: And we're

48

00:26:51.750 --> 00:26:53.310

Guilford Host1: Okay. Very, very good.

49

00:26:53.760 --> 00:26:56.130

Max Ballardo_Patriquin Architects: I apologize. I'm early. I can leave if you

50
00:26:56.160 --> 00:26:57.900
Guilford Host1: Guys. No, no, that's fine.

51
00:26:58.680 --> 00:26:59.010
peter wuerth: Thank you.

52
00:27:05.820 --> 00:27:08.160
Guilford Host1: Max. Do you know if Karen is going to join right away.

53
00:27:09.420 --> 00:27:11.910
Max Ballardo_Patriquin Architects: She should be in really soon.

54
00:27:12.870 --> 00:27:13.260
peter wuerth: Okay.

55
00:27:13.560 --> 00:27:14.790
Max Ballardo_Patriquin Architects: I'll do what's right, that she should

56
00:27:16.530 --> 00:27:17.370
peter wuerth: And under his character.

57
00:27:23.970 --> 00:27:24.960
Guilford Host1: And who just joined

58
00:27:29.310 --> 00:27:30.960
Guilford Host1: Hello, Andrew martelli

59
00:27:35.310 --> 00:27:36.270
Guilford Host1: Andrew. Can you hear me.

60
00:28:08.040 --> 00:28:09.120
Guilford Host1: Andrew. Can you hear me.

61
00:28:10.380 --> 00:28:10.950
Guilford Host1: martelli

62
00:28:13.980 --> 00:28:15.060
peter wuerth: Connecting. It looks like.

63
00:28:15.300 --> 00:28:15.660

Yep.

64

00:28:27.330 --> 00:28:28.770

Guilford Host1: And do you know if Teresa joining

65

00:28:29.430 --> 00:28:30.240

tedzuse: I do not

66

00:28:49.620 --> 00:28:51.270

Guilford Host1: We're waiting for a few more people to come

67

00:28:51.270 --> 00:28:53.010

Guilford Host1: On so we'll just stand by here.

68

00:29:02.790 --> 00:29:03.930

Guilford Host1: Yes, yes.

69

00:29:04.140 --> 00:29:04.470

We do.

70

00:29:11.760 --> 00:29:16.410

tedzuse: Me, I think you look. You look very official here with the earphones and the just

71

00:29:16.710 --> 00:29:19.170

tedzuse: Sitting there coordinating the whole thing.

72

00:29:19.290 --> 00:29:23.670

Guilford Host1: Well, I don't need the earphones. I need the microphone because I have the speakers on so

73

00:29:24.030 --> 00:29:25.080

peter wuerth: Kathy can record it.

74

00:29:26.130 --> 00:29:28.980

Guilford Host1: The systems also automatically recording it so

75

00:29:30.840 --> 00:29:35.310

Guilford Host1: And according to the town hall, it'll transcribe everything

76

00:29:36.090 --> 00:29:37.950
Guilford Host1: I play so that'll be interesting to try that.

77
00:29:38.640 --> 00:29:39.300
tedzuse: For us.

78
00:29:39.630 --> 00:29:40.050
Guilford Host1: Yeah.

79
00:29:40.530 --> 00:29:40.890
I don't

80
00:29:42.120 --> 00:29:43.200
Guilford Host1: Know the system does

81
00:29:43.200 --> 00:29:44.040
peter wuerth: It not not

82
00:29:44.430 --> 00:29:46.800
Guilford Host1: Anybody at the town hall. So we're told.

83
00:29:47.070 --> 00:29:48.090
peter wuerth: Oh, so it'll be like a

84
00:29:48.150 --> 00:29:48.600
tedzuse: Like a

85
00:29:48.630 --> 00:29:49.320
tedzuse: Computer

86
00:29:49.350 --> 00:29:53.970
Guilford Host1: Translation. Yeah, like a verbatim, and then Kathy would have to go through it and make sure

87
00:29:54.030 --> 00:29:54.930
tedzuse: Oh, wow.

88
00:29:55.950 --> 00:29:56.370
john cunningham: Well,

89
00:29:56.610 --> 00:29:56.880

Yeah.

90

00:30:00.450 --> 00:30:01.860

Guilford Host1: We'll call Tracy

91

00:30:03.570 --> 00:30:05.850

Guilford Host1: Yeah, we'll call Tracy tomorrow. So, yeah.

92

00:30:27.180 --> 00:30:28.560

Guilford Host1: Get a nice glass of wine john

93

00:30:30.690 --> 00:30:31.500

peter wuerth: So tonight.

94

00:30:35.370 --> 00:30:36.360

Guilford Host1: Hey, Andrew, how are you

95

00:30:36.870 --> 00:30:39.000

Andrew Martelli - NWNH: Good. How are you, I can hear now. Thank you.

96

00:30:39.090 --> 00:30:39.540

Okay.

97

00:30:40.650 --> 00:30:41.040

All right.

98

00:30:52.380 --> 00:30:54.420

Guilford Host1: Andrew, who are you with remind me.

99

00:30:54.870 --> 00:30:57.180

Andrew Martelli - NWNH: I'm with neighbor works. New Horizons with the developer

100

00:30:57.330 --> 00:30:58.860

Guilford Host1: Gotcha. Okay. Okay.

101

00:30:59.850 --> 00:31:01.080

Andrew Martelli - NWNH: And we have everyone do and

102

00:31:02.100 --> 00:31:02.400

Reno: Oh,

103

00:31:04.680 --> 00:31:06.930

Guilford Host1: We have Penniman that just came on.

104

00:31:08.580 --> 00:31:08.940

Jeannette Penniman: Hello.

105

00:31:10.110 --> 00:31:12.270

Jeannette Penniman: Hello, Aaron Patrick and architects.

106

00:31:13.230 --> 00:31:13.980

Guilford Host1: Karen, are you want

107

00:31:15.900 --> 00:31:16.170

Jeannette Penniman: She's

108

00:31:17.130 --> 00:31:17.850

Guilford Host1: Not here.

109

00:31:53.460 --> 00:31:56.340

Guilford Host1: I just have seven o'clock, so we'll wait a minute or two.

110

00:32:03.030 --> 00:32:05.160

Reno: You have enough requirement both applications. Right.

111

00:32:05.400 --> 00:32:06.630

Guilford Host1: Yes. Yeah, we do.

112

00:32:08.340 --> 00:32:09.150

peter wuerth: It. We're good. They're

113

00:32:16.470 --> 00:32:17.250

Good for all three.

114

00:33:09.480 --> 00:33:10.650

Guilford Host1: Yeah yeah

115

00:33:11.460 --> 00:33:12.540

tedzuse: So Kathy's in the other.

116

00:33:12.540 --> 00:33:15.510
Guilford Host1: Room. She's right next to me.

117
00:33:15.840 --> 00:33:17.400
peter wuerth: Oh, yep.

118
00:33:17.610 --> 00:33:18.930
Guilford Host1: With the recorder. So

119
00:33:33.450 --> 00:33:34.860
john cunningham: Randy. Can I make a suggestion.

120
00:33:35.220 --> 00:33:35.580
Yo,

121
00:33:36.780 --> 00:33:39.720
john cunningham: What movie 23 in front of a 27

122
00:33:40.740 --> 00:33:42.510
john cunningham: So if k

123
00:33:42.540 --> 00:33:46.710
john cunningham: Zuckerman is on she can leave and the rest of those all board members.

124
00:33:48.630 --> 00:33:52.770
john cunningham: Because I think Reno's probably going to take a little bit longer to explain his application than a 20

125
00:33:53.370 --> 00:33:55.710
Guilford Host1: Yeah, I think we can do that, we'll just switch them.

126
00:34:00.600 --> 00:34:01.710
john cunningham: Reno. Is that okay with you.

127
00:34:04.890 --> 00:34:05.370
peter wuerth: Sure.

128
00:34:05.940 --> 00:34:06.600
Reno: Thank you.

129

00:34:10.170 --> 00:34:11.400
Reno: I am wearing my flannels

130
00:34:21.240 --> 00:34:24.930
Guilford Host1: Okay, I don't know if Teresa's coming on or not. I guess we'll get started.

131
00:34:26.280 --> 00:34:26.700
And

132
00:34:28.830 --> 00:34:30.870
Guilford Host1: You think Karen will be coming on soon.

133
00:34:32.700 --> 00:34:33.090
peter wuerth: Anyone

134
00:34:34.590 --> 00:34:37.650
Jeannette Penniman: She should be. I know she was planning on joining right at seven.

135
00:34:38.340 --> 00:34:39.300
Jeannette Penniman: We tested her

136
00:34:39.720 --> 00:34:40.170
Okay.

137
00:34:52.440 --> 00:34:53.940
Guilford Host1: Michael. Michael. Hello.

138
00:34:53.970 --> 00:34:55.680
Michael Mancini: Hey, can you see me now.

139
00:34:56.070 --> 00:34:57.450
Guilford Host1: Yeah, we can

140
00:35:05.760 --> 00:35:06.870
Guilford Host1: There's Karen. Okay.

141
00:35:10.770 --> 00:35:12.450
Guilford Host1: All right, we'll go ahead and start.

142

00:35:14.700 --> 00:35:21.120

Guilford Host1: Good evening, everyone. This is a teleconference of a publicly notice meeting of the Guilford Historic District Commission.

143

00:35:21.660 --> 00:35:24.330

Guilford Host1: Allowed by connect Connecticut executive order.

144

00:35:24.660 --> 00:35:26.760

Guilford Host1: Seven be whereby governor Lamont

145

00:35:26.760 --> 00:35:27.690

Guilford Host1: was suspended.

146

00:35:28.140 --> 00:35:30.090

Guilford Host1: In person open meeting requirements.

147

00:35:30.150 --> 00:35:31.020

Guilford Host1: Allowing for the

148

00:35:31.470 --> 00:35:33.330

Jeannette Penniman: Temporary use of teleconferencing

149

00:35:33.360 --> 00:35:41.250

Guilford Host1: To conduct municipal board and Commission meetings. My name is Randy McCartney and I am the Commission chairman, the town of Guilford

150

00:35:42.120 --> 00:35:52.770

Guilford Host1: Historic District Commission was established to review any and all alterations demolition or construction of buildings and other structures within the boundaries of Guilford designated historic districts

151

00:35:53.340 --> 00:35:56.100

Guilford Host1: Which is open to view from a public street way or place.

152

00:35:57.540 --> 00:35:59.640

peter wuerth: The Commission is empowered to exercise all

153

00:35:59.670 --> 00:36:09.060

Guilford Host1: powers, duties and functions enumerated under the Connecticut general statutes chapter 97 a section seven dash 147 K two K

154

00:36:09.450 --> 00:36:10.080

peter wuerth: Inclusive

155

00:36:10.980 --> 00:36:11.850

Guilford Host1: And as amended.

156

00:36:12.360 --> 00:36:23.790

Guilford Host1: The Commission is a branch of local government and its decisions are binding under the law, the jurisdiction or the historic district commission is independent of an equal to that of any other local governmental authority except of

157

00:36:23.790 --> 00:36:25.590

Guilford Host1: Course, the law upon appeal.

158

00:36:26.160 --> 00:36:33.210

Guilford Host1: Historic District Commission may provide information to property owners and others involved in the preservation of the district suggesting

159

00:36:33.540 --> 00:36:34.740

Guilford Host1: Pertinent legislation.

160

00:36:34.770 --> 00:36:35.310

peter wuerth: And this shape.

161

00:36:35.340 --> 00:36:37.110

Guilford Host1: Planning and Zoning proposal.

162

00:36:37.980 --> 00:36:39.240

Guilford Host1: Comment on applications for

163

00:36:39.240 --> 00:36:41.280

Guilford Host1: Zoning variances render advice.

164

00:36:41.730 --> 00:36:51.000

Guilford Host1: And furnace information and assistance in connection with any Capital Improvement Program involving historic districts. Please note that this meeting is being recorded.

165

00:36:53.760 --> 00:36:57.060

Guilford Host1: Is Theresa on or not. Nope. I don't see her.

166

00:36:58.740 --> 00:37:01.230

Guilford Host1: OK, I will now read the legal notice

167

00:37:03.480 --> 00:37:14.460

Guilford Host1: legal notice town of Guilford, Connecticut. Historic District Commission notices here by given that on Wednesday, April 15 2020 the Guilford Historic District Commissioner will hold a

168

00:37:14.460 --> 00:37:21.900

Guilford Host1: Public Hearing at 7pm due to the coven 19 outbreak this meeting will be conducted through a web and phone meeting only

169

00:37:22.500 --> 00:37:32.100

Guilford Host1: attendees are advised to not go to the regular community center location because a physical meeting will not take place a link to the meeting will be posted on the town's website.

170

00:37:32.310 --> 00:37:33.600

peter wuerth: Www dot

171

00:37:33.840 --> 00:37:35.010

Guilford Host1: C I go from

172

00:37:35.760 --> 00:37:37.050

Guilford Host1: Connecticut us

173

00:37:39.030 --> 00:37:44.430

Guilford Host1: Application by Matthew show lava for a certificate of appropriateness to remove replace

174

00:37:44.850 --> 00:37:46.350

peter wuerth: windows, doors lights.

175

00:37:46.380 --> 00:37:58.230

Guilford Host1: Gutters and siding on front structure and replacement and new doors, windows on first floor. We're section all on property located at 87 State Street assessors map 47 lat 30

176

00:37:59.190 --> 00:38:09.750

Guilford Host1: Application by case Zuckerman for a certificate of appropriateness to remove and replace walkway on North side of driveway on property located at 15 South fair Street.

177

00:38:09.810 --> 00:38:12.390

Guilford Host1: assessors map 32 lot 70

178

00:38:13.080 --> 00:38:15.540

Guilford Host1: Application by neighbor works new horizon for a

179

00:38:15.540 --> 00:38:20.340

Guilford Host1: Certificate of appropriateness to construct for dwelling units on property located at

180

00:38:20.670 --> 00:38:22.170

Guilford Host1: 45 stone house lane.

181

00:38:22.680 --> 00:38:29.070

Guilford Host1: assessors map 33 light 15 copies of these applications are available for inspection on the town's website.

182

00:38:29.700 --> 00:38:36.870

Guilford Host1: That this hearing persons may attend by either phone or web connection and Shelby heard pursuant to the governor's executive order seven be

183

00:38:37.440 --> 00:38:51.030

Guilford Host1: Any materials relevant to matters on the agenda, including but not limited to materials related to specific applications if applicable, shall be submitted to the Commission and minimum of 24 hours prior and post

184

00:38:51.090 --> 00:38:52.320

peter wuerth: To the Commission's website.

185

00:38:52.680 --> 00:38:54.870

Guilford Host1: For public inspection prior to during and

186

00:38:54.870 --> 00:38:55.590

peter wuerth: After the meeting.

187

00:38:56.160 --> 00:39:00.060

Guilford Host1: And all exhibits to be submitted by members of the public shout, to the extent

188

00:39:00.060 --> 00:39:13.050

Guilford Host1: Feasible be submitted to the Commission, a minimum of 24 hours prior to the meeting a posted on the Commission's website for public inspection prior during and after the meeting in accordance with the governor's executive order seven I

189

00:39:13.410 --> 00:39:15.330

peter wuerth: This legal notices being published on the

190

00:39:15.330 --> 00:39:20.760

Guilford Host1: Town of Guilford website www.ca Guilford, Connecticut us

191

00:39:21.180 --> 00:39:22.770

Guilford Host1: Randall W McCartney, Chairman.

192

00:39:25.410 --> 00:39:29.370

Guilford Host1: Okay. Oh no. Now do the Roll call please answer president when called

193

00:39:30.900 --> 00:39:32.130

Guilford Host1: And St. Vice Chair.

194

00:39:33.000 --> 00:39:34.110

tedzuse: President, but I would

195

00:39:35.550 --> 00:39:40.410

tedzuse: Call everybody's attention to the fact that for some unknown and uncontrolled computer reason

196

00:39:40.740 --> 00:39:42.420

tedzuse: I am viewed as Ted's. Oops.

197

00:39:43.470 --> 00:39:44.010

Guilford Host1: Okay.

198

00:39:46.260 --> 00:39:48.090

Guilford Host1: Teresa buchanan excused.

199

00:39:49.170 --> 00:39:51.000

john cunningham: John Cunningham here.

200

00:39:51.780 --> 00:39:52.980

Guilford Host1: We normal Gordy, Jr.

201

00:39:53.640 --> 00:39:55.920

Guilford Host1: Cousin Michael Mann CNE

202

00:39:56.430 --> 00:39:58.620

Guilford Host1: As Michael solves back

203

00:40:00.600 --> 00:40:01.290

Guilford Host1: Excused

204

00:40:02.370 --> 00:40:05.220

Guilford Host1: Kathy Stewart recording secretary is present with me.

205

00:40:07.080 --> 00:40:11.640

Guilford Host1: And I'll a point to alternate Michael Mann see need to vote during

206

00:40:11.820 --> 00:40:12.600

Guilford Host1: Tonight's meeting.

207

00:40:16.290 --> 00:40:18.600

Guilford Host1: On all I'll explain the order of the meeting.

208

00:40:18.690 --> 00:40:20.580

Guilford Host1: Applications will generally be heard.

209

00:40:20.940 --> 00:40:38.010

Guilford Host1: In the order they appear in the legal notice but tonight we're going to change the order of the meeting. And we're going to go with 828 K Zuckerman 15 South fair street first, followed by 87 State Street. And then lastly 829 neighborhood works new horizon.

210

00:40:39.960 --> 00:40:47.130

Guilford Host1: At the conclusion of each presentation members of the public attending this meeting will be asked that they wish to speak for or against the application.

211

00:40:47.640 --> 00:40:55.950

Guilford Host1: members of the public who wish to speak will state their name and address for the record. ONCE THE PUBLIC HEARING PORTION OF THE MEETING IS CLOSED applicants are welcome to stay

212

00:40:56.430 --> 00:40:59.190

Guilford Host1: In the meeting and listen to deliberations by the Commission.

213

00:40:59.970 --> 00:41:04.950

Guilford Host1: However, neither the applicant and or anyone from the public may offer any further comments.

214

00:41:05.730 --> 00:41:06.300

peter wuerth: The Commission.

215

00:41:06.330 --> 00:41:18.180

Guilford Host1: Has 65 days to render a decision, but we'll try to decide about each application this evening, unless a key piece of information is missing applicants are not required to remain in the meeting after their presentation.

216

00:41:18.660 --> 00:41:19.950

peter wuerth: All decisions are mailed

217

00:41:20.250 --> 00:41:21.750

Guilford Host1: To the applicant by certified

218

00:41:21.750 --> 00:41:23.670

Guilford Host1: Mail, for which they must sign for

219

00:41:28.530 --> 00:41:30.720

Guilford Host1: Okay, at this point we will

220

00:41:32.190 --> 00:41:33.300

Guilford Host1: Peter worth will

221

00:41:33.510 --> 00:41:35.010

Guilford Host1: Make his presentation and

222

00:41:35.400 --> 00:41:38.850

Guilford Host1: Let me try to share the screen and

223

00:41:38.880 --> 00:41:40.230

Guilford Host1: Get his document up

224

00:41:41.130 --> 00:41:41.850
peter wuerth: There we go.

225
00:41:46.620 --> 00:41:47.670
Guilford Host1: Can everybody see

226
00:41:47.670 --> 00:41:48.030
That

227
00:41:50.370 --> 00:41:50.760
Guilford Host1: Yes.

228
00:41:50.850 --> 00:41:51.840
tedzuse: Yeah, half of it.

229
00:41:52.560 --> 00:41:55.680
peter wuerth: Yeah, half of it. Yes. Yeah. I don't know how I'm gonna read

230
00:41:59.010 --> 00:41:59.730
tedzuse: Upsetting

231
00:42:01.410 --> 00:42:01.740
peter wuerth: Well,

232
00:42:01.800 --> 00:42:05.340
Guilford Host1: I have to rotate it, I guess if I can figure out how to do that.

233
00:42:05.340 --> 00:42:05.940
peter wuerth: Let's see.

234
00:42:08.670 --> 00:42:10.710
Guilford Host1: It's all a learning curve for everybody so

235
00:42:11.730 --> 00:42:12.390
Guilford Host1: Um,

236
00:42:14.880 --> 00:42:15.630
peter wuerth: All right, well,

237

00:42:15.930 --> 00:42:17.100
Guilford Host1: Anyway, um,

238
00:42:18.180 --> 00:42:19.140
Guilford Host1: This is

239
00:42:20.610 --> 00:42:22.170
Guilford Host1: 15 South fair Street.

240
00:42:22.800 --> 00:42:24.540
Guilford Host1: Now you can see the house here.

241
00:42:25.800 --> 00:42:27.090
Guilford Host1: There's the front walk

242
00:42:27.390 --> 00:42:33.180
Guilford Host1: And there's South fair street so Peter. Why don't you go ahead and talk about what you want to do.

243
00:42:33.660 --> 00:42:36.270
Guilford Host1: And the materials you want to use and just

244
00:42:36.810 --> 00:42:39.300
Guilford Host1: Tell me to move the screen to where you want to think about

245
00:42:39.330 --> 00:42:41.130
tedzuse: Do we have a photograph of this building.

246
00:42:43.470 --> 00:42:44.790
Guilford Host1: We knew in the file.

247
00:42:44.880 --> 00:42:45.870
He's also got

248
00:42:47.250 --> 00:42:48.630
Guilford Host1: Photographs of the

249
00:42:50.310 --> 00:42:51.930
Guilford Host1: Work that he is addressing

250

00:42:54.810 --> 00:42:56.160
peter wuerth: Okay, Randy ready for me.

251
00:42:56.700 --> 00:42:57.720
Guilford Host1: Yes, go ahead. Peter

252
00:42:58.350 --> 00:43:11.970
peter wuerth: Great, thank you. Board members. Appreciate your time this evening. My name is Peter words I'm acting as the agent for Dr. K's determine on a letter signed 316 2020 by doctors document.

253
00:43:13.980 --> 00:43:19.770
peter wuerth: I was born and raised and go for it. I'm a building contractor working under the name of Homewood construction.

254
00:43:20.850 --> 00:43:30.900
peter wuerth: I've done a bunch of work for k over the many last eight years probably our proposal is to, if we look at the plan.

255
00:43:32.580 --> 00:43:34.500
peter wuerth: Is to add a

256
00:43:35.580 --> 00:43:47.790
peter wuerth: Brick used to brick walkway from her front steps which granted if you look at the first photographs. If you can bring that up.

257
00:43:48.810 --> 00:44:10.560
peter wuerth: You'll see the three steps grant steps with a cement kind of sidewalk looking slab, which will come up. If you take the next picture you see it better. And you see that she has existing a bunch of blue stone squares that are very dangerous actually

258
00:44:12.000 --> 00:44:24.570
peter wuerth: So her idea. And one of the landscape, who will be doing the work is to tear up that front area of the cement take up those

259
00:44:26.490 --> 00:44:27.660
peter wuerth: Bluestone pavers

260
00:44:28.770 --> 00:44:32.190
peter wuerth: Dig out the existing ground.

261
00:44:33.330 --> 00:44:45.390

peter wuerth: Install crushed stone and re install the US brick, which if you go to the last page. I know this is kind of flipping around but

262

00:44:46.170 --> 00:44:58.860

peter wuerth: These bricks came from her mom's house in Westport, Connecticut, and her mom died about four years ago and she wanted to do something with it. So the idea was to use them in a front walkway.

263

00:44:59.490 --> 00:45:01.890

tedzuse: Have you, have you looked at these brick. Are these

264

00:45:02.730 --> 00:45:08.040

tedzuse: What kind of brick. Is this because paving brick is different than like chimney brick and if you put down a

265

00:45:08.460 --> 00:45:09.840

tedzuse: Soft brick with

266

00:45:12.510 --> 00:45:12.960

peter wuerth: No.

267

00:45:13.020 --> 00:45:16.740

tedzuse: No sort of crust, if you will, it's going to be worse than the

268

00:45:16.770 --> 00:45:30.570

peter wuerth: blue stone. Well, that the brick is was used in a walkway at her mom's house. I'm assuming it is, unfortunately, yes, it's old chimney brick.

269

00:45:31.590 --> 00:45:33.570

peter wuerth: It'll be it'll be put. I mean,

270

00:45:35.250 --> 00:45:38.460

peter wuerth: Asked me to tell her not to use our old brick. You can tell me that

271

00:45:39.510 --> 00:45:40.620

tedzuse: We can tell you to tell

272

00:45:43.200 --> 00:46:03.120

peter wuerth: The reality is, is it is going to be put in that phase. So not sand but crushed limestone, so it will drain and heal the landscape

over using Polly Merrick cn grout which actually keys everything together. So, almost like a slab at that point.

273

00:46:04.470 --> 00:46:22.410

peter wuerth: It also does not allow for any sand to dissipate and she doesn't bring the seed into her house. It doesn't get on the lawn. It doesn't get on the driveway. So this Polly Merrick substrate of whatever you want to call it kind of feeds the whole thing together.

274

00:46:23.580 --> 00:46:32.940

peter wuerth: The it's going to be in a standing seam, it's not it's not going to be any pattern. It's just gonna be staggered joints.

275

00:46:35.550 --> 00:46:35.820

peter wuerth: It.

276

00:46:36.930 --> 00:46:37.500

peter wuerth: Will go

277

00:46:37.560 --> 00:46:40.170

tedzuse: The long side of the brick will be

278

00:46:40.470 --> 00:46:41.700

tedzuse: Parallel to the long

279

00:46:42.000 --> 00:46:44.220

tedzuse: Side of the walk or is are they

280

00:46:45.840 --> 00:46:58.620

peter wuerth: Exactly. And when they start to turn. He told me he landscape or he can make that work out. So it actually changes direction, something you know where the step where you see that in the plan with a set sort of the South.

281

00:46:59.100 --> 00:47:12.510

peter wuerth: For that first three or four feet two or three feet is going to be parallel to that. And then we'll turn and then come straight down parallel to the front of the house and spare sweet so South fiercely. Excuse me.

282

00:47:13.980 --> 00:47:14.520

john cunningham: So,

283

00:47:16.650 --> 00:47:18.000
peter wuerth: I'm sorry, sorry.

284

00:47:18.030 --> 00:47:19.860
john cunningham: Peter you're standing and bricks on end.

285

00:47:19.890 --> 00:47:21.150
john cunningham: You're putting them on the side.

286

00:47:21.270 --> 00:47:22.170
john cunningham: As opposed to be

287

00:47:22.500 --> 00:47:27.690
peter wuerth: Only only for the soldier course that will be the outside
and then they'll be sitting flat.

288

00:47:30.990 --> 00:47:33.630
peter wuerth: You know, with a face show and not the edge showman

289

00:47:35.730 --> 00:47:46.710
peter wuerth: So when that turns and comes down to the driveway, that
the, this, this whole application is ultimately you're probably going to
be in three phases. This is just the first phase.

290

00:47:47.370 --> 00:48:02.760
peter wuerth: Because the driveways in such bad shape because she's got
that huge maple tree, which you can see in this in the plan and it's it's
making a mess of the driveway and she doesn't want to lose the tree,
which I don't blame her. It's a yes.

291

00:48:04.170 --> 00:48:05.940
peter wuerth: There you go. That's the one right here.

292

00:48:08.160 --> 00:48:09.060
peter wuerth: Where I know it's

293

00:48:09.090 --> 00:48:10.380
peter wuerth: It's the one by the

294

00:48:12.240 --> 00:48:17.550
peter wuerth: By the 42 foot mark berries are that big round right here.
Okay. Yeah, so

295

00:48:18.930 --> 00:48:32.250

peter wuerth: I tried to convince her to take the macadam up and put some different substrate down, it's going to not do what this is doing, which is he eating because the trees, move the tree moves.

296

00:48:33.570 --> 00:48:48.540

peter wuerth: Here, regardless of that what so that's in a different phase. So you come, we come out with this Brick. Brick walkway to the existing if you look on the say with sorry about this.

297

00:48:49.830 --> 00:48:56.730

peter wuerth: If you look on the third one is this the third picture 123 picture this looking at the bulkhead.

298

00:48:57.960 --> 00:48:58.440

peter wuerth: Can you see

299

00:48:59.760 --> 00:49:00.600

peter wuerth: You got that one right

300

00:49:01.740 --> 00:49:11.640

peter wuerth: You see those yellow brick sitter, all that stuff that's where these these new but yet old

301

00:49:12.900 --> 00:49:23.490

peter wuerth: It says on the plan, the weather Bluestone treads there four to six inches thick. They're 12 to 16 inches wide, they'll do the same thing with stagger those down.

302

00:49:24.690 --> 00:49:26.940

peter wuerth: Across that that area.

303

00:49:27.990 --> 00:49:30.180

peter wuerth: To make her kind of a more

304

00:49:31.230 --> 00:49:37.140

peter wuerth: A better walkway because one of cars parked in as really hard to get by. It's a very, very narrow driveway. As you can see,

305

00:49:38.760 --> 00:49:53.040

peter wuerth: So just as a footnote, these pieces of bluestone come from the Webster house in New Haven, which was moved to, I believe, Michigan, back in the early 1900s, or something and they someone

306

00:49:54.180 --> 00:50:07.920

peter wuerth: Took up these blue stones and sold in over the years of different people and somehow my my landscape or ended up with them. So kind of a neat history that it's that new blue stone. It's a number 200 or 200 year old blue stone permanently.

307

00:50:10.110 --> 00:50:17.400

peter wuerth: So that those those pieces of bluestone would go from the existing bulkhead basically almost out to the road.

308

00:50:18.750 --> 00:50:33.150

peter wuerth: To form a basically a pathway, a smoother stronger pathway and you can drive on that because of that fit, I'm on it. Forensic four to six inches thick. Yeah, well,

309

00:50:33.990 --> 00:50:38.580

peter wuerth: Randy is pretty cool that they're really beautiful. I mean, they're, they're

310

00:50:40.020 --> 00:50:53.520

peter wuerth: They're not. They're not cut on a soft saw necessarily there was split it looks like most of them so they have some, you know, they had some texture to them. They're not like polished Bluestone Fisher.

311

00:50:54.540 --> 00:50:55.110

peter wuerth: One.

312

00:50:56.400 --> 00:51:03.120

peter wuerth: So that that creates kind of the separation between the macadam and the grass in the walkway.

313

00:51:04.920 --> 00:51:17.790

peter wuerth: Then if you look down on the back to the front plan. There's a radius, where the garden walls are these going to rebuild those with the existing stone is there.

314

00:51:18.120 --> 00:51:18.870

A curator.

315

00:51:20.580 --> 00:51:23.430

peter wuerth: Yeah, yeah. I can't see where you're pointing out

316

00:51:24.630 --> 00:51:25.200

tedzuse: Of the building.

317

00:51:25.380 --> 00:51:25.980

At the bank.

318

00:51:27.240 --> 00:51:38.400

peter wuerth: Notes right where it says bulkhead, there's a there's a radius. Yeah, you got it right. Yes, right here. Yeah. Yeah, exactly. So that and where it says 13 feet.

319

00:51:39.180 --> 00:51:45.960

peter wuerth: That's they're going to raise that up with the same stone about 12 inches to create a

320

00:51:46.920 --> 00:51:55.350

peter wuerth: Flower Bed. There's a flower bed there, but it's it's just, it's the same level, but pretty much as the driveway. So anything that

321

00:51:56.040 --> 00:52:02.970

peter wuerth: You know, any snow or anything. Just packs in them. So she wants to raise that up a little bit. I believe it says

322

00:52:03.600 --> 00:52:16.230

peter wuerth: Well, says 15 eight but I don't 1518 years but it can't be that high because there's a a window. Well there so we can only go to the bottom of the window that's existing that the basement window.

323

00:52:17.880 --> 00:52:21.930

peter wuerth: So that's pretty much the first step of this all

324

00:52:25.320 --> 00:52:38.280

peter wuerth: I think you can might my plan. Unfortunately, I sent you guys a plan with all dimensions on it. My plan doesn't have the dimension, but I can see it on yours that the setbacks are okay. I believe it's it's not a huge

325

00:52:40.260 --> 00:52:41.160

peter wuerth: walkway.

326

00:52:42.420 --> 00:52:47.670

peter wuerth: And and really don't think you know unless you're walking up to it, you're not going to see it from the road really

327

00:52:48.180 --> 00:52:56.490

peter wuerth: Right, because you got you got the big red Japanese Maple on crab apple and then you got the cypress on the corner so it you know

328

00:52:56.910 --> 00:53:02.220

peter wuerth: Will you see it I guess if you're walking right next to those trees. You'll see it, but I don't think anybody

329

00:53:03.120 --> 00:53:12.900

peter wuerth: Anybody else and I think it ultimately makes for her for a safer. I mean, she's a doctor. She's a surgeon. She's up early in the mornings and comes on late at night and it's dark.

330

00:53:13.590 --> 00:53:22.740

peter wuerth: And we're not putting any light in. We're not. There's no lighting going in. There's no new anything other than the Brit than the old bricks.

331

00:53:24.870 --> 00:53:25.140

john cunningham: Really

332

00:53:25.440 --> 00:53:28.110

Guilford Host1: Doing any lighting changes. No.

333

00:53:28.260 --> 00:53:37.500

peter wuerth: No, the only light there is is on a covered the porch cover let over the stones steps. And that's just a

334

00:53:38.730 --> 00:53:43.410

peter wuerth: Single light bulb basically, I mean, it says it's increased, but it's just one light bulb. So now that's

335

00:53:44.460 --> 00:53:45.480

peter wuerth: That's existing right

336

00:53:45.480 --> 00:53:46.620

Guilford Host1: Now right that's

337

00:53:47.010 --> 00:53:47.970

peter wuerth: Nothing to change.

338

00:53:49.140 --> 00:53:53.970
peter wuerth: Any electrical no plumbing. No, no framing. No. Okay.

339
00:53:55.680 --> 00:53:58.200
peter wuerth: So my concern.

340
00:53:58.620 --> 00:53:59.940
peter wuerth: And maybe john can speak to

341
00:53:59.940 --> 00:54:04.440
tedzuse: This is that the materials that you've chosen the the flat blue stone.

342
00:54:04.500 --> 00:54:08.580
tedzuse: And the US brick, neither of them are notoriously

343
00:54:09.090 --> 00:54:10.950
tedzuse: slip resistant

344
00:54:11.310 --> 00:54:15.810
tedzuse: Surfaces, they'll they will get glaze with ice and be

345
00:54:16.050 --> 00:54:16.320
peter wuerth: Really

346
00:54:16.530 --> 00:54:18.540
tedzuse: Be I think the brick is going to deteriorate.

347
00:54:18.570 --> 00:54:22.770
tedzuse: Over time, if it's not a. It's not a gauge, you know,

348
00:54:25.020 --> 00:54:41.820
peter wuerth: It will be sealed with a polymer sealer. Once everything's dried and once the ground sin and all that stuff. So yeah, I guess that's true. It could they could be slippery, but in this in our town, what isn't slipper. I mean,

349
00:54:44.220 --> 00:54:52.290
peter wuerth: I mean, you could have a nice womanizer, or she's got a \$25,000 Pete epic FA deck. I wouldn't walk on it in the winter.

350
00:54:53.580 --> 00:54:57.330

peter wuerth: Unless you shop, you know, and put salt down so

351

00:54:57.930 --> 00:54:58.320

peter wuerth: Yeah.

352

00:54:58.860 --> 00:55:00.750

tedzuse: If you put salt on that brick, it's going to

353

00:55:01.530 --> 00:55:04.350

tedzuse: Speed up the deterioration sealed or not.

354

00:55:05.880 --> 00:55:10.830

peter wuerth: Well, I can't, I can't tell her not to use a brick. If she wants to use a breath.

355

00:55:12.540 --> 00:55:18.030

peter wuerth: But I'm not gonna say I already told her I thought I didn't think was a great idea but you know

356

00:55:19.080 --> 00:55:24.660

peter wuerth: Sentimental to her there. You know, I don't know if you

357

00:55:25.830 --> 00:55:26.370

peter wuerth: Guys saw

358

00:55:28.470 --> 00:55:30.300

Guilford Host1: The police announced when your, your name.

359

00:55:30.630 --> 00:55:31.710

john cunningham: Of john Cunningham.

360

00:55:32.550 --> 00:55:33.120

peter wuerth: Hi john

361

00:55:33.900 --> 00:55:36.420

john cunningham: And the brick that they're using is a

362

00:55:36.420 --> 00:55:38.040

peter wuerth: kiln dried product so

363

00:55:38.040 --> 00:55:40.350

john cunningham: It's not truly uses a walkway.

364

00:55:40.560 --> 00:55:44.370

john cunningham: But it is used. I've used it before, when people have it.

365

00:55:44.490 --> 00:55:48.150

john cunningham: And I've done work on older homes, the brick will be fine.

366

00:55:48.270 --> 00:55:49.680

tedzuse: Okay, so

367

00:55:49.770 --> 00:55:54.510

john cunningham: A couple other things I like it on a crush on base pre Peter it

368

00:55:54.540 --> 00:55:56.310

peter wuerth: Much better process.

369

00:55:56.430 --> 00:55:58.470

john cunningham: Than putting it on a stoned us base.

370

00:55:59.040 --> 00:55:59.370

peter wuerth: Right.

371

00:55:59.580 --> 00:56:00.240

peter wuerth: On and

372

00:56:00.510 --> 00:56:06.840

john cunningham: Is a Warren Bluestone but it's authentic to the time I think that should be on a crushed own base. Also, Peter.

373

00:56:07.590 --> 00:56:09.120

peter wuerth: Correct. I like

374

00:56:09.570 --> 00:56:11.370

peter wuerth: Obviously, there's no steps.

375

00:56:11.520 --> 00:56:14.760

john cunningham: The blue stone to the brick is all going to match all the elevations.

376

00:56:14.760 --> 00:56:16.020

peter wuerth: match their

377

00:56:16.470 --> 00:56:17.790

john cunningham: Little things that I might just

378

00:56:17.790 --> 00:56:25.770

john cunningham: Suggest. I'm not going to make it part of the approval process. I wouldn't put the Paul Merrick sand on right away, I would say.

379

00:56:26.130 --> 00:56:28.290

john cunningham: Rick walkway for the first couple years to

380

00:56:28.290 --> 00:56:29.910

john cunningham: Fill in all gaps.

381

00:56:30.450 --> 00:56:32.790

john cunningham: Paul Merrick Sam will not allow you to put

382

00:56:32.790 --> 00:56:34.170

john cunningham: In anything between the

383

00:56:34.170 --> 00:56:34.740

peter wuerth: Gaps

384

00:56:35.040 --> 00:56:35.820

peter wuerth: When it's wet.

385

00:56:36.300 --> 00:56:43.830

john cunningham: You know, one second part. So I would just fill in the gaps. The sand will settle down over the first couple years.

386

00:56:44.340 --> 00:56:46.620

john cunningham: Of the same principle with the blue stone.

387

00:56:48.300 --> 00:56:50.370

john cunningham: You see, you know, the palm Eric Sam would have to be

388

00:56:50.370 --> 00:56:52.620

john cunningham: Replaced probably every couple years on this.

389

00:56:53.760 --> 00:56:54.750

peter wuerth: Into a project.

390

00:56:55.260 --> 00:56:58.110

john cunningham: I'm not a huge fan of it. I'd much rather see us a

391

00:56:58.110 --> 00:56:58.560

peter wuerth: Straight

392

00:56:59.310 --> 00:57:03.300

peter wuerth: On trying to fill the voids. Okay, you know what, now I'm sorry I missed

393

00:57:03.600 --> 00:57:05.400

peter wuerth: Us straits, and

394

00:57:05.490 --> 00:57:06.960

john cunningham: You could use stoned us

395

00:57:07.260 --> 00:57:08.310

john cunningham: Any type of

396

00:57:08.760 --> 00:57:12.150

peter wuerth: really fine materials to the joints. Right.

397

00:57:12.750 --> 00:57:22.020

peter wuerth: Yeah, I mean, I know, I know the landscape and I talked about a he wasn't as wild about a kind of his idea was even though I'm not a landscaper I just figured if it

398

00:57:23.220 --> 00:57:33.690

peter wuerth: If it's stone dust. I put stone dust throughout my papers and in two years. I had to replace most of it and you know we're half that stone dust warms up is in your house.

399

00:57:35.760 --> 00:57:39.750

peter wuerth: I understand what you're saying. And I he and I will work that through that, for sure.

400

00:57:41.400 --> 00:57:49.500

peter wuerth: We're not wet on the Paul America. It was just something that I thought would key the stuff in pretty well. But if, if, you know, I'm going to leave.

401

00:57:50.580 --> 00:57:52.860

peter wuerth: To him this, it does lock it in, but it's

402

00:57:52.860 --> 00:57:57.450

john cunningham: Not a product that drops down through a gap and locks the bricks and

403

00:57:57.450 --> 00:57:57.570

john cunningham: It.

404

00:57:57.870 --> 00:58:00.660

john cunningham: Only locks the top surface. So, if you

405

00:58:01.020 --> 00:58:07.740

john cunningham: Have voids below that that Paul Merrick said that poem Eric San is going to crack and drop down

406

00:58:07.890 --> 00:58:09.900

john cunningham: That's why I think here so

407

00:58:10.200 --> 00:58:10.560

peter wuerth: You should

408

00:58:10.620 --> 00:58:14.700

john cunningham: Add product to the brick, especially the brick walkway, not the blue stone as much

409

00:58:14.700 --> 00:58:14.940

peter wuerth: But the

410

00:58:15.150 --> 00:58:15.660

peter wuerth: walkway.

411

00:58:15.930 --> 00:58:17.250

john cunningham: Add product to that to

412

00:58:17.250 --> 00:58:18.030

john cunningham: Feel any

413

00:58:18.090 --> 00:58:18.870

peter wuerth: Void up

414

00:58:19.200 --> 00:58:19.740

john cunningham: And after that.

415

00:58:20.280 --> 00:58:21.000

john cunningham: And you could add the

416

00:58:21.270 --> 00:58:26.400

peter wuerth: Home Eric said, Okay, that makes sense. I appreciate that. I'm not a landscaper side.

417

00:58:28.680 --> 00:58:31.680

peter wuerth: But I'm just gonna, I'm just going to start the conversation.

418

00:58:31.950 --> 00:58:33.420

john cunningham: I think the application here is

419

00:58:33.420 --> 00:58:33.990

peter wuerth: Fine.

420

00:58:34.410 --> 00:58:35.640

john cunningham: A brick walkway.

421

00:58:35.760 --> 00:58:41.730

john cunningham: A blue stone walk away from the road back in both are natural elements that would have been around when

422

00:58:41.730 --> 00:58:42.690

john cunningham: This house was built.

423

00:58:43.050 --> 00:58:47.070

john cunningham: So I think the plan as is is pretty good shape.

424

00:58:48.480 --> 00:59:01.080

peter wuerth: What do you think about the garden walls. Is that okay for them to do just rebuild that semi circle and then add that little Ray's Ray's area for the for the planter. Yeah.

425

00:59:01.110 --> 00:59:03.090

peter wuerth: Peter is going to be behind the bulk a you're

426

00:59:03.330 --> 00:59:05.280

john cunningham: Not really going to see any of it so I

427

00:59:05.280 --> 00:59:08.040

john cunningham: Think that's fine, whatever, whatever product, you want to use back there.

428

00:59:09.480 --> 00:59:11.850

peter wuerth: Okay, well, I know what I'm talking about.

429

00:59:13.680 --> 00:59:14.100

peter wuerth: St.

430

00:59:14.130 --> 00:59:16.560

tedzuse: A question. What's the gutter issue.

431

00:59:16.830 --> 00:59:18.150

Coming down into that.

432

00:59:19.680 --> 00:59:20.520

tedzuse: Little garden.

433

00:59:21.390 --> 00:59:22.170

peter wuerth: Are you gonna

434

00:59:22.350 --> 00:59:22.740

tedzuse: Are you going to

435

00:59:22.860 --> 00:59:24.480

tedzuse: Create a problem for yourself.

436

00:59:26.040 --> 00:59:26.460

tedzuse: Drain

437

00:59:27.420 --> 00:59:29.460

peter wuerth: No, no, and he will. He will

438

00:59:30.750 --> 00:59:32.580
peter wuerth: He will. What am I trying to say.

439

00:59:34.140 --> 00:59:46.650
peter wuerth: to pitch the the walkway a little bit to the front of the house because it does drop down to the road. It's a little higher than the road. No, I meant. Oops, I know, I know, into the

440

00:59:47.730 --> 00:59:48.510
tedzuse: garden bed.

441

00:59:49.710 --> 00:59:56.220
peter wuerth: Um, you know what, I have a picture someone. Oh, hold on a second. I'm trying to remember if there's

442

01:00:00.330 --> 01:00:03.420
peter wuerth: No, there's no greater on that it goes to the

443

01:00:05.370 --> 01:00:10.890
peter wuerth: I'm gonna have to look at that, but I'm pretty sure that got it goes to the others. I see a gutter in behind the bill.

444

01:00:10.890 --> 01:00:11.100
For

445

01:00:12.780 --> 01:00:18.360
peter wuerth: Where it goes down. So that's the gutter. So no it does not. It does not impact that that

446

01:00:19.590 --> 01:00:23.250
peter wuerth: walkway or the bed. There's their front corner of the

447

01:00:23.250 --> 01:00:25.380
tedzuse: House. Yeah, I was just

448

01:00:25.410 --> 01:00:27.780
tedzuse: I was just concerned about additional

449

01:00:27.870 --> 01:00:32.070
tedzuse: Runoff from the roof coming down and the way it is now it just sort of

450

01:00:33.090 --> 01:00:37.650
tedzuse: Is dissipated into that whole area, but if you if you have a solid wall.

451
01:00:37.890 --> 01:00:39.060
tedzuse: Holding that

452
01:00:40.560 --> 01:00:43.170
tedzuse: Dirt part up to the level of the window.

453
01:00:43.560 --> 01:00:44.610
peter wuerth: You've raised

454
01:00:44.760 --> 01:00:46.320
tedzuse: Your drainage area.

455
01:00:46.530 --> 01:00:47.040
tedzuse: By

456
01:00:47.790 --> 01:00:49.950
peter wuerth: Six inches. Right.

457
01:00:50.100 --> 01:00:51.180
tedzuse: Drainage field.

458
01:00:51.450 --> 01:00:53.370
tedzuse: And you bring it in, so that

459
01:00:53.370 --> 01:00:56.070
tedzuse: That water can't flow out on to the

460
01:00:56.610 --> 01:00:57.630
peter wuerth: To the driveway.

461
01:01:00.690 --> 01:01:03.270
peter wuerth: That's really an issue for us. But it's a technical question.

462
01:01:03.270 --> 01:01:06.000
tedzuse: To you, are you creating a problem that you don't

463

01:01:06.270 --> 01:01:10.140

peter wuerth: Know, yet only thing I would worry about at that point, I

464

01:01:11.610 --> 01:01:23.700

peter wuerth: Take up. I'm sure he is going to, you know, the yellow brick there. They're all coming up and then all those little rocks are going to come up and they will dig out you know down a little bit and put new soil and and then

465

01:01:24.150 --> 01:01:34.950

peter wuerth: Whatever he builds up we're going to probably have to do a window. Well, around the basement. You can see the baseball behind the hose.

466

01:01:36.510 --> 01:01:36.870

peter wuerth: Yeah.

467

01:01:38.640 --> 01:01:48.870

peter wuerth: That may be an issue. We may actually have to put a drain and it's coming out in front of the bulk i don't i don't think it's going to be an issue. I'll ask I'll ask the landscaper

468

01:01:50.340 --> 01:01:53.070

tedzuse: Or put a drip edge of stone for the first

469

01:01:53.550 --> 01:01:54.450

tedzuse: 10 inches or

470

01:01:54.630 --> 01:01:58.950

tedzuse: I don't know how, how, why this is six inches a drip edge of stone and then go to

471

01:01:58.950 --> 01:01:59.400

peter wuerth: Dirt.

472

01:02:00.120 --> 01:02:02.670

tedzuse: Yeah, like a friend really good drainage away from the

473

01:02:02.700 --> 01:02:13.440

peter wuerth: From the foundation. Yeah, I don't disagree with that statement at all. I hadn't really thought about that much and I'm sure, in retrospect, probably the litmus paper hand.

474

01:02:14.640 --> 01:02:23.760

peter wuerth: If we're we're supposed to go to the meeting with me. But obviously, we wouldn't have the meeting want to confuse the issue tonight subordinate, I didn't even know what led you to this.

475

01:02:24.600 --> 01:02:32.730

peter wuerth: Some yes I will, I will talk to him about that and if there is an issue will will address it. And if you need me to come back and tell you what we're gonna do. I'll be

476

01:02:36.750 --> 01:02:39.120

Guilford Host1: Any other Commission members have any questions.

477

01:02:41.970 --> 01:02:47.250

Guilford Host1: Okay, at this point, I'd like to ask the public for any comments for or against the application.

478

01:02:49.560 --> 01:02:50.730

Guilford Host1: If you're going to speak, please.

479

01:02:50.730 --> 01:02:51.870

Guilford Host1: State your name and address

480

01:02:54.960 --> 01:02:57.690

Guilford Host1: I don't hear any questions. Okay.

481

01:02:58.710 --> 01:02:59.040

tabuchanan: Yeah.

482

01:03:00.060 --> 01:03:00.510

tabuchanan: Sorry.

483

01:03:00.780 --> 01:03:02.250

Guilford Host1: I see Teresa's coming on.

484

01:03:02.580 --> 01:03:03.660

tabuchanan: I'm very sorry.

485

01:03:03.930 --> 01:03:04.590

Guilford Host1: That's okay.

486

01:03:04.710 --> 01:03:06.150

tabuchanan: Technical difficulties.

487

01:03:06.480 --> 01:03:07.260

Guilford Host1: Glad you're here.

488

01:03:07.980 --> 01:03:09.780

Guilford Host1: All right, Peter. Thank you. And

489

01:03:10.590 --> 01:03:14.520

Guilford Host1: We'll discuss this after the public meeting and then

490

01:03:15.660 --> 01:03:26.730

peter wuerth: And I just, I would just like to have a shout out to the town officials. The first responders, the doctors, the nurses who are doing everything they can to keep us safe in this town.

491

01:03:27.000 --> 01:03:32.010

peter wuerth: They've done an incredible job and I think they need to be applauded for that. And I just want to put that out there.

492

01:03:32.820 --> 01:03:33.570

peter wuerth: Thank you, Peter.

493

01:03:34.440 --> 01:03:35.250

Guilford Host1: Thank you guys.

494

01:03:36.420 --> 01:03:36.900

peter wuerth: Enjoy.

495

01:03:40.050 --> 01:03:42.000

Guilford Host1: Okay. We'll move on to

496

01:03:44.100 --> 01:03:46.950

Guilford Host1: Application number 8:27am I

497

01:03:46.950 --> 01:03:47.880

tedzuse: Looking at there.

498

01:03:48.000 --> 01:03:49.320

Guilford Host1: At seven State Street.

499

01:03:50.760 --> 01:03:52.410
tedzuse: Mandy. I think I'm looking at your

500
01:03:53.730 --> 01:03:54.780
tedzuse: Desktop, am I

501
01:03:56.400 --> 01:03:57.660
Guilford Host1: See, yeah.

502
01:03:58.350 --> 01:04:00.090
tedzuse: Did you do that or did I do that.

503
01:04:00.210 --> 01:04:00.870
I don't know.

504
01:04:02.220 --> 01:04:03.300
Let's see what happened here.

505
01:04:08.100 --> 01:04:08.850
tedzuse: Oh, go.

506
01:04:09.210 --> 01:04:11.430
Michael Mancini: Private investigation files.

507
01:04:13.980 --> 01:04:14.250
tedzuse: Really

508
01:04:14.910 --> 01:04:16.680
Guilford Host1: Let's see here what we have

509
01:04:21.330 --> 01:04:22.350
Guilford Host1: Let's see if I can know

510
01:04:22.470 --> 01:04:24.150
tedzuse: Are all the rescue guys see in this

511
01:04:24.150 --> 01:04:25.710
Reno: Today, yes.

512
01:04:25.770 --> 01:04:26.640
Okay. All right.

513

01:04:27.960 --> 01:04:28.830

Guilford Host1: Back to that one.

514

01:04:31.980 --> 01:04:35.610

tedzuse: Okay, why we keep that really nice and neat there, Andy.

515

01:04:35.730 --> 01:04:36.900

Guilford Host1: Well, we try

516

01:04:37.980 --> 01:04:40.560

Guilford Host1: Okay, Reno. Are you going to present next

517

01:04:41.190 --> 01:04:44.070

Reno: Hi, I am. Do you have the documents open

518

01:04:45.600 --> 01:04:46.170

I can't

519

01:04:47.490 --> 01:04:49.890

tedzuse: But I can't get to them because they're behind this.

520

01:04:50.760 --> 01:04:51.540

Guilford Host1: I lost you.

521

01:04:52.500 --> 01:04:55.470

tabuchanan: Oh, there's a can you click on them in the middle of your

522

01:04:55.710 --> 01:04:57.150

tedzuse: Desk. Here we go. Oh.

523

01:04:57.420 --> 01:04:58.800

Guilford Host1: You want me to bring them up Reno.

524

01:04:59.880 --> 01:05:02.520

Reno: Unless you let me to share of

525

01:05:02.700 --> 01:05:08.910

Guilford Host1: I think you can just click on Share when I set the settings up I allowed anybody to click on share so

526

01:05:09.720 --> 01:05:12.060

tedzuse: Go ahead. Press the share part. Hold on.

527

01:05:15.630 --> 01:05:18.330

Guilford Host1: She'll be up at the top of your screen. There you go.

528

01:05:19.530 --> 01:05:20.100

Reno: Can you see it.

529

01:05:20.550 --> 01:05:22.110

Reno: Yes. Okay.

530

01:05:23.640 --> 01:05:24.000

Reno: Ready.

531

01:05:24.870 --> 01:05:25.290

Ready.

532

01:05:26.520 --> 01:05:37.110

Reno: My name is reno Makati 23 Norton Ave. I have been working with and I'm presenting on behalf of a map and Melissa lava from 87 states stream.

533

01:05:38.250 --> 01:05:42.720

Reno: Matt and Melissa have come before the Commission before for

534

01:05:43.920 --> 01:05:57.480

Reno: The restaurant bufalino as well as for the residents. Currently there are living at 87 State Street in the back portion of the building at the second floor. They'd come to do Dormer, and the

535

01:05:58.980 --> 01:06:00.720

Reno: Case, but when does that second floor level.

536

01:06:01.770 --> 01:06:20.310

Reno: The existing structure on the first floor and the front part of the building is his dad's dental or oral surgeons office, the dad has turned over the property to Matt and Melissa and they're going to turn over the entire property as a residential use now.

537

01:06:21.810 --> 01:06:34.290

Reno: So what their intent is is to leave the upstairs apartment as an apartment and they will move down at the first floor of the building, as well as the first floor on the front building

538

01:06:36.660 --> 01:06:47.430

Reno: Now the existing front building or house is currently clad aluminum siding with aluminum trend and shutters.

539

01:06:48.210 --> 01:06:56.550

Reno: Back portion of the house is vinyl siding with vinyl windows mostly casement windows.

540

01:06:58.350 --> 01:07:13.500

Reno: Their intent is to get the entire downstairs and they'd like to leave the living aspects, meaning the sleeping and a small office from themselves at the front portion of the house and use the back portion of the house for the main living spaces.

541

01:07:14.610 --> 01:07:21.450

Reno: Now, as part of the existing structure. This will be a simple project and hopefully with a big payoff for them.

542

01:07:22.560 --> 01:07:25.950

Reno: Looking at the existing structure moving down State Street.

543

01:07:28.980 --> 01:07:33.270

Reno: I get that up there you can see. Can everyone see my mouse and the pictures.

544

01:07:34.980 --> 01:07:45.750

Reno: The fun part. The street facing house was the offices for the oral surgeons office and you could see the addition that was done in the 70s in the back parking lot.

545

01:07:47.070 --> 01:07:48.600

Reno: Continuing on down the street.

546

01:07:50.370 --> 01:07:56.520

Reno: Trying to show what is present from the public right away existing shared driveway.

547

01:07:57.720 --> 01:08:06.720

Reno: That is adjacent to the surveyors office and you can see the back portion with their apartment up at the back. We are building

548

01:08:08.940 --> 01:08:12.690

Reno: Continuing down State Street, the front of the house.

549

01:08:14.850 --> 01:08:19.200

Reno: You can see the back portion of the building kind of steps out towards the south.

550

01:08:20.430 --> 01:08:23.520

Reno: And peeks out from the side, you see a portion of the gable roof.

551

01:08:25.470 --> 01:08:33.780

Reno: And the last vantage point from the public right away. You could see a little more of the form in the back.

552

01:08:38.250 --> 01:08:40.350

Reno: The site plan itself is rather simple.

553

01:08:41.670 --> 01:08:49.050

Reno: This portion of the site plan is the House that we spoke of the shared drive, there's a large parking lot in the back.

554

01:08:49.770 --> 01:09:04.860

Reno: And neighbors on the north and south end intent is to leave the driveway in place for patch repair and we kind they will get rid of the large parking lot in the back, but that is outside of public right away. They're going to turn it back, mostly too long.

555

01:09:08.130 --> 01:09:09.120

Reno: On the first floor.

556

01:09:10.950 --> 01:09:13.020

Reno: Is that legible for everyone. Yeah.

557

01:09:13.110 --> 01:09:18.330

Reno: Yes. Okay. So on the first floor. This street South African around here.

558

01:09:19.920 --> 01:09:31.080

Reno: State Street is off to the west or left to the drawing the front part of the building our bedrooms that we talked about, as well as an office and living space in the rear

559

01:09:32.430 --> 01:09:33.060

Reno: Um,

560

01:09:34.770 --> 01:09:40.650

Reno: They want again. They want to keep the living spaces towards the street and then the privacy back for the kitchen and the living areas.

561

01:09:41.280 --> 01:09:51.270

Reno: And they decided to go with this plan that way in the future if someone wanted to, they want to sell the house or turn over someone else they can just continue this hallway across

562

01:09:51.750 --> 01:10:05.730

Reno: And making these bedrooms, a little smaller and just have a front entrance towards the front door right now their intent is to use the side door as your price and the rear entrances or primary entrances, with occasional use on the front door.

563

01:10:08.640 --> 01:10:22.470

Reno: Going to the elevations. I have these panned out so you can see the the existing conditions adjacent to the proposed layout on top, you can see the aluminum siding with the shutters at the front portion

564

01:10:23.610 --> 01:10:31.710

Reno: And then continuing along on the south side this portion of the house structure is the aluminum siding with a bill coordinate side entrance

565

01:10:32.760 --> 01:10:36.060

Reno: And then over to the right is the vinyl structure.

566

01:10:37.380 --> 01:10:39.120

Reno: The intent is to

567

01:10:40.290 --> 01:10:42.420

Reno: Not leave the front of the house is aluminum siding.

568

01:10:44.070 --> 01:10:49.500

Reno: They've done some exploratory work and the siding looks like it could be in decent shape underneath that

569

01:10:50.730 --> 01:10:57.570

Reno: There might be a possibility to keep the existing citing Patrick pair in kind as required. Same with the trim.

570

01:10:59.820 --> 01:11:01.710

tedzuse: The what underneath or the aluminum.

571

01:11:02.130 --> 01:11:18.630

Reno: Aluminum will go away. This is Patrick pair. They want to keep the word underneath. Okay. Um, I've talked with them. There may be the issue of lead paint under their deterioration being trapped underneath the aluminum siding moisture drive for the house writing out some of that stuff so

572

01:11:19.800 --> 01:11:30.930

Reno: Um, what they so what we presented as part of this application is the worst case scenario that the aluminum siding will come off the tremble come off and replace that with either wood or composite

573

01:11:32.730 --> 01:11:45.990

Reno: Siding and trend what they would like to do is currently the aluminum siding that's visible is four inch to whether exposure. They like to increase the exposure to possibly up to eight inches.

574

01:11:47.340 --> 01:11:50.400

Reno: That is consistent with several other ranch structures.

575

01:11:51.750 --> 01:11:55.020

Reno: Adjacent to this property that are down State Street.

576

01:11:56.940 --> 01:11:58.950

Reno: And as for the windows.

577

01:12:01.020 --> 01:12:05.790

Reno: They would like to replace all the windows using the existing openings.

578

01:12:06.810 --> 01:12:15.930

Reno: By Co. You can use an existing opening and replace it with a window that is the manufacturers largest size for egress requirements through first four bedrooms.

579

01:12:16.590 --> 01:12:25.710

Reno: I think the windows will be close to the 5.0 square foot. Anyways, but we can see on the south side we're going to keep the windows in the same location for these two

580

01:12:27.030 --> 01:12:32.250

Reno: Further east, we are going to keep the eastern most window.

581

01:12:33.960 --> 01:12:45.750

Reno: Lose the window next to the door and replace the door with another window. We will also take out because the door is going to be gone will take out this little ratty pressure treated stoop and deck area entrance area.

582

01:12:47.160 --> 01:12:50.550

Reno: The back portion of the house generally intent is to

583

01:12:51.630 --> 01:13:02.730

Reno: Take out the casements and existing access doors and replace with casement windows and patch vinyl as required.

584

01:13:03.990 --> 01:13:19.710

Reno: Overall, the intent is to replace new windows at the first four level in the back. And as I said patch repair the vinyl and to paint vinyl. Now one of the things I've spoken with them about is vinyl is

585

01:13:21.450 --> 01:13:39.960

Reno: Because it's why it's tough to paint the last five plus years manufacturers have produced a paid product that has special formulas that reflect the UV light, and therefore stops the paint color from degradation and the white showing through. There's a certain color value that

586

01:13:41.550 --> 01:13:50.370

Reno: Generally speaking, because it's why you would normally just painting with white but and I'll show a color rendition at the end here and what the intent is they'd like to use a darker color.

587

01:13:51.660 --> 01:13:59.640

Reno: Because what we'd like to do is to emphasize the front house structure at the street level and de emphasize this large edition from the 70s.

588

01:14:01.830 --> 01:14:04.950

Reno: So continue on with the renovations of the building.

589

01:14:06.420 --> 01:14:09.840

Reno: The other thing I should point out is that the roofing will stay

590

01:14:11.610 --> 01:14:13.260

Reno: Will the existing roofing will staying

591

01:14:15.180 --> 01:14:21.840

Reno: On the front porch. They'll replace the entire culture around the front door. They will replace the front door.

592

01:14:22.860 --> 01:14:33.420

Reno: With a simple panel door. I've cuts on the end and themselves. They are looking to in proposing Marvin integrity would all tracks windows which we've

593

01:14:34.470 --> 01:14:42.810

Reno: Used and approved through the number of projects and district here. It's a fiberglass outside with wood inside and simulated divided lights.

594

01:14:46.710 --> 01:14:51.600

Reno: The final thing on the front of the house is that the gutters, um,

595

01:14:52.860 --> 01:14:54.720

Reno: They will be replaced in kind.

596

01:14:56.490 --> 01:14:57.210

Reno: The lighting.

597

01:14:58.620 --> 01:15:12.420

Reno: They have a single Scott site. I don't have enough drawing or they have a single wall sconce next to the front door will flank the front door with wall mounted sconces don't have this specific extra picked out yet, but we would like new fixtures on either side of the front door.

598

01:15:14.010 --> 01:15:20.100

Reno: There is a current currently there's a one sided railing off to the south end of the front porch.

599

01:15:21.120 --> 01:15:23.760

Reno: We're like put both railings on both sides of the front porch.

600

01:15:24.810 --> 01:15:29.430

Reno: And the porch itself is just a concrete stoop, we like to top that with Bluestone treads.

601

01:15:32.640 --> 01:15:35.100

Reno: See continuing on to

602

01:15:36.300 --> 01:15:36.990

Reno: The next sheet.

603

01:15:39.870 --> 01:15:50.940

Reno: So on the rear of the back building and the East elevation. You can see it's just a bunch of case, case of windows up into a bedroom and then down into the offices and operating rooms.

604

01:15:52.080 --> 01:16:02.430

Reno: We're going to leave the entire upper level at the lower level because this is all going to be new grass area overlooking where they used to be. They will have large Marvin integrity.

605

01:16:04.320 --> 01:16:13.050

Reno: French doors that will open absolutely terrorists and between the French doors, a little special garden element. We're going to do vertical board, citing

606

01:16:13.530 --> 01:16:25.650

Reno: That will have a, like a chart would finish to soften it by the patio. I don't have this in the application because it's completely out of view this is their own special the spot but

607

01:16:26.820 --> 01:16:36.930

Reno: It'll help warm the facade of his back. That's really large and break up the scale of this large facade over looking at terrorists, they plan on doing plantings along the back here as well for some

608

01:16:38.400 --> 01:16:43.320

Reno: They really don't need it for shade but just help break down the scale this mass and make it more comfortable on the back.

609

01:16:45.090 --> 01:16:52.110

Reno: Bringing along to the north side. Again, this, this portion is where we came in front of the district, a few years ago.

610

01:16:53.520 --> 01:17:01.380

Reno: For their apartment and they have while I'm out to air conditioning units with casements at the lower level, they have a little niche.

611

01:17:02.520 --> 01:17:17.280

Reno: Where you have a side entrance into the office and entrance up into apartment, then the street side house again the same aspects will replace the windows at the rear of the house for action.

612

01:17:18.510 --> 01:17:21.060

Reno: Um, these doors are set back in

613

01:17:22.170 --> 01:17:25.350

Reno: The intent right now is to replace those and find

614

01:17:26.850 --> 01:17:36.870

Reno: And on the front of the house again we will be keeping three windows in the same location. This small existing bathroom window. We're going to take out and put a larger window in

615

01:17:42.120 --> 01:17:55.200

Reno: So just to give you. I should also say that there are 10 right now is to keep the railing in the stoop that is on the side, the north part of the house as is there is a light in this entrance

616

01:17:56.250 --> 01:18:00.630

Reno: It's a ceiling mounted surface light that's tucked up behind the soft so you can't see it.

617

01:18:01.650 --> 01:18:08.070

Reno: They will replace it. And I'll probably replace it with something in kind, and the fact that will just be a recess fixture, nothing will be

618

01:18:11.640 --> 01:18:17.250

Reno: Going to just so I wanted to show just a image we we don't

619

01:18:19.140 --> 01:18:24.570

Reno: Rule on color, but I just wanted to show you what the intent is. And just to give a quick diagram sketch

620

01:18:25.170 --> 01:18:35.220

Reno: Is the front portion of the house, you'd like to keep it a very light color and off white and then the back portion the rear portion of the house.

621

01:18:35.880 --> 01:18:48.840

Reno: A greenish blue town knock it down. I'd like to get as dark as we can, but I'm will have to review with the Sherman Williams rap and how dark, we can go and repainting this vinyl

622

01:18:49.890 --> 01:18:54.480

tedzuse: And what color and street here. What color is the roof back there instead of a gray or

623

01:18:54.990 --> 01:18:56.820

Reno: So I will go to

624

01:18:58.530 --> 01:18:59.160

Reno: The videotape.

625

01:18:59.310 --> 01:19:00.540

tedzuse: fairly light color roof.

626

01:19:00.810 --> 01:19:01.590

tedzuse: Don't, don't.

627

01:19:01.650 --> 01:19:06.240

tedzuse: Get so light on the on the wall color that the roof looks like it's flying away.

628

01:19:07.620 --> 01:19:08.130

Reno: Understood.

629

01:19:09.450 --> 01:19:10.110

Reno: The

630

01:19:12.630 --> 01:19:14.700

Reno: And the reality is I

631

01:19:17.220 --> 01:19:27.690

Reno: We may not be able to go as dark as what I've shown here, it may be a couple shades lighter but still the overall intent is to try to make them look like separate structures and break them out.

632

01:19:27.750 --> 01:19:36.510

Reno: The other thing that's going to help is we're going to do some plantings, for example, I've shown something on the side of the house here. Perhaps it's a hand okie Cyprus.

633

01:19:37.530 --> 01:19:41.550

Reno: I can have to say, which is very tall, slender tree which I haven't either side of my driveway. Now,

634

01:19:42.780 --> 01:19:52.170

Reno: That'll really help mask the the back portion the house and we can actually see if I have enough planting ready to put it on this side, I really I've talked to me in and

635

01:19:52.890 --> 01:20:03.900

Reno: Probably about six feet of planting that they say, nice and pretty confined. So that'll help just frame and pop the front house and help the rear portion house recede.

636

01:20:05.160 --> 01:20:18.960

Reno: And then looking down on the north side of the house, the same thing. It will help the, you know, I think the house is in the 30s 30s portion of the house stand out from the backbone. So the intent is.

637

01:20:20.700 --> 01:20:33.450

Reno: How to turn this back into a residential structure with they don't have the option of tearing this building off and taking care of all the sins of the past, but we're trying to make the biggest, most

638

01:20:34.530 --> 01:20:38.640

Reno: Most positive effect on a cost effective budget.

639

01:20:40.500 --> 01:20:42.630

Reno: So are there any questions.

640

01:20:43.890 --> 01:20:47.430

tabuchanan: I'm sorry, Reno. I know you did this already, but we use say

641

01:20:47.430 --> 01:20:49.020

Guilford Host1: Again, and you state your name, please.

642

01:20:49.500 --> 01:20:51.180

tabuchanan: Oh, sorry Teresa buchanan

643

01:20:52.830 --> 01:20:57.660

tabuchanan: Please say again about the society. What you're going to do about the sighting in the original part of the house. The front part

644

01:20:57.870 --> 01:20:59.250

tabuchanan: This portion. Yeah.

645

01:20:59.670 --> 01:21:05.910

Reno: So deciding right now. I believe it's probably collaborates which is like a four and a half inch exposure underneath the aluminum.

646

01:21:06.150 --> 01:21:14.730

Reno: Mm hmm. Um, if it's in good shape. They've depending on the costs because we don't know what's going to happen when everybody claims out of this.

647

01:21:16.860 --> 01:21:21.750

Reno: They realize they may have to look at an option of patching repair and kind with what's there.

648

01:21:23.160 --> 01:21:27.240

Reno: But their hope is to take it off and replace it. That way we can properly.

649

01:21:28.260 --> 01:21:30.540

Reno: Whether barrier and back prime the wood.

650

01:21:31.020 --> 01:21:39.150

Reno: Right. Um, so, to help prevent from paint peeling and such. And they're looking at a composite material they could do a

651

01:21:40.170 --> 01:21:52.620

Reno: Moral doesn't make collaborates anymore, but they are looking at possibly a hardy semiotician product that can give them an eight inch exposure anything larger than eight inch tends to make the house.

652

01:21:54.840 --> 01:21:56.310

Reno: It loses its sense of scale.

653

01:21:56.700 --> 01:22:03.810

Reno: Yeah, it's a big block. So there's a fine balance. One of the things are struggling with now is the existing windows are eight over 12

654

01:22:04.830 --> 01:22:12.690

Reno: And that combined with four inch exposure when makes the already small very tight house even smaller.

655

01:22:13.230 --> 01:22:26.130

Reno: So there was a balance. They want to be inside the house and look out the windows and not look through all these mountains. So right now we're proposing to over to on the windows and just increase the

656

01:22:28.080 --> 01:22:34.650

Reno: Increase the exposure on the collaborates as I said two houses on the south side on the same side of the street have

657

01:22:35.700 --> 01:22:38.340

Reno: Probably a good eight to 10 inches exposure.

658

01:22:40.320 --> 01:22:42.690

tedzuse: But in here again. Oops. Go ahead.

659

01:22:42.870 --> 01:22:43.620

tabuchanan: All right, go ahead.

660

01:22:44.220 --> 01:22:55.950

tedzuse: I'm on that citing the houses. I'm south on the street is that as bestest that those houses are sided with them, which is a typical reveal on especially this would be six to eight inches.

661

01:22:56.220 --> 01:23:00.420

Reno: I want is what shakes and they might the corners. Yeah. Mm hmm.

662

01:23:01.020 --> 01:23:08.880

tedzuse: Because the because the size of this House doesn't really say ranch house to me this, the shape of it and scaling and

663

01:23:10.050 --> 01:23:13.560

tedzuse: I think a wide collaborative is going to

664

01:23:15.840 --> 01:23:19.590

tedzuse: Work against what the house is trying to be sort of a compact little cape.

665

01:23:21.480 --> 01:23:23.160

Reno: Well, we can review in terms of

666

01:23:24.270 --> 01:23:25.830

Reno: Now we can even go to what balance.

667

01:23:26.250 --> 01:23:26.670

tedzuse: Yeah.

668

01:23:26.820 --> 01:23:33.930

Reno: If it's too much and force a little wine for the five or six. You know, I think they're amenable to that and we we can

669

01:23:35.220 --> 01:23:39.570

Reno: I would just have to change the product out accordingly. But yeah, so

670

01:23:41.850 --> 01:23:43.800

Reno: What do you think about the two over it is

671

01:23:47.160 --> 01:23:48.210

Reno: Hard to see these are linger.

672

01:23:49.680 --> 01:23:55.950

john cunningham: On Cunningham here Reno. I like to to over to better than all the with the existing windows with all the volumes in

673

01:23:59.550 --> 01:24:03.720

john cunningham: A one question for you is the front stoop a pre cast concrete unit.

674

01:24:04.470 --> 01:24:04.950

Yes.

675

01:24:06.870 --> 01:24:09.240

john cunningham: Going to be very difficult to veneer that would lose them.

676

01:24:10.830 --> 01:24:14.100

john cunningham: Because of the Babel edges and all the concrete. Mm hmm. Okay.

677

01:24:18.480 --> 01:24:18.870

Well,

678

01:24:20.070 --> 01:24:24.120

Reno: Most cases we wind up keeping and we can just leave it as is.

679

01:24:25.500 --> 01:24:41.760

john cunningham: might almost be better as is looking at concrete. Because I think you're going to find a really hard time trying to make it look nice. They want to build wider than that, what is there an over the top and in case it, but it's very difficult on the caches.

680

01:24:42.420 --> 01:24:54.060

Reno: Will be expensive to to even just to go over the top. And in case you know leave any places. Cheaper. Cheaper, but so I will say one thing I forgot to mention is that on the front of the house.

681

01:24:55.410 --> 01:24:56.790

Reno: Use my jumping around here.

682

01:25:01.320 --> 01:25:10.140

Reno: So they have a concrete walk the intent is. They like to keep it the conditions decent enough Philby typical take the breakout on the flanking sides and just put one back.

683

01:25:12.030 --> 01:25:16.650

Reno: So if they keep that as concrete and then that has it just go wrap the concrete then

684

01:25:17.040 --> 01:25:26.460

john cunningham: I think I think you'd be answered your own question. I think it's going to look cleaner concrete walk when it comes to existing pre cast concrete unit that was already has some weathering.

685

01:25:26.910 --> 01:25:34.110

john cunningham: Right living alone edges in which is going to help out. Also, and you said there's not going to be a lot of traffic to that front door. Correct.

686

01:25:34.620 --> 01:25:35.490

Reno: No, not at all.

687

01:25:35.640 --> 01:25:35.880

Yeah.

688

01:25:36.900 --> 01:25:38.610

Reno: They're gonna pull everyone the backside so

689

01:25:40.410 --> 01:25:42.900

Reno: You can see the existing light right now. I'm sorry. At the center mount

690

01:25:46.350 --> 01:25:51.270

tabuchanan: And sorry, Reno, you probably said this to what what are they keeping the existing front door.

691

01:25:52.050 --> 01:25:52.950

Reno: No, no.

692

01:25:54.300 --> 01:25:58.320

Reno: So the intent is to keep something simple along the lines of just a panel door.

693

01:25:59.040 --> 01:26:01.650

Reno: That you bring and tying it in with two over tues

694

01:26:02.100 --> 01:26:20.490

Reno: Mm hmm. Again, they want to they want to have as much light as possible. And this allows and just by the fact of them having rooms up there compartmentalize it so and the rooms are modest. You know how to make them as large as possible to get a king size bed in

695

01:26:21.600 --> 01:26:26.580

Reno: And larger open windows will help the rooms feel more open

696

01:26:28.740 --> 01:26:34.590

Reno: So this is the intent of the door that they will use the style and I also had

697

01:26:41.310 --> 01:26:41.790

Reno: The

698

01:26:42.960 --> 01:26:47.280

Reno: Marvin, it, it actually used to be Marvin integrity series. Now it's called the elevate

699

01:26:48.300 --> 01:26:49.500

Reno: Same product name change.

700

01:26:51.180 --> 01:26:59.310

Reno: Though case it out with flat stock and the historic sell similar what we did over at on Church Street at the Zeus property.

701

01:27:03.180 --> 01:27:06.180

Guilford Host1: We're doing anything with skylights on the roofs.

702

01:27:12.900 --> 01:27:14.190

Reno: They're considering

703

01:27:16.890 --> 01:27:18.030

Reno: Adding a skylight here.

704

01:27:20.400 --> 01:27:22.080

Reno: Above the bathroom. I'm aside.

705

01:27:25.440 --> 01:27:28.590

Reno: It would be. There's a sky like this size would be approximately the size

706

01:27:31.680 --> 01:27:31.890

Reno: As

707

01:27:33.240 --> 01:27:34.320

Reno: As well as

708

01:27:37.200 --> 01:27:39.180

Reno: One that you can't see from over here, but

709

01:27:40.410 --> 01:27:41.430

Reno: On the upslope here.

710

01:27:44.100 --> 01:27:46.590

Reno: Again trying to get as much light as possible.

711

01:27:55.500 --> 01:27:56.070

tedzuse: So,

712

01:27:57.360 --> 01:28:00.180

tedzuse: And again, back to the windows.

713

01:28:02.340 --> 01:28:17.430

tedzuse: What happens to buildings like this is that Windows just get changed out. And so you see any sort of configuration of windows in any building. Oh my gosh, some bug.

714

01:28:19.140 --> 01:28:37.380

tedzuse: But the, the two over two, or is it really more of a Victorian reference which is really not as rigidly similar symmetrical and classical as this little guy and

715

01:28:39.840 --> 01:28:51.540

tedzuse: I understand what they're trying to do with the window thing, but from Visual point of view, I think this house is going to be happiest with six over six or eight over six.

716

01:28:53.010 --> 01:28:57.330

tedzuse: I'm not sure that I would I would necessarily vote against the two over two.

717

01:28:57.600 --> 01:29:02.010

tedzuse: I'm just laying that out there for you guys to think about

718

01:29:02.370 --> 01:29:21.270

Reno: Oh, I understand. And I struggle with that myself. But then I think about okay, the two over two let's say it was 1840s 1850s was true to that original period of house this house here with. I mean, they could have made larger panes of glass in the 30s and 40s. They were emulating

719

01:29:22.050 --> 01:29:23.820

tedzuse: 1930s house isn't it.

720

01:29:24.300 --> 01:29:25.200

tedzuse: It is, yeah.

721

01:29:25.260 --> 01:29:25.590

But

722

01:29:27.120 --> 01:29:34.800

Reno: With the small pho dental and the entire culture and the eight over 12 they're mimicking a colonial house.

723

01:29:35.880 --> 01:29:42.150

tedzuse: Well, of course, because it was done sort of during, during the vernacular period of the colonial revival. Correct.

724

01:29:42.990 --> 01:29:43.560

So,

725

01:29:45.690 --> 01:29:46.680

Reno: It's a, it's a

726

01:29:48.420 --> 01:29:57.930

Reno: Houses have changed and evolved or periods of time. And the question is, is, is whether it is detrimental to the overall style and use of the house.

727

01:29:58.650 --> 01:30:14.010

Reno: And getting this back to a modern contemporary living situation and not cramming them in a tiny little rooms without adding additions, the most appropriate renovation would be to allow as much light as possible.

728

01:30:15.000 --> 01:30:17.070

tedzuse: So yeah, I hear exactly what you're saying.

729

01:30:21.600 --> 01:30:25.320

tedzuse: I mean, I don't, I don't think the window. Change is is a game stopper.

730

01:30:25.800 --> 01:30:37.020

tedzuse: But i i think i would stick with the with either a six over six or a or an eight over eight, probably not eight over eight, I think I would go with the six or six

731

01:30:37.620 --> 01:30:44.100

Reno: Okay, I can I can I can run that by them. And we can look at that, along with the exposure.

732

01:30:44.490 --> 01:30:45.510

tedzuse: On the class. I see.

733

01:30:45.630 --> 01:30:57.690

tedzuse: I think what's happening here is that when you when you change the grid in the windows and you change the width of the siding, you're really attacking the whole proportion of the building, which is

734

01:30:58.740 --> 01:31:14.940

tedzuse: You know, little tiny compact building and then down to, you know, windows of the same, you know, small and compact and and narrow siding and just, you know, sort of a really tight crisp.

735

01:31:15.690 --> 01:31:17.580

tedzuse: Envelope and as soon as you start to

736

01:31:17.820 --> 01:31:26.100

tedzuse: Lose some of that and put in bigger elements, you're, you're sort of disrupting the the hierarchy of the

737

01:31:29.430 --> 01:31:32.490

tedzuse: Proportions just my I talking

738

01:31:33.120 --> 01:31:44.610

Reno: Oh, I understand. I understand there's a balance there and they were looking at a balance of the house versus the building in the back to try to Marissa, a little bit. Um,

739

01:31:45.000 --> 01:31:45.780

tedzuse: That's a tough one.

740

01:31:46.410 --> 01:31:53.970

Reno: Oh, trust me. But no, I understand there is a balance of proportion. On the specific pieces to the overall size of the house.

741

01:31:57.060 --> 01:32:00.600

Reno: And they're trying to bring some of that back with you know the porch and

742

01:32:01.200 --> 01:32:08.340

Reno: A little bit of the scale. Again, we can look at that with them in terms of going to a smaller exposure.

743

01:32:09.390 --> 01:32:14.040

Reno: ON THE CLAPPER to see how that works. And I can ask them about something else I've intuitive.

744

01:32:16.200 --> 01:32:20.700

tedzuse: I don't know. Does anybody else, or am I just like talking to myself on that.

745

01:32:21.330 --> 01:32:23.700

Michael Mancini: Michael Mann senior here, I agree with

746

01:32:25.500 --> 01:32:29.430

Michael Mancini: That to over to messing with the demand at the

747

01:32:33.780 --> 01:32:36.150

Michael Mancini: Just, I feel like we're losing too many

748

01:32:37.200 --> 01:32:45.720

Michael Mancini: Especially on the street, Felix Leonard wanted one of her ones and twos over tues on my personal preference is to avoid that. But

749

01:32:54.150 --> 01:32:57.960

Guilford Host1: It is any other Commission member have any questions, comments.

750

01:32:59.220 --> 01:32:59.610

Guilford Host1: Okay.

751

01:33:02.520 --> 01:33:07.470

Guilford Host1: We'll move on and ask the public for any comments for against the application.

752

01:33:08.760 --> 01:33:10.740

Guilford Host1: If you do, please state your name and your address.

753

01:33:14.850 --> 01:33:17.430

Guilford Host1: Okay, they're being none will move on. Thank you. Reno.

754

01:33:18.000 --> 01:33:18.390

Reno: And yeah.

755

01:33:20.160 --> 01:33:22.170

Reno: I'm gonna stop sharing my screen now. OK.

756

01:33:22.470 --> 01:33:22.860

OK.

757

01:33:24.360 --> 01:33:27.870

Guilford Host1: And now we'll move to application number 829

758

01:33:29.190 --> 01:33:30.330
Guilford Host1: Neighborhood works.

759

01:33:31.500 --> 01:33:32.220
Guilford Host1: New Horizon.

760

01:33:33.780 --> 01:33:34.710
Guilford Host1: Karen, are you there.

761

01:33:40.320 --> 01:33:41.460
Guilford Host1: I think she's muted.

762

01:33:44.250 --> 01:33:48.540
tedzuse: Maybe it's like when we used to meet a town hall. Maybe she's at the other building

763

01:33:49.410 --> 01:33:51.870
Guilford Host1: No, she's on I see her here so

764

01:33:52.410 --> 01:33:53.190
Reno: She's muted.

765

01:33:54.210 --> 01:33:57.720
Reno: I don't know. She knows how to unmute Yep, there we go.

766

01:33:58.440 --> 01:33:59.160
Guilford Host1: Oh, sorry.

767

01:33:59.220 --> 01:34:02.010
Karin: There we go. Um, I was wondering if I could share my screen.

768

01:34:02.220 --> 01:34:02.850
I don't know if I need more

769

01:34:04.020 --> 01:34:06.360
Karin: I just pressed it so hopefully that'll work.

770

01:34:08.430 --> 01:34:09.180
Karin: There we go.

771

01:34:12.720 --> 01:34:12.990
tedzuse: No.

772

01:34:14.430 --> 01:34:15.120
Almost

773

01:34:17.460 --> 01:34:18.060
Guilford Host1: There you go.

774

01:34:22.350 --> 01:34:34.920
Karin: Excellent. Good, good, good. So I'm. My name is Karen Patrick my address for Greenwood Lane in Guilford, but I'm actually here in a not as a resident bit ahead of Patrick when architects.

775

01:34:34.980 --> 01:34:36.720
Karin: A an office in New Haven.

776

01:34:38.190 --> 01:34:49.470
Karin: This town. This property is owned by the town of Guilford and neighbor works. New Horizons of whom Andrew martelli is on the call.

777

01:34:51.420 --> 01:35:01.980
Karin: Is developing housing here 16 units of affordable housing. There's a little bit of history to this in that

778

01:35:03.000 --> 01:35:18.720
Karin: There was a commission or committee that was established to look at the needs of Guilford for for portable housing starting as early as 2015 around them and 2018 we as a team of architects were

779

01:35:19.860 --> 01:35:34.170
Karin: Hired from an RFP process to look at the feasibility for this particular property determined that yes, it is possible to develop some though the proper does have quite a few parameters which we'll get into a little later.

780

01:35:35.670 --> 01:35:48.990
Karin: And then in 2019 there was an RF queue for from the town again to to find a developer team. So a developer team is the developer

781

01:35:49.590 --> 01:36:04.680
Karin: Never works your horizons. We have Rosa building group who are performing preconception services and we'll be doing the construction

management and then us as architects with our engineers as well and landscape architect.

782

01:36:05.970 --> 01:36:09.660

Karin: John Cunningham, who I assume will have to recuse himself from the

783

01:36:10.800 --> 01:36:15.330

Karin: From voting later. So we have been looking at this now since

784

01:36:17.490 --> 01:36:29.880

Karin: Officially since the early part of this year, when there was a vote from the town to approve the use of this town on property for affordable housing.

785

01:36:30.480 --> 01:36:49.740

Karin: So that's a little bit of the history behind the project. I assume that you have the project summary, so I won't actually read that verbatim, but I'm hoping that you you all read that. And so then, other than that, I have this presentation of slides and then some catching

786

01:36:50.970 --> 01:36:57.420

Karin: So we'll head straight into the slides, I'm just gonna put this on to full screen hopefully that'll work.

787

01:36:58.620 --> 01:37:00.120

Karin: Whoops, I'm sorry, one second.

788

01:37:02.670 --> 01:37:03.630

Karin: Okay. Can you see that

789

01:37:04.110 --> 01:37:05.280

Guilford Host1: Yes. Okay.

790

01:37:05.340 --> 01:37:06.030

Karin: Perfect. Thank you.

791

01:37:08.790 --> 01:37:14.910

Karin: So we have we collected some maps of the area when we first looked at the property.

792

01:37:15.960 --> 01:37:19.260

Karin: There's an interesting Sanborn match. Can you see my mouse as well or little

793

01:37:20.070 --> 01:37:30.150

Karin: Okay, so a summer map actually shows that there were actually quite a few buildings here in 1925. This is what is now the Center for children. These two Barnes.

794

01:37:31.470 --> 01:37:32.340

Karin: This is the old

795

01:37:34.680 --> 01:37:41.880

Karin: homestead that has that which now they're just ruins and this is Roland Park. This is the the old stone house.

796

01:37:42.330 --> 01:37:48.960

Karin: And these have all been removed all the other properties that are within this red property line have been removed, since then.

797

01:37:49.710 --> 01:37:56.130

Karin: 1934. You can see some of the buildings are there some of them are not. Some of them are a little bit hard to to see as well.

798

01:37:56.520 --> 01:38:10.110

Karin: It's 1965 more of the buildings were removed and today then within the property. There's only the two buildings for the Center for children and this small building here, which is the food bank.

799

01:38:11.190 --> 01:38:26.520

Karin: You can also see there's a little playground here beside this here is role with Park, and this is the driveway to the parking lot of the Center for children. When we looked at this as a feasibility study

800

01:38:28.380 --> 01:38:39.690

Karin: We determined that the best way to come onto the site respecting the sort of use public use of roll with park here was to share the driveway.

801

01:38:41.010 --> 01:38:47.160

Karin: To the center for children to access a new parking lot here.

802

01:38:48.360 --> 01:38:50.280

Karin: And here are four

803

01:38:51.360 --> 01:38:57.750

Karin: Buildings each housing for apartment units have two and three bedroom units.

804

01:39:01.230 --> 01:39:06.540

Karin: So these are some of the pictures see some of the buildings that are in there are immediate neighborhood.

805

01:39:07.830 --> 01:39:19.890

Karin: You can see the Center for children here on the left hand side. This is their playground. So their view out from their second floor of the second barn here. The second original barn.

806

01:39:21.120 --> 01:39:30.030

Karin: The backside of this. This is the role would park view. So let's have the again the Center for children and the small Food Bank here.

807

01:39:31.350 --> 01:39:33.150

Karin: This is a neighboring property.

808

01:39:34.170 --> 01:39:50.400

Karin: To the west, and you can see here it's made up of three, three different volumes, plus a little in between piece, the food bank. This is a building that's across the street related to the stone house and this is roll with Park ruins.

809

01:39:52.950 --> 01:39:56.760

Karin: We took a look. We had proposed a number of

810

01:39:58.830 --> 01:40:08.040

Karin: Buildings when we first looked at it at a very, very general level, and we when we had the last public presentation in January, February.

811

01:40:10.050 --> 01:40:16.740

Karin: We had five buildings and there is quite a bit of concern from

812

01:40:17.850 --> 01:40:33.810

Karin: Neighborhood residence center for children about the relationship of the buildings to center for children, how the how close they were and maybe looking at maybe can voicing concerns about being a little bit more contextual. So we looked at care of more carefully at the

813

01:40:35.670 --> 01:40:45.870

Karin: At the stock of early 19th century buildings within Guilford and really looked at proportion and window styles entry.

814

01:40:47.400 --> 01:40:52.380

Karin: So this was a couple of weeks ago and one of those beautiful days where everyone was walking

815

01:40:53.880 --> 01:40:56.910

Karin: And also looked at how

816

01:40:58.320 --> 01:41:01.710

Karin: These buildings have been built up to

817

01:41:02.910 --> 01:41:11.250

Karin: Four additions over time. So this is sort of one of the classic ones where this probably was the original than this large Dormer, which happens quite a bit actually.

818

01:41:12.150 --> 01:41:31.080

Karin: Usually in the back, we have here. Gable and to gable end here we have two quite different styles coming together with this porch elements other smaller pieces. So really want to look at the way that various buildings over time have been added to

819

01:41:32.940 --> 01:41:34.770

Karin: That we also looked at doors.

820

01:41:35.880 --> 01:41:41.190

Karin: And found that typically when when you have doors that are under a portico of some sort.

821

01:41:42.600 --> 01:41:50.370

Karin: That there would be less detail, much more square casing. We also want to look at the the style of the doors themselves.

822

01:41:52.710 --> 01:42:01.440

Karin: This is our site plan. I'm showing some of the parameters. So I do want to go over the parameters, because I just want to explain that there there are quite a few sort of

823

01:42:01.800 --> 01:42:17.400

Karin: Urge to talk about this some of the restrictions are the primers again that we are working with this area here is what doesn't need a wet

lens when we actually first looked at the property, the wetlands survey from I think it was

824

01:42:18.510 --> 01:42:24.090

Karin: I can't remember. So I have to remember exactly when it was, but it was a it was much, much smaller. So in in doing the work.

825

01:42:24.510 --> 01:42:36.330

Karin: For the feasibility, we found that this wetlands is really quite large. This is then the setback for the wetlands. So the first parameters that we were trying to keep we are building outside of the hundred foot

826

01:42:37.440 --> 01:42:38.820

Karin: Wetlands set back

827

01:42:41.070 --> 01:42:56.880

Karin: Here there's an area that was town and sort of a, an landfills right the landfill that's been kept. And so we can't build over that there's unsuitable soils there. In fact, we are

828

01:42:58.170 --> 01:43:15.480

Karin: Working with a town to create a subdivision so that they keep ownership of that area, they can access it from there. And the eventual property that the housing will have is roughly here where I'm showing my that will come around and it'll come like this dividing also

829

01:43:17.550 --> 01:43:24.300

Karin: Something like this dividing also then a property or delineating the property for the Center for children.

830

01:43:25.860 --> 01:43:37.470

Karin: And water park as well. So that is the property boundary there. We have located our septic in this area parking in this area, we have

831

01:43:38.040 --> 01:43:49.920

Karin: Met with the fire department who would like to have access for fire truck right here. So we have moved these buildings apart enough so that if our truck can come in here.

832

01:43:51.150 --> 01:43:59.130

Karin: Generally, then the location for buildings here lends itself to a series of buildings that have a

833

01:44:00.240 --> 01:44:03.870

Karin: Front and actually originally we had the front of these buildings over here.

834

01:44:05.250 --> 01:44:16.560

Karin: Which we then moved over here. So they have all this. I know that there's a sort of more public side to the buildings and then there is more sort of private side of the building overlooking

835

01:44:16.860 --> 01:44:28.920

Karin: The wetlands and what will be a meadow. It's really kind of overgrown now but they will be probably a yearly maintenance of the of the meadow we're proposing some sort of trails.

836

01:44:29.940 --> 01:44:37.470

Karin: Not exact configuration as yet but and also some idea of an area where we'd have some gathering maybe benches.

837

01:44:38.580 --> 01:44:50.040

Karin: And there will likely be and we don't again location for that's not certain, but a a solar array photovoltaics that will help with utilities for our buildings.

838

01:44:53.370 --> 01:44:56.010

Karin: Here we have a couple of sites sections.

839

01:44:57.390 --> 01:44:59.460

Karin: One through old

840

01:45:00.600 --> 01:45:01.620

Karin: stone house lane.

841

01:45:02.790 --> 01:45:10.200

Karin: So here you see the Center for children with their classic barn shapes.

842

01:45:11.310 --> 01:45:13.500

Karin: Our buildings here so that's

843

01:45:14.700 --> 01:45:15.630

Karin: What we're calling

844

01:45:17.400 --> 01:45:28.860

Karin: Building a and building B and then sort of further is building a CNC building D. And here's the role of Park ruined and that neighboring house.

845

01:45:29.760 --> 01:45:46.860

Karin: We then have another one cut through roughly through the parking lot. So this is a street in this direction. That's a side of the Center for children. This is building be sort of broad side of that we've located that broadside to have a relationship with the are

846

01:45:48.030 --> 01:45:57.180

Karin: Our visual relationship with the broad side of the the barn buildings of the Center for children. And then what we're calling buildings, C and D for the moment.

847

01:45:59.070 --> 01:46:00.960

Karin: Here are some close reviews.

848

01:46:02.250 --> 01:46:08.760

Karin: Of those same site sections that shows that so you can see here to the

849

01:46:09.870 --> 01:46:15.450

Karin: Highest point of the site is roughly in this area is a little bit further to the right of my my mouse.

850

01:46:16.890 --> 01:46:28.560

Karin: And then it slopes downward here toward that little river sluice creek that goes into the, the sound so that this area here is actually down quite a bit from this. Here you can see

851

01:46:29.130 --> 01:46:44.910

Karin: But the resulting being the resulting volumes of our buildings, not being higher than that highest point of the Center for children. This is a view from this. The other side from the parking lot side where, again, these buildings are much taller, but they're they're sunken down

852

01:46:46.350 --> 01:46:47.760

Karin: And relation to these ones.

853

01:46:49.110 --> 01:46:51.390

Karin: And here, you start to see the

854

01:46:53.940 --> 01:47:07.470

Karin: Our design intent of the sort of classic shapes of some of the Guilford colonials then being sort of added on to. And we thought we'd

855

01:47:09.540 --> 01:47:15.690

Karin: Play with some of the materials and expressions of windows to highlight that.

856

01:47:17.370 --> 01:47:33.330

Karin: One of the ways is to work with Windows where we're looking at six over six. I'm on what would have been, but would sort of feel like the main building and then additions having spring since right here. A to over to

857

01:47:35.940 --> 01:47:50.220

Karin: These are the four buildings and this we have two sheets of elevations on to just want to point out on the site plan. What we're considering the sort of the more public views. So it's this elevation

858

01:47:51.600 --> 01:48:01.770

Karin: This along here, this, this, and then these two elevations. So all the elevations that are on that first sheet are the ones that are the most visible.

859

01:48:02.850 --> 01:48:07.680

Karin: And then the other ones for the next sheet after that are the ones that are sort of facing the

860

01:48:09.240 --> 01:48:17.010

Karin: meadow and wetlands area. So again, this is more the public side though, the ones that are visible from the right of way.

861

01:48:18.420 --> 01:48:38.730

Karin: And the second elevation sheet shows the more private where we're adding them some balconies and slightly larger windows some doors that open out onto the balconies, so it has a slightly different feel they're less less kind of formal a little bit more kind of shoreline.

862

01:48:39.870 --> 01:48:43.380

Karin: Feel out to the to the Great Lawn that the big meadow.

863

01:48:44.880 --> 01:48:45.660

Karin: Materials.

864

01:48:45.990 --> 01:48:48.600

tedzuse: Which is meadow side. That's the backside.

865

01:48:49.260 --> 01:48:50.190

Guilford Host1: Please state your name in

866

01:48:50.490 --> 01:48:51.690

tedzuse: And in St.

867

01:48:52.350 --> 01:48:53.640

Karin: Yes, correct.

868

01:48:55.050 --> 01:49:04.590

Karin: Yeah, so the metal side is that the private more private side again that that first sheet showing the ones that were that are in the public right of way.

869

01:49:07.680 --> 01:49:09.420

Karin: They're visible from the public right advisory

870

01:49:11.040 --> 01:49:13.770

Karin: Materials here fiber cement.

871

01:49:15.450 --> 01:49:21.540

Karin: Siding, I'm sorry. One important aspect of this that I haven't mentioned this yet is that we are

872

01:49:22.650 --> 01:49:30.900

Karin: for numerous reasons. One is to build good resilient buildings, but also it really helps with funding for this type of

873

01:49:31.680 --> 01:49:50.400

Karin: Project, certainly from funders, such as the Connecticut Housing Finance Authority to build to very high performance standards and we are pursuing and representing passive house construction. So Windows here will be triple pane. We're going to have very, you know, tight.

874

01:49:51.600 --> 01:49:52.560

Karin: Window envelope.

875

01:49:54.210 --> 01:50:03.390

Karin: And but the one of the benefits. Is that the mechanicals are much very, very small. And there are no visible, you know, compressors and other large elements on the exterior of the buildings.

876

01:50:08.430 --> 01:50:09.990

Karin: Sorry, did I go over the main

877

01:50:12.240 --> 01:50:24.450

Karin: So the name materials, again, are the fiber cement cardboard citing we're looking at fiberglass triple pane windows.

878

01:50:25.980 --> 01:50:37.950

Karin: With simulated divided lights, although there is a chance, especially with a six over six, that they may be external grids, as opposed to fully simulated divide the lights again for the performance of the window.

879

01:50:38.940 --> 01:50:57.780

Karin: That is has not been decided in full yet. I also have to mention that were early in the stage of going through all the regulatory approvals. So there's still there was likely to be some massaging of various design elements and also be bedding bedding for price and availability.

880

01:50:59.130 --> 01:50:59.760

Karin: So,

881

01:51:01.170 --> 01:51:08.730

Karin: And I, I understand the process and that if there are any major changes that we would come back to you.

882

01:51:10.230 --> 01:51:11.280

Karin: With any of those

883

01:51:14.790 --> 01:51:17.790

Karin: So some of the other other elements. I'm

884

01:51:19.140 --> 01:51:34.770

Karin: Windows fiberglass trim would also be the the fiber cement flat stock casings we're showing a one by six on the top one by four on the size and a historic so

885

01:51:39.150 --> 01:51:42.150

Karin: Asphalt asphalt shingle roofs.

886

01:51:44.940 --> 01:51:47.760

Karin: And some of the details here for those

887

01:51:49.200 --> 01:51:58.260

Karin: casings. So, again, are showing a six over six. In some areas, and two over two these will be casement windows not truly double hung. And again, that's for

888

01:52:00.570 --> 01:52:01.320

Karin: Efficiency.

889

01:52:05.760 --> 01:52:08.640

Karin: The doors. This is a first take.

890

01:52:09.390 --> 01:52:18.540

tedzuse: In 300 question. Are you are you are you are calculating these as as double hung so that the mid, mid rail would be wider.

891

01:52:19.230 --> 01:52:24.870

Karin: You know, we're just, we're trying. We're looking into that if there's a possibility to do that. That would be a preference.

892

01:52:25.590 --> 01:52:41.400

Karin: That it's interesting. They're not that many. It's still not that many triple pane windows that are fabricated in the US and the European ones tend to be very expensive. So there's not a ton of choice. We would like to, though. That's one of the things that we would like to do

893

01:52:47.070 --> 01:52:56.580

Karin: Again, sorry, on the doors, I would like to point out a couple of other door options when we get to the cut sheets, just to ask your, your, your take on those as well.

894

01:52:57.960 --> 01:52:59.430

Karin: So you can see some of our typical

895

01:53:00.750 --> 01:53:01.860

Karin: Building sections here.

896

01:53:04.470 --> 01:53:07.080

Karin: You know, highly insulated two by six.

897

01:53:08.640 --> 01:53:11.160

Karin: That and then regions relational next year.

898

01:53:12.900 --> 01:53:28.650

Karin: And we do have some plans here mostly to show that the scale of things we are looking at 42 by roughly 62 on the larger buildings where they have. We have some of the three bedroom apartments and 42 by 56 on the

899

01:53:30.870 --> 01:53:33.300

Karin: Two bedroom buildings.

900

01:53:34.320 --> 01:53:36.240

Karin: You can see they all have

901

01:53:38.370 --> 01:53:49.170

Karin: They are sorry we've articulated those so that they do feel like separate volumes. So they're not one gigantic rectangle, we've rotated.

902

01:53:49.650 --> 01:54:00.990

Karin: Some of the roof lines so that we do have some variation and they do reflect sort of the private and the more public or private bedroom versus open living

903

01:54:03.390 --> 01:54:04.050

Spaces.

904

01:54:05.760 --> 01:54:09.660

Karin: To the buildings have their engines is on the better side.

905

01:54:10.740 --> 01:54:17.040

Karin: So that's what these ones are here and that's why we don't have. They're very, very similar, very similar buildings, but they

906

01:54:18.120 --> 01:54:23.340

Karin: The location of their entry is is different. These ones, for instance, are

907

01:54:24.510 --> 01:54:30.270

Karin: Are the buildings that are whose entries are off the parking lot and we wanted to have the very open

908

01:54:31.740 --> 01:54:34.830

Karin: Open plan spaces on the back side for those ones.

909

01:54:39.660 --> 01:54:40.500

Karin: I'm

910

01:54:42.270 --> 01:54:49.050

Karin: The elevations, I realized when I say yeah, the elevations, the sort of the heights of the buildings are

911

01:54:50.100 --> 01:55:03.270

Karin: measured from the grade not turn on the grain, the first floor to the range, we know that these will all be a be accessible. So the ground floor will be very close to a grade on certainly on the entry side.

912

01:55:04.620 --> 01:55:14.250

Karin: So we're measuring the for the moment, remembering the height of the building from the first floor to the top of the ridge and those are roughly 20

913

01:55:15.420 --> 01:55:21.870

Karin: Dimensions here 27 eight to 31 six of the highest highest one here.

914

01:55:24.600 --> 01:55:27.360

Karin: So here's a render view of the

915

01:55:30.090 --> 01:55:38.400

Karin: Other site plan and again that the bit. The first elevations that we're showing here, the ones that are all in this area here. I'm here.

916

01:55:40.980 --> 01:55:42.780

tedzuse: And stay here. Did we see it up.

917

01:55:43.050 --> 01:55:44.070

tedzuse: Did we see the

918

01:55:45.480 --> 01:55:48.240

tedzuse: East elevation to building a

919

01:55:49.170 --> 01:55:49.860

Yes.

920

01:55:56.160 --> 01:55:58.140

tedzuse: Oh look, it was back

921

01:55:59.700 --> 01:56:05.580

Karin: Building. Oh, you're right. I'm sorry. So that, sorry. Yeah, building a we used to build a building.

922

01:56:05.790 --> 01:56:07.560

tedzuse: The East is the is the

923

01:56:08.310 --> 01:56:10.050

Karin: Top top one. Right. And sorry, yeah.

924

01:56:10.110 --> 01:56:12.750

Karin: So actually, you're right. We're showing that on the on the private page.

925

01:56:13.230 --> 01:56:14.250

Karin: You're right. Yeah.

926

01:56:15.840 --> 01:56:19.470

Karin: Yeah, that actually will not be as visible as the other ones, but you're but

927

01:56:21.330 --> 01:56:21.570

Karin: Yeah.

928

01:56:23.520 --> 01:56:28.830

Karin: It's shown there at the end, it's, it's the similar one as the building be here.

929

01:56:30.060 --> 01:56:32.010

Karin: It's a mirror of that building.

930

01:56:35.880 --> 01:56:38.190

Karin: We then have some renderings which I'd like to show you

931

01:56:39.690 --> 01:56:45.360

Karin: This is a bird's eye view roughly from the corner of old Whitfield and stonehouse lane.

932

01:56:47.640 --> 01:56:53.670

Karin: This being sort of the most visible view if you're driving onto the onto the property.

933

01:56:57.660 --> 01:57:04.050

Karin: And this is a sort of the meadow ventral meadow and wetlands. Here we are proposing a

934

01:57:05.400 --> 01:57:11.880

Karin: Some sort of grouping of trees to create some privacy and

935

01:57:13.500 --> 01:57:19.230

Karin: Privacy of us, especially from the Center for children and their playground out to this area.

936

01:57:21.090 --> 01:57:21.240

Karin: I

937

01:57:21.360 --> 01:57:22.200

Karin: Do not have a life.

938

01:57:22.260 --> 01:57:27.960

tedzuse: And what is what's the distance between the Center for children in the corner of that building a

939

01:57:29.940 --> 01:57:31.290

Karin: Let me look at that.

940

01:57:31.470 --> 01:57:32.490

tedzuse: I mean just roughly

941

01:57:32.700 --> 01:57:35.040

Karin: Yeah, let me just say see on here.

942

01:57:36.750 --> 01:57:43.680

Karin: To me it looks like it's about 15 feet, but you're across the park parking lot again.

943

01:57:43.710 --> 01:57:50.250

Karin: For. Right. Right. Yeah. So if you're looking straight in straight orthogonal probably 1520 feet.

944

01:57:51.780 --> 01:57:56.460

Karin: In our previous version had it sort of really encroaching on that. Oh, sorry.

945

01:57:57.090 --> 01:58:05.760

Karin: Yeah, I had it, you know, this used to be much closer here. I was one of the things we were really trying to trying to do the main view from the Center for children is kind of from here.

946

01:58:06.090 --> 01:58:14.460

Karin: You know, this is where you get the big this so luckily enough. Luckily, that's the part that has that said that lovely big room of there and everything. If any of you have been out there. Beautiful.

947

01:58:16.140 --> 01:58:22.080

Karin: And so this is that that view. This has smaller windows and you're not up as high as on this one.

948

01:58:26.850 --> 01:58:33.180

Karin: This one is a view as you're entering. So this is as you're entering the shared driveway.

949

01:58:34.290 --> 01:58:37.410

Karin: So this is what we're calling a building a building me

950

01:58:40.170 --> 01:58:43.410

Karin: Right now knowing again that you're not. You're not.

951

01:58:46.200 --> 01:58:53.550

Karin: Voting on colors. We're showing some muted tones. We don't know yet exactly what they'd be but we just want to show some idea of

952

01:58:54.750 --> 01:58:57.120

Karin: A color family with some variation

953

01:59:02.490 --> 01:59:04.410

Karin: And here's a view from the

954

01:59:05.730 --> 01:59:11.100

Karin: Other side of the of the parking lot buildings, C and D.

955

01:59:13.380 --> 01:59:15.210

Karin: And these are corner.

956

01:59:16.320 --> 01:59:21.960

Karin: Condition, which may be visible from role would park. Hello there are quite a few trees there.

957

01:59:23.760 --> 01:59:26.970

Karin: That give you sort of a peek through to the meadow.

958

01:59:28.140 --> 01:59:29.310

Karin: And wetlands beyond

959

01:59:34.320 --> 01:59:39.930

Karin: And here is one of the buildings on a building see visible from the parking lot.

960

01:59:44.190 --> 01:59:45.390

Karin: Buildings, A and B.

961

01:59:47.130 --> 01:59:54.780

Karin: Again, here you can see some of the differences, just in the in the window types, trying to really break up some of these volumes.

962

01:59:56.400 --> 02:00:08.490

Karin: In all cases, there is a single entry door and a staircase of things. Yep. The second floor. So the four entries to the apartment building are from a hallway located here.

963

02:00:13.140 --> 02:00:14.580

Karin: And with some of these, you have

964

02:00:15.900 --> 02:00:18.750

Karin: balconies or a common Veranda

965

02:00:24.810 --> 02:00:30.810

Karin: We have not, you know, really looked at grade yet, but it is possible that one and there will be more

966

02:00:32.070 --> 02:00:32.700

Karin: Visible

967

02:00:34.530 --> 02:00:37.530

Karin: foundation walls so we're

968

02:00:39.000 --> 02:00:50.760

Karin: It's not hasn't been decided yet. I also started to say before we do not have a landscape plan as yet we are still early in the process. We do want to have a sense from you, especially

969

02:00:52.290 --> 02:00:55.080

Karin: massing and building location.

970

02:00:57.090 --> 02:01:00.120

Karin: Before we really delve into the the civil and the landscape.

971

02:01:03.060 --> 02:01:13.020

Karin: And that's, that's it for the presentation portion. Then we also have the cut sheets which I will then locate one second.

972

02:01:17.880 --> 02:01:18.780

Karin: It will just leave them in here.

973

02:01:20.880 --> 02:01:40.350

Karin: So here are siding trim. We talked about the Hardy word or as a basis of design hardy board roofing asphalt shingles windows, we're looking at elfin path has Windows triple plane doors. Right now we're looking at Pro via insulated fiberglass doors decking

974

02:01:42.120 --> 02:01:44.700

Karin: The tricks pre finished composite decking

975

02:01:45.780 --> 02:01:54.690

Karin: reeling also composite system with the ones that have the the the depth of, you know, true kind of wood size is not the spindly ones.

976

02:01:55.320 --> 02:02:06.660

Karin: And site your site lighting right now we don't have any lighting on the building does yet we don't receive very much except right at the entries. But we're also, we're going to be looking at one parking lot light.

977

02:02:09.030 --> 02:02:10.650

Karin: So the siding.

978

02:02:13.080 --> 02:02:13.530

Karin: We're not

979

02:02:14.730 --> 02:02:17.760

Karin: We're thinking about a four inch to six inch exposure.

980

02:02:21.390 --> 02:02:24.960

asphalt shingles in classic colors.

981

02:02:29.340 --> 02:02:38.940

Karin: Trim also the party. These are windows that are the triple pane windows and they do come as a default like this and you can see

982

02:02:41.940 --> 02:02:49.020

Karin: Especially, they don't as their default. They don't have a thickened sash, but we would look into them.

983

02:02:54.570 --> 02:03:03.930

Karin: And then doors were looking at insulated doors and these are a number of the ones that we were thinking of on some of these that are further

984

02:03:05.490 --> 02:03:08.400

Karin: Customizable within the you know the glass.

985

02:03:09.480 --> 02:03:10.470

Karin: Glass types.

986

02:03:11.760 --> 02:03:12.720

The glass portion. Sorry.

987

02:03:14.130 --> 02:03:14.940

This is one of the

988

02:03:16.050 --> 02:03:19.740

Karin: Default ones that they have external grids.

989

02:03:22.800 --> 02:03:30.000

Karin: Flush door for little there's some little sheds that are not very visible probably just flashed doors there.

990

02:03:31.800 --> 02:03:33.510

Karin: And a probably a gray.

991

02:03:34.830 --> 02:03:35.520

Karin: porch.

992

02:03:38.400 --> 02:03:48.270

Karin: The railing in a white not not these proportions more of these proportions here only want to make sure it's not the shiny.

993

02:03:49.410 --> 02:03:57.450

Karin: Type, you know, somebody that has a matte look that's very, very similar to what but that does not require maintenance nearly as much as would

994

02:04:02.040 --> 02:04:02.640

Karin: And then

995

02:04:03.690 --> 02:04:04.800

Karin: Parking lot light.

996

02:04:06.000 --> 02:04:07.440

Karin: Ones that are fairly typical

997

02:04:08.520 --> 02:04:09.840

Karin: Using Guilford quite a bit and

998

02:04:11.790 --> 02:04:15.330

Karin: Give those to keep the polls as low as possible.

999

02:04:16.440 --> 02:04:17.850

Karin: slightly warm light.

1000

02:04:19.470 --> 02:04:22.110

Karin: And color TBD. But right now we're looking at a basic block.

1001

02:04:26.310 --> 02:04:27.480

Karin: And that's it for

1002

02:04:29.400 --> 02:04:31.200

Karin: The materials as well.

1003

02:04:43.350 --> 02:04:45.210

Guilford Host1: Does that conclude your presentation.

1004

02:04:45.540 --> 02:04:50.850

Guilford Host1: Yes. Okay. Thank you. Yes, commission members have any comments, questions.

1005

02:04:53.790 --> 02:04:59.700

Reno: So first I'd like to just start by saying that this has come a long way since the initial presentation.

1006

02:05:00.960 --> 02:05:15.960

Reno: And I'm want to thank you for the amount of detail that you've thought you've given to this and presenting to the Commission, it will help generate questions and help us to make

1007

02:05:17.760 --> 02:05:22.020

Reno: Any comments, a little easier. So thank you for all the information you provided to us.

1008

02:05:23.430 --> 02:05:29.790

Reno: Um, I guess I'll say one general statement as well as this is this project is a

1009

02:05:30.900 --> 02:05:41.850

Reno: unique opportunity for the district, because not often do we have new construction. A lot of it or little renovations and as we've pointed out.

1010

02:05:43.320 --> 02:05:52.800

Reno: Throughout the Commission's history is that our charge is not to create and maintain a snapshot in time our time, our charge

1011

02:05:53.460 --> 02:06:06.150

Reno: Is to review and observe architecture and Bill environment and how that complements and doesn't compete with the existing context.

1012

02:06:06.810 --> 02:06:26.550

Reno: So we have an interesting side here with a new barn structure and this proposed housing nestled in with, you know, some 18th century 19th century homes. So to that again. I like to thank you for the attention to detail and

1013

02:06:28.350 --> 02:06:30.120

Reno: And, you know, the thought process of that.

1014

02:06:31.590 --> 02:06:45.000

Reno: Before we get into the specifics, I will say, for one thing, I'll be looking at as well is when you come back, and when you work through the other commissions and stuff as part of the landscape and site plan will look at fencing.

1015

02:06:46.110 --> 02:06:54.720

Reno: Will be key to look at lighting the site lighting and the fixtures what you have for your lumens your foot candles breads, your cut offs.

1016

02:06:55.290 --> 02:07:06.720

Reno: Because this is a nice dark nestled area and you're going to have to deal with security concerns and it concerns and basically a light hotspot, and the in a quiet.

1017

02:07:08.490 --> 02:07:09.960

Reno: Portion of the district here.

1018

02:07:11.010 --> 02:07:20.970

Reno: So yeah temp color temperature poll heights. You have pulled lights are huge on that. And we've even looked at other applications where they set the site lighting on timers.

1019

02:07:22.140 --> 02:07:30.030

Reno: Where they're not on 100% or they didn't down time clocks and such. So those are things to consider when you present landscape plan.

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02:07:33.060 --> 02:07:34.050

Reno: With that is

1021

02:07:37.530 --> 02:07:48.480

Reno: It's impressive that you're going with a passive house and that you have such high quality materials on any project, let alone affordable housing project. So, um,

1022

02:07:49.560 --> 02:08:03.210

Reno: And again, our trick is to take modern durable materials within the district and and was it 27 years ago 25 years ago, we wouldn't even look at anything that was wasn't what

1023

02:08:05.460 --> 02:08:05.760

tedzuse: But

1024

02:08:05.910 --> 02:08:12.210

Reno: But it helps to maintain the structures and the built environment for durability. So they've come a long way.

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02:08:14.280 --> 02:08:21.270

Reno: Before again the specifics up. Does anyone have any specific topics that they'd like to start off on review.

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02:08:21.870 --> 02:08:33.810

tedzuse: Well, I think, and straight here. I think before as you before we get into crunching the, the real details of this. I think the things

1027

02:08:35.160 --> 02:08:41.370

tedzuse: The components of this design that that make it fit in the district well

1028

02:08:42.690 --> 02:08:57.870

tedzuse: I'm concerned. Maybe those exactly the targets. When the funding doesn't come back quite quite sufficient and we have to go in and and meet a budget and I'm looking at, at every single one of these buildings has

1029

02:08:58.110 --> 02:08:59.550

tedzuse: At least four different

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02:08:59.610 --> 02:09:03.930

tedzuse: Framing situations into the roof and

1031

02:09:05.070 --> 02:09:11.010

tedzuse: I can only imagine that one way to to meet budget is going to be to streamline that and then

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02:09:13.800 --> 02:09:28.860

tedzuse: You know that that sort of leaves us hanging on because exactly the things that that bring us to approve a building like this are the ones that I am concerned are the most vulnerable when it comes to

1033

02:09:31.350 --> 02:09:32.190

tedzuse: Meeting a

1034

02:09:33.450 --> 02:09:33.990

tedzuse: A budget.

1035

02:09:43.620 --> 02:09:45.330

tedzuse: Well that shut down the conversation.

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02:09:49.080 --> 02:09:49.500

Reno: So we

1037

02:09:50.550 --> 02:09:51.390

tedzuse: Will be

1038

02:09:52.470 --> 02:10:07.080

tedzuse: A number of times that that you're not going to be in a final design phase ON THIS FOR SEVEN seven months and then if you don't get the funding in the first round, and you have to go back for another round. It could be a year and a half, and

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02:10:09.960 --> 02:10:24.450

tedzuse: At what point do we have, do we have a design that's final enough for us to prove it and be relatively confident that it's it's not going to get attacked

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02:10:24.930 --> 02:10:26.970

Karin: Yeah, well I if I, if I may.

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02:10:28.170 --> 02:10:33.270

Karin: I think the the best way forward is to

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02:10:34.380 --> 02:10:50.700

Karin: If you could list what it is. You still need beyond. I know that we're going to discuss what is already been presented to you. But beyond what level of detail we have here. What you still need them. I've already made a list of some of the don't landscape and lighting.

1043

02:10:51.720 --> 02:11:10.350

Karin: So that we can make sure that we have in hand, the certificate appropriateness in order to go to funding that is a key portion, as far as I understand, to be able to compete in that round.

1044

02:11:11.460 --> 02:11:17.010

Karin: Going they want all of the regular Tories to be in order. It's a little bit of

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02:11:18.360 --> 02:11:28.350

Karin: You know, as a cycle. It always is with with with any of these types of projects new projects in town, but especially with this one, where we're trying to do it in a situation where we have

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02:11:29.760 --> 02:11:32.820

Karin: Difficulty getting on to agendas and and

1047

02:11:34.380 --> 02:11:35.400

Karin: Understandably so

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02:11:36.480 --> 02:11:48.960

Karin: But I think what we're going to be doing is looking at the design portion. We're also looking at this subdivision portion. Those are going to be running concurrently with the idea, though, that in seven months, we do need to have

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02:11:50.670 --> 02:11:51.990

Karin: All of all of the approvals.

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02:11:53.400 --> 02:11:58.410

Karin: So we are starting our, you know, detailed design now. Yeah.

1051

02:11:58.920 --> 02:12:10.770

tedzuse: Well, the, the, the elevations and the details on the on the back sides you readily admitted you hadn't got the elevations yet. And so, so those details, probably we

1052

02:12:11.040 --> 02:12:12.240

Karin: Need. Yeah.

1053

02:12:18.060 --> 02:12:28.500

Reno: So, and for tonight's procedure and correct if I'm wrong, because a formal application was submitted right um

1054

02:12:30.330 --> 02:12:35.430

Reno: We will have to act at some point on this it. But the question is,

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02:12:35.610 --> 02:12:36.930

tedzuse: You have till June, right.

1056

02:12:37.770 --> 02:12:40.350

Reno: Right, but they're not going to go through regulatory before June.

1057

02:12:41.160 --> 02:12:58.230

Reno: Right, so the way it's the way it's playing out right now because the application came in as a as an application, it seems to me that the only thing we can do right now is fo and discuss the application as presented today as a project.

1058

02:12:59.250 --> 02:13:03.270

Reno: Should it go through regulatory commissions and get hashed and slashed and

1059

02:13:05.010 --> 02:13:07.560

Reno: Changed it would have to come back.

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02:13:08.550 --> 02:13:09.930

Guilford Host1: I agree, Randy.

1061

02:13:10.500 --> 02:13:22.890

Reno: I mean, since there is that there's an application and procedure in place now so we can do our due diligence flush out all the aspects and concerns now.

1062

02:13:23.430 --> 02:13:34.770

Reno: Have a decision. And then once the architect takes this through regulatory because we all know regulatory is going to have some say. And the other thing too is budgets are gonna have a say on this, but

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02:13:36.090 --> 02:13:38.250

Reno: At least we'll have a decision and

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02:13:39.450 --> 02:13:44.940

Reno: That can be used with regulatory and then we'll have to see what happens in six, seven months.

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02:13:45.930 --> 02:13:52.320

tedzuse: So, so we might say, and straight. Again, we might say something to the effect of the drawings is presented.

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02:13:53.760 --> 02:14:04.200

tedzuse: We, we have approved the following critical details are missing. And we reserve the right to bring the whole project back prior to

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02:14:07.140 --> 02:14:11.310

tedzuse: See, but I'm not sure that's the way I'm not sure that's the way we can do that.

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02:14:12.450 --> 02:14:15.060

tedzuse: I mean, because if we give it a certificate of appropriateness.

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02:14:15.150 --> 02:14:22.980

tedzuse: Then, then you know it is what it is. And we can't, we can't really call it back for a full on review again.

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02:14:23.280 --> 02:14:23.910

Reno: Yes, we can.

1071

02:14:26.370 --> 02:14:26.580

Reno: Sorry.

1072

02:14:27.090 --> 02:14:44.970

tabuchanan: Sorry this is Teresa. I was just gonna say we don't often do this, but can we list the things that if they change or it or if there's some some sort of list of items that we think are important, that we're looking at.

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02:14:46.230 --> 02:14:50.160

tabuchanan: That if they change the whole thing must come back to us.

1074

02:14:50.790 --> 02:14:52.650

Guilford Host1: Well those were the stipulations. Correct.

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02:14:53.070 --> 02:14:54.180

tedzuse: Yeah, but

1076

02:14:54.600 --> 02:15:03.600

Reno: This is Reno and that's going to be very tough thing to do because the fact of making a specific list. If it's not on the list, someone can say, well, you didn't make that

1077

02:15:03.630 --> 02:15:04.800

tedzuse: That was a specific point

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02:15:05.190 --> 02:15:09.570

Reno: Right, so you're actually by being as specific are actually

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02:15:09.660 --> 02:15:11.880

Reno: making it harder, making it harder. Right.

1080
02:15:12.150 --> 02:15:12.750
I see.

1081
02:15:13.770 --> 02:15:26.160
tedzuse: And again, and and Aaron. The, the zoning enforcement officer has been quite strict with me and Randy about she doesn't. She doesn't like it when we

1082
02:15:28.200 --> 02:15:37.530
tedzuse: issue a certificate of appropriateness with with stipulations with with things that haven't been decided to be determined at a later date.

1083
02:15:39.330 --> 02:15:40.020
tabuchanan: Right.

1084
02:15:41.730 --> 02:15:53.130
Reno: Well, there's. So generally speaking, this is Reno. Again, generally speaking, the items on a normal application shouldn't say normal because everyone's unique, but on the

1085
02:15:54.360 --> 02:15:55.560
Reno: Typical application.

1086
02:15:56.790 --> 02:15:58.140
Reno: If they change the form

1087
02:15:59.460 --> 02:16:04.860
Reno: If they change the fenestration if they change anything on the envelope, then it comes back to us.

1088
02:16:06.390 --> 02:16:11.760
Reno: As an you know as a. Now, to what degree. Like, for example, if

1089
02:16:13.740 --> 02:16:26.970
Reno: It's a little bit of a variable right now. For example, when I'm looking at right now if that front porch was cut in half and the only one half that I'm not sure we'd have to look at it, I think, to your earlier point, and we'd have to we'd have to

1090
02:16:28.230 --> 02:16:33.930
Reno: Get some language in there that allows us to have the purview to bring it back.

1091

02:16:35.580 --> 02:16:35.880

Oh, I

1092

02:16:36.990 --> 02:16:41.640

tedzuse: What I i think i would rather see whatever we do tonight being

1093

02:16:42.780 --> 02:16:46.230

tedzuse: That sort of the final paragraph, saying, and

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02:16:47.490 --> 02:17:08.880

tedzuse: Because we know there's going to be changes, we were calling this back at the last step after the last change after the funding is in place after you know you're just about ready to hand it over the contractor and then we get one more whack at it to get any of those places where

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02:17:11.460 --> 02:17:31.530

tedzuse: It had been changed, you know any of the forms change any of the fenestration changes, any of the porches change and you any, any of that because I, I'm just concerned that by the time this goes through all the rest of the of the approvals. It isn't a look anything like this. So,

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02:17:31.980 --> 02:17:37.620

tedzuse: Get involved with projects like this and they start out looking great like this and they end up looking like what we had.

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02:17:37.620 --> 02:17:38.220

Before

1098

02:17:39.870 --> 02:17:52.290

Reno: This is reno den. So we've done this before with applications when they have to go in front of wetlands or zoning we've said something to the extent of okay we reviewed this application we prove this application.

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02:17:55.500 --> 02:18:03.630

Reno: And we're in support of the application should anything change and it has to come in front of us. So I think we can craft something similar to that saying

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02:18:04.080 --> 02:18:14.730

Reno: Once this project goes through all the regulatory reviews. We like the applicant to come back to us for an informal hearing, at which time

we could decide whether this needs to come back to the formal application.

1101

02:18:17.460 --> 02:18:20.130

Karin: Man massive question. Sure.

1102

02:18:20.190 --> 02:18:20.490

Karin: Yes.

1103

02:18:20.940 --> 02:18:22.050

Guilford Host1: The public leading so

1104

02:18:22.620 --> 02:18:23.010

Oh,

1105

02:18:24.270 --> 02:18:24.870

Guilford Host1: Yes, um,

1106

02:18:25.560 --> 02:18:26.460

Karin: The question is,

1107

02:18:27.840 --> 02:18:30.060

Karin: If there is then a

1108

02:18:31.170 --> 02:18:34.050

Karin: Letter or certificate that

1109

02:18:35.220 --> 02:18:43.740

Karin: That is, you know, there's something that's in in writing that says this is approved. I mean, typically when things are approved. If there's a change. You have to go back

1110

02:18:45.150 --> 02:18:46.830

Karin: Are you saying that you would like to them.

1111

02:18:48.450 --> 02:18:50.700

Karin: issue a certificate. By the time we go to funding.

1112

02:18:53.130 --> 02:18:55.500

Reno: Well, correct from wrong.

1113

02:18:56.940 --> 02:19:05.610

Reno: Randy and and but typically we normally vote on the application and on whether or not this the application will have a certificate of appropriateness.

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02:19:08.310 --> 02:19:11.190

Reno: And that is the letter, you're looking for. Okay.

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02:19:13.980 --> 02:19:17.280

Karin: Talking about with something that was something different from that.

1116

02:19:17.790 --> 02:19:19.470

Reno: No, we're just looking for

1117

02:19:21.570 --> 02:19:37.740

Reno: Because they're there are valid concerns that once you go through seven whatever different commissions and funding and everything else that they're very likely could be some changes which is our purview of whether it voids. The original CFO receive a rather

1118

02:19:39.990 --> 02:19:43.440

To answer Teresa, you can say that

1119

02:19:45.510 --> 02:19:48.150

Guilford Host1: You know changes have to come back to the Commission.

1120

02:19:49.410 --> 02:19:54.090

Guilford Host1: Such as, but not limited to, and then list some of them.

1121

02:19:55.290 --> 02:19:57.690

Guilford Host1: That you're concerned about in the CEOs.

1122

02:19:59.190 --> 02:20:06.120

tedzuse: This is an again. I think I would be inclined to say something like any change any deviation from what we approved here.

1123

02:20:09.000 --> 02:20:22.980

tedzuse: Because as soon as you say, Well, if it's a small change we're okay with that and and you know we deal with property owners all the time to say, oh, it's pretty much the same. And they're pretty much the same is nowhere near what are pretty much the same is

1124

02:20:24.390 --> 02:20:31.890

tedzuse: Yeah, I'm just saying that if you didn't want to miss things because you think you're locking yourself in you, so that you're not any changes.

1125

02:20:32.670 --> 02:20:39.480

Reno: So, and would you say that they would come back for an informal and then we would review at that time and whether it needs to be resubmitted

1126

02:20:41.100 --> 02:20:48.690

Reno: Right, or just come back as a guest some somehow we have to have a vehicle to review what's been yeah for the ringer. Yep.

1127

02:20:49.710 --> 02:20:55.650

tedzuse: And and so I mean what what Karen needs out of this is

1128

02:20:56.970 --> 02:21:00.540

tedzuse: Some kind of a letter that says go ahead with this plan.

1129

02:21:01.110 --> 02:21:08.490

tedzuse: Correct. What we need to not do is to issue a letter that says, that's fine. We're done.

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02:21:09.690 --> 02:21:10.260

tedzuse: You know,

1131

02:21:11.790 --> 02:21:19.950

tedzuse: And because we're not done. We're not done until the last change is approved by us and and so

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02:21:21.510 --> 02:21:33.390

tedzuse: In a sense, having to issue a certificate of appropriateness whether we do it now or we do it in June, really legally says, yeah, we're done.

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02:21:34.470 --> 02:21:36.990

tedzuse: Unless there's changes and and

1134

02:21:38.760 --> 02:21:49.230

tedzuse: Then we can we get into the part about, well, it was only a little change. So we didn't think we had to come back and and you know, why are you being such jerks about this. It's just Windows

1135

02:21:49.590 --> 02:21:52.230
tedzuse: You know, and then we get marginalized again.

1136
02:21:52.740 --> 02:21:52.950
Right.

1137
02:21:54.090 --> 02:22:10.260
tabuchanan: And as Karen have to have the CFA or can we continue it and not give a sea of a now and say give do a letter that says going along this path with this, you know, these are our thoughts about it.

1138
02:22:10.890 --> 02:22:16.920
tabuchanan: You can carry on on this path, but the CFA doesn't come until the detailed design packet is done.

1139
02:22:16.980 --> 02:22:17.250
Yeah.

1140
02:22:19.050 --> 02:22:19.290
Reno: Yeah.

1141
02:22:19.860 --> 02:22:38.250
tedzuse: And again, unfortunately, that's the, that's the thing is that the clock is ticking and we have we have this meeting. This is April we have may and then in our, in our June meeting, we've got to do. We've got to make a final determination. We've either got to approve it, or deny it, or

1142
02:22:41.040 --> 02:22:45.420
tedzuse: I guess that's our only choices we can approve it. Or we can deny it, with or without prejudice.

1143
02:22:46.110 --> 02:23:07.950
Reno: But Reno. Reno again. So we so I think what we're all saying is that we could once we plug call as a public hearing talk about the applicant the application itself, but we could still make a ruling on the application. Put a letter. If we deemed that's appropriate. Put a letter on that.

1144
02:23:09.540 --> 02:23:18.180
Reno: Saying that we reviewed and supported this applicant and also put in the stipulation. And I think it's okay to go ahead and say,

1145
02:23:18.930 --> 02:23:32.580

Reno: Any change because we would like them to come back. Anyways, for an informal just to touch base. KAREN Do you or the applicant have any concerns about that, or does that sound feasible.

1146

02:23:32.610 --> 02:23:35.100

Karin: Now that I would have to

1147

02:23:35.130 --> 02:23:41.340

Karin: Check. But I would think that's, um, I would think that's a perfectly understandable.

1148

02:23:41.850 --> 02:23:47.790

Reno: We're trying. We're yeah we want to have a approach in a system because you know we set precedents and things like that.

1149

02:23:48.000 --> 02:23:48.630

Karin: Yeah, and

1150

02:23:48.810 --> 02:23:52.140

Reno: Something that's reasonable and work with, um,

1151

02:23:52.950 --> 02:23:58.800

Karin: No an informal I think would be a nice way to a good way to do it that way you can determine if it is

1152

02:23:59.850 --> 02:24:01.140

Karin: A substantial change.

1153

02:24:02.130 --> 02:24:10.560

tedzuse: Right but but then the other question. And again, is at that point if if you've changed the windows or the purchase or something.

1154

02:24:11.460 --> 02:24:21.390

tedzuse: For price consideration and you come in and we have a nice chat about it. And you say, well, it's too bad. You don't like them because that's all we can afford. So that's the way it's going to be

1155

02:24:22.470 --> 02:24:31.920

tedzuse: And and do we have the opportunity to put our foot down and say, no, that's not the way it's going to be, it's going to be no building or it's going to be this. I'm not sure that we can make that stick

1156

02:24:33.120 --> 02:24:37.470

Reno: But we do that. This is reno again. But we do that with other applicants if they want to change something

1157

02:24:39.000 --> 02:24:48.630

Reno: Yep. You know, it's we have rules in place that in theory, we don't rule on costs and color but um

1158

02:24:49.650 --> 02:24:51.300

Reno: We'd have to see what it comes back as

1159

02:24:52.920 --> 02:24:59.640

tedzuse: Well, or, or, or do we want to be, do we want to be part of the conversation.

1160

02:25:00.150 --> 02:25:15.120

tedzuse: As those changes are being made and how do we construct a letter or a certificate of appropriateness that says if at any point in the development of the design you think there are going to need to be changes we need to be part of that conversation.

1161

02:25:20.490 --> 02:25:25.380

Reno: I think that's saying the same thing is just bringing us in sooner instead of the end of the process.

1162

02:25:25.470 --> 02:25:30.360

tedzuse: And if you if you can get in there when the, when the decision is being made, you have a much better.

1163

02:25:36.030 --> 02:25:38.130

tedzuse: Air pollution development, you know,

1164

02:25:39.690 --> 02:25:41.580

Guilford Host1: I think we lost part of what you said in

1165

02:25:41.910 --> 02:25:42.840

Reno: You froze.

1166

02:25:44.040 --> 02:25:45.420

tedzuse: Up. What does that mean,

1167

02:25:48.270 --> 02:25:50.520

Guilford Host1: We didn't get your last comment. Could you restate it

1168

02:25:52.050 --> 02:26:07.680

tedzuse: I can't remember what I said. Um, if, if we can get if we can be part of the conversation at the time changes are being made, we're much more likely to be able to have some serious input into what the changes are

1169

02:26:09.300 --> 02:26:09.870

tedzuse: I think

1170

02:26:14.070 --> 02:26:27.540

Karin: Did you make it can make a comment here in when we go for funding and we think it's going to be November one, our drawings, have to be at 90% with a full budget.

1171

02:26:28.080 --> 02:26:28.380

tedzuse: Yep.

1172

02:26:28.410 --> 02:26:29.160

Karin: And coordinated.

1173

02:26:29.670 --> 02:26:30.900

tedzuse: Plans and so we should

1174

02:26:31.080 --> 02:26:34.110

tedzuse: We should talk to you before that. Yeah.

1175

02:26:35.310 --> 02:26:44.430

Karin: But I'll just say that if you can tell us what you need, between now and point you can make a decision, then we can then

1176

02:26:45.300 --> 02:26:53.070

Karin: Add all those elements concurrently with the other regulations that were regulatory percent we're doing with them the idea that

1177

02:26:53.790 --> 02:27:01.890

Karin: If there are changes when maybe we even set you know when and if there are changes that we come back in September, October so that you do have time to review again.

1178

02:27:02.970 --> 02:27:03.630

tedzuse: Yeah, I think.

1179

02:27:04.830 --> 02:27:14.790

tedzuse: And again, correct me if I'm wrong, but I think the only the only real details that we're lacking or the or the elevation related details for the

1180

02:27:16.680 --> 02:27:18.390

tedzuse: Garden side, whatever you call out

1181

02:27:18.870 --> 02:27:20.280

Guilford Host1: That's correct, yeah.

1182

02:27:21.450 --> 02:27:27.030

Karin: Um, can I ask is that is that if it's not in in the public right away is that part of your purview.

1183

02:27:30.000 --> 02:27:31.470

tedzuse: Interesting question.

1184

02:27:34.920 --> 02:27:38.940

Reno: So the question is whether technically who owns the property.

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02:27:40.740 --> 02:27:41.640

tedzuse: County Guilford

1186

02:27:42.480 --> 02:27:43.230

Reno: Public right away.

1187

02:27:47.700 --> 02:27:48.720

Reno: Just like the library.

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02:27:49.650 --> 02:27:50.820

Karin: Yeah, okay.

1189

02:27:51.090 --> 02:27:53.040

Guilford Host1: Or the or the parking lot behind

1190

02:27:53.580 --> 02:27:54.090

Reno: No, no.

1191

02:27:54.360 --> 02:27:56.550

Central's you know

1192

02:27:59.010 --> 02:28:00.900

Reno: This has been okay and Karen I'm

1193

02:28:01.260 --> 02:28:03.570

Reno: So you have your funding November 1 correct

1194

02:28:04.800 --> 02:28:06.660

Reno: You have regulatory is before that.

1195

02:28:07.350 --> 02:28:07.890

Oh, yes.

1196

02:28:08.970 --> 02:28:13.590

Reno: Okay, so we'll get a chance to flush this out after regulatory isn't before funding.

1197

02:28:16.920 --> 02:28:17.640

Karin: Yes.

1198

02:28:19.020 --> 02:28:20.160

Karin: Yeah. These parts are going

1199

02:28:21.360 --> 02:28:31.290

Karin: Sequentially I would think that the P AMP z and wonder where they're going to be the where there could possibly be any changes and

1200

02:28:32.010 --> 02:28:35.400

Karin: There were trying to get on their agenda as soon as possible.

1201

02:28:35.820 --> 02:28:46.800

tedzuse: Because we can delay this till June we can table it and wait until our June meeting to write you a letter or do you need a letter to go to those meetings.

1202

02:28:49.050 --> 02:28:52.830

Karin: I don't want to speak out of turn. I don't think we need letter, a letter to get to

1203

02:28:54.510 --> 02:28:55.230

tedzuse: But if we could

1204

02:28:55.260 --> 02:29:10.650

tedzuse: We could write something that says we're in the process of reviewing the building through like what we see, you know, we're waiting to see if there are any details that are changed by, you know, as a result of killing wetlands are Planning and Zoning

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02:29:10.860 --> 02:29:12.810

Karin: We can do something. I think that'd be very, very helpful.

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02:29:12.870 --> 02:29:17.010

Guilford Host1: I think that would be very minimal. And this is Randy, we have to make a decision in June.

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02:29:18.030 --> 02:29:18.570

Right.

1208

02:29:20.400 --> 02:29:22.620

tedzuse: But we could, but we could write a letter.

1209

02:29:23.670 --> 02:29:24.390

tedzuse: Tonight.

1210

02:29:25.560 --> 02:29:37.560

tedzuse: That says we've reviewed these buildings we like what we see. So far, there are some details that are missing because they need information from the regulatory process on England wetlands, or whatever.

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02:29:39.690 --> 02:29:42.660

tedzuse: And we're, we're going to review this again at our June meeting.

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02:29:43.680 --> 02:29:45.720

tedzuse: Or finally reveal it at our meeting.

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02:29:50.460 --> 02:29:57.150

Reno: We would, we would. This is Reno. Again, we've basically been doing the same process meaning at that point we would make a decision.

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02:29:57.600 --> 02:30:00.420

Reno: Again with the stipulation that if there are any changes.

1215

02:30:00.750 --> 02:30:10.950

Reno: Right, that they need to come back with us and informal. So it's saying the same thing. It's just pushing it out, allowing there and then the team to have a letter of support moving through regulatory

1216

02:30:11.490 --> 02:30:17.430

tedzuse: But it but that might give her the chance to fill in some of the details on the on the garden side there.

1217

02:30:18.030 --> 02:30:18.540

Reno: Correct.

1218

02:30:19.110 --> 02:30:25.770

tedzuse: That would be the only reason to do that is if you really anticipate, they're going to be changes in the next month and a half.

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02:30:27.570 --> 02:30:29.670

tedzuse: We could just hold off until

1220

02:30:30.750 --> 02:30:34.500

Reno: The good thing about that is it allows the process to move forward.

1221

02:30:35.070 --> 02:30:41.340

Reno: And allows the process move forward with support right instead of stopping the clock. Yep.

1222

02:30:49.110 --> 02:30:54.810

Reno: So are there any other questions for Karen and the team and then we can talk about

1223

02:30:57.210 --> 02:30:59.520

Guilford Host1: Okay, if there's no other questions.

1224

02:31:01.080 --> 02:31:01.830

Rob: Hello, my name is

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02:31:05.580 --> 02:31:06.780

Rob: My name is Rob charming.

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02:31:07.800 --> 02:31:08.370

Rob: Can you hear me.

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02:31:08.520 --> 02:31:11.250

Guilford Host1: Yes, please take your address, please. Yes.

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02:31:11.310 --> 02:31:16.980

Rob: My name is Rob Charney Hi Karen. My name is Rob Charney 122 white birch Dr Guilford

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02:31:18.300 --> 02:31:33.390

Rob: And I first wanted to compliment Karen on the thoroughness of her presentation I'm also among the Design Review Committee here in town. I haven't and never attended one of your meetings in on impressive how the opportunity and care for you folks are

1230

02:31:35.940 --> 02:31:51.390

Rob: A couple of quick questions. It's my understanding in regards to review of the rear of the buildings that the town actually voted to transfer the property to the developer for \$1 so that it is in fact no longer town property is that correct

1231

02:31:54.420 --> 02:31:58.470

Karin: I am wondering if our client can answer that question.

1232

02:31:59.310 --> 02:32:02.970

Andrew Martelli - NWNH: Yeah, Andrew martelli neighbor works new horizons. Good evening.

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02:32:03.330 --> 02:32:11.850

Andrew Martelli - NWNH: Just like to point out, we're currently working with the town for a subdivision application for the property where we're going to create three specific lots

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02:32:12.780 --> 02:32:19.770

Andrew Martelli - NWNH: We have some geotechnical work that needs to be done. And then the final surveying of the site and so that work has not started yet.

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02:32:20.340 --> 02:32:28.410

Andrew Martelli - NWNH: So once that work starts and the actual subdivision is approved and recorded, then the property will be transferred to neighbor works. New Horizons as the owner

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02:32:29.040 --> 02:32:29.280

Okay.

1237

02:32:30.540 --> 02:32:37.590

Rob: Thanks. It just occurred to me, having attended that meeting. I thought that's what the primary code was about along with the approval to proceed.

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02:32:38.640 --> 02:32:39.480

Rob: I do have

1239

02:32:40.050 --> 02:32:48.900

Rob: Another suggestion about a detail that would be worth reviewing and that is actually the details of the roof edges.

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02:32:50.340 --> 02:33:04.020

Rob: Most of the again the great presentation of precedent 99% of them have taught rate ends and overhangs on the east side. Once you start doing an overhead on the rig side.

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02:33:05.100 --> 02:33:17.340

Rob: The thickness of that edge both written even particular I think adds a lot to the character of the building. Overall, there's a tendency these days to take a broad range and just make it one flat.

1242

02:33:17.820 --> 02:33:21.840

Rob: Board, you know, six and a half eight and a half inches and I think

1243

02:33:22.530 --> 02:33:34.020

Rob: Some of the renderings it's nicer video or suggest where that might be vulnerable design details. It's not carefully looked at, because it does really tend to define the silhouette and character of the building as

1244

02:33:35.010 --> 02:33:44.370

Rob: It hits the sky and things like that. So I know Karen. Karen is sensitive to those issues. But I think it's a design review you guys might want to take a look at that as well.

1245

02:33:46.740 --> 02:33:58.080

Rob: And then lastly, and I have shared this with Karen, so I'm not trying to spring it on anyone. One of the things I appreciate about the development of this subsequent to the town hearing

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02:33:59.160 --> 02:34:04.890

Rob: Is that by putting these buildings in a much more direct contact with the

1247

02:34:06.240 --> 02:34:23.130

Rob: With the child care center I had been previously concerned about the height of these buildings, particularly when viewed in what is now a very nice gap when you're going down old Whitfield where Whitfield street in Westfield Split. Split where that sidewalk is at the triangle.

1248

02:34:24.360 --> 02:34:25.020

Rob: You see,

1249

02:34:26.190 --> 02:34:33.990

Rob: The old stone house on your left you barely see the fireplace from the old wrong road building, but you do see the house on State Street.

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02:34:34.650 --> 02:34:40.140

Rob: And you see a little bit of the roof of the of the of the Guilford center for children.

1251

02:34:40.710 --> 02:34:51.120

Rob: These buildings, not being really any higher than that suggests that that open view will be maintained in general, which was, frankly, one of my concerns when I first saw this thing.

1252

02:34:51.510 --> 02:34:56.460

Rob: I've made a comment at the hearing that I thought it was too much stuff being put on the property.

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02:34:57.000 --> 02:35:03.930

Rob: And it appears that the number of units has been diminished, a little bit. So the building scale has come down a little bit in there for the height.

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02:35:04.500 --> 02:35:15.930

Rob: Because the footprints been broken up into the various masses. So again, I'd like to applaud the direction it's going. I do think that muted colors works best.

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02:35:16.440 --> 02:35:20.070

Rob: Because particularly this time of year when you look out that Vista.

1256

02:35:20.760 --> 02:35:34.950

Rob: It's all grays and browns and tans, and, you know, you see a little bit of white and little bit of red. So I just like to think or suggest that I think this is is and I'm just a person. I think this is moving in the right direction and

1257

02:35:35.910 --> 02:35:47.340

Rob: My other question was, with the Rossa building group on board, it seems to me that their responsibility as pre construction advisors is to constantly advise

1258

02:35:48.210 --> 02:35:57.720

Rob: The owner and the architect about where costs are going so that theoretically in three months, there should not be a surprise that says, whoops.

1259

02:35:58.230 --> 02:36:12.120

Rob: Reframing is changed direction too many times we can't afford this. And that's the reason you have a pre construction advisor. So hopefully it's a relatively linear process and it seems that

1260

02:36:14.010 --> 02:36:22.800

Rob: the purview of the remaining regulatory agencies probably have much less to do with the building form the building look and their position on the site.

1261

02:36:24.630 --> 02:36:36.630

Rob: So that the cost evaluation associated with the building should be, it will be maintained pretty currently as the Divine Design. Anyway, thanks for hearing me out. I appreciate it.

1262

02:36:37.410 --> 02:36:38.340

tedzuse: Thank you for coming.

1263

02:36:40.170 --> 02:36:43.530

Guilford Host1: Anyone else from the public want to make a comment for it gets

1264

02:36:50.460 --> 02:36:52.980

Guilford Host1: There being no further comments, I will move to

1265

02:36:54.300 --> 02:36:55.530

Guilford Host1: Public portion of the meeting.

1266

02:36:56.580 --> 02:36:57.510

Guilford Host1: To the regular meeting.

1267

02:36:59.640 --> 02:37:01.950

Guilford Host1: First, I'd like to ask the Commission to

1268

02:37:05.730 --> 02:37:09.210

Guilford Host1: Have a discussion on the approval of the minutes from the previous meeting.

1269

02:37:11.730 --> 02:37:14.520

Guilford Host1: Any member have any comments as to the

1270

02:37:15.720 --> 02:37:17.460

Guilford Host1: Minutes from the previous meeting.

1271

02:37:17.940 --> 02:37:20.580

john cunningham: John Cunningham and make a motion to approve the minutes.

1272

02:37:23.310 --> 02:37:25.560

tedzuse: I'll second that. And St ever

1273

02:37:25.800 --> 02:37:28.830

Guilford Host1: I have a second and I'm going to call a role.

1274

02:37:30.870 --> 02:37:31.560

Guilford Host1: And St.

1275

02:37:32.910 --> 02:37:33.480

tedzuse: Yes.

1276

02:37:33.630 --> 02:37:34.650

Guilford Host1: Theresa buchanan

1277

02:37:34.950 --> 02:37:36.810

Guilford Host1: I don't cutting him.

1278

02:37:37.140 --> 02:37:38.850

Guilford Host1: All right, you know, my God. He

1279

02:37:39.390 --> 02:37:42.090

Reno: Didn't have to abstain. Okay.

1280

02:37:43.200 --> 02:37:44.250

Guilford Host1: Michael Mann senior

1281

02:37:44.760 --> 02:37:53.610

Guilford Host1: High and Randy McCartney votes I okay well move to a discussion on the public hearings in the order they were presented

1282

02:37:54.720 --> 02:38:02.400

Guilford Host1: Will move to discuss number 828 15 South fair Street. Any comments from the Commission.

1283

02:38:06.840 --> 02:38:16.530

tedzuse: And straight here i i think it's fine I I'm a little concerned about the brick degrading you know from from

1284

02:38:17.850 --> 02:38:34.500

tedzuse: Salt and sand and water. I'm a little concerned about the banking of the garden bed on the south side of the building. If the runoff from the roof goes into that. Are you going to create a drainage basement problem, but

1285

02:38:35.880 --> 02:38:40.110

tedzuse: I think those are are are not necessarily our details to be

1286

02:38:44.070 --> 02:38:45.870

tedzuse: Dealt with so i i

1287

02:38:47.550 --> 02:38:55.110

john cunningham: I'm just gonna, I'm just gonna throw it john coming in, they can they can run the drainage through the bed out to the driveway if they wanted to.

1288

02:38:56.130 --> 02:39:03.450

john cunningham: Probably their call. I agree. Within. I don't think you want a lot of water going into a contained area of bed next to the House.

1289

02:39:04.890 --> 02:39:19.770

john cunningham: The brick and the blue stone or fine at the time that brick breaks down 100 years from now. None of us are going to be on this board. So I'll make a motion to approve it, as presented and let them work out with Subcommittee on how they want to work out the drainage.

1290

02:39:20.670 --> 02:39:22.230

Reno: Will be on the other side of the bricks.

1291

02:39:22.560 --> 02:39:22.950
Yeah.

1292
02:39:24.030 --> 02:39:26.700
Guilford Host1: Right. We have a motion on the table to approve. Do we have a second

1293
02:39:27.840 --> 02:39:29.550
tedzuse: I'll second that. And St.

1294
02:39:29.970 --> 02:39:33.540
Guilford Host1: St. Second, I'll call a roll call. Yeah, and street.

1295
02:39:33.630 --> 02:39:35.340
tedzuse: Yes, we should be cannon.

1296
02:39:35.880 --> 02:39:41.880
tabuchanan: I was too late and missed it. So I think I better not joining in. Okay. Teresa abstains

1297
02:39:42.180 --> 02:39:43.020
Guilford Host1: John cutting him.

1298
02:39:43.530 --> 02:39:43.980
john cunningham: All right.

1299
02:39:44.700 --> 02:39:45.600
Guilford Host1: We're normal Gunny.

1300
02:39:46.020 --> 02:39:46.410
Reno: Hi.

1301
02:39:46.920 --> 02:39:47.910
Guilford Host1: Michael Mann Sydney

1302
02:39:48.420 --> 02:39:56.310
Guilford Host1: I and Randy McCartney Castle, for I and motion carries. And as approved subcommittee.

1303
02:39:58.950 --> 02:40:00.570
Guilford Host1: Is approved estimated correct

1304

02:40:02.340 --> 02:40:04.500

Guilford Host1: We have a subcommittee volunteer.

1305

02:40:05.100 --> 02:40:07.170

john cunningham: Uptake john Cunningham, I'll take a subcommittee.

1306

02:40:07.500 --> 02:40:08.220

Guilford Host1: THANK YOU, JOHN

1307

02:40:09.300 --> 02:40:10.890

Guilford Host1: Will move on to the next.

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02:40:12.540 --> 02:40:17.880

Guilford Host1: Public Hearing item number 827 87 State Street reno will have to abstain.

1309

02:40:19.140 --> 02:40:19.980

Guilford Host1: Any discussion.

1310

02:40:24.630 --> 02:40:33.570

john cunningham: Randy, I'll start again john cutting him. I liked the presentation. I liked it. Reno tried to separate the front building from the rear building. Okay.

1311

02:40:34.830 --> 02:40:42.480

john cunningham: I'm not as concerned about the colors of it. I do think a change in color, however you want to say it would be nice.

1312

02:40:44.460 --> 02:41:02.070

john cunningham: I made it. I made a suggestion that the pre cash units are very difficult to veneer. And since the existing concrete walkway is going to remain. I think that will blend with the existing concrete landing and actually work out better than trying to veneer something over the top.

1313

02:41:03.840 --> 02:41:10.140

john cunningham: I'm not an architect them a landscape architect, but the building is a very small building in front. I like to to over to

1314

02:41:12.600 --> 02:41:13.620

tedzuse: Last you john

1315

02:41:17.190 --> 02:41:18.240
tedzuse: John we lost you.

1316
02:41:18.390 --> 02:41:19.290
Guilford Host1: Lost your audio.

1317
02:41:22.740 --> 02:41:23.400
Guilford Host1: Okay.

1318
02:41:25.320 --> 02:41:27.030
Guilford Host1: And do you have any comments.

1319
02:41:27.450 --> 02:41:28.320
john cunningham: Can't hear anyone

1320
02:41:29.640 --> 02:41:30.240
Guilford Host1: Okay, we couldn't

1321
02:41:30.270 --> 02:41:32.730
tedzuse: We couldn't hear you. We couldn't hear most of what you said.

1322
02:41:33.090 --> 02:41:39.090
john cunningham: Okay, I'll start over again. I liked the way that reno presented the plan. I like the overall plan.

1323
02:41:41.400 --> 02:41:47.340
john cunningham: I like the front landing being or remaining as an existing concrete landing as opposed to the nearing

1324
02:41:48.510 --> 02:41:49.950
john cunningham: I like the window.

1325
02:41:51.090 --> 02:42:01.290
john cunningham: Detail as a two over two, as opposed to a six over six, I think it looks a little bit too busy on a very small house with that many window panes in it.

1326
02:42:01.770 --> 02:42:17.340
john cunningham: About the only thing I didn't agree with reno one and we don't hear me out canvas Cypriots have to say which you have your house. I think it's much more of a focal plant. I think will be better on one side of the house and trying to work one in on the other side.

1327

02:42:18.480 --> 02:42:30.060

john cunningham: So I think just one on that one side we showed a silhouette of a tree would be a better way to go, but overall I like the presentation and I think it's going to be a nice addition to the neighborhood.

1328

02:42:31.080 --> 02:42:33.720

Guilford Host1: THANK YOU, JOHN. Any other comments from the Commission.

1329

02:42:36.690 --> 02:42:57.090

tedzuse: I'm am here. And I think I'm going to come back to my Windows i i agree with john that I think reno has done a nice job with a very difficult project. Those two buildings, if, if ever, an addition and in a front building looked like some kind of random collision.

1330

02:42:58.320 --> 02:43:00.330

tedzuse: It's those two pieces.

1331

02:43:02.100 --> 02:43:06.780

tedzuse: A really tough project. I do think, though, that the

1332

02:43:08.340 --> 02:43:15.390

tedzuse: The proportion of the siding and the grid and the Windows is is really

1333

02:43:17.760 --> 02:43:30.660

tedzuse: Key to the design of that little front building. And I think that the window grid should be more than a two over two. I would go with a six over six.

1334

02:43:32.250 --> 02:43:43.140

tedzuse: And I think the reveal on the collaborative should be for I could probably live with six other than that and the fact that I personally hate skylights, but

1335

02:43:43.800 --> 02:43:55.170

tedzuse: skylights are okay there's five of them in the building already. I think that would be my only suggestion would be that the windows and the and the collaborative should be a smaller scale.

1336

02:43:58.140 --> 02:44:02.460

tabuchanan: Was this Teresa, I agree with and about the size of the collaborates I think

1337

02:44:03.870 --> 02:44:13.440

tabuchanan: I think the smaller sort of four or five inch is going to look more in proportion with that tiny house. I don't really

1338

02:44:14.940 --> 02:44:25.410

tabuchanan: I mean, I think the two over two would be okay. I think maybe more would be better, but I kind of understand why they want to go with the two over two. But I think the smaller collaboration is important.

1339

02:44:25.920 --> 02:44:39.300

tabuchanan: And I agree with john that I think the concrete landing is a good idea in the front and not trying to face them, but overall I think it's going to be a great improvement to that little house. I'm glad they're doing this.

1340

02:44:40.350 --> 02:44:45.810

john cunningham: John cutting it. One thing I didn't bring up the clappers I did get a tape measure out measured eight inch

1341

02:44:46.110 --> 02:45:01.320

john cunningham: I will agree with. And I think the eight inches a little bit steep for that side of that that expose clapboard I'd probably bring it down to what Theresa just said I think five to six would be more keeping with that that style of siding.

1342

02:45:08.310 --> 02:45:09.960

john cunningham: Michael Mann see any. What do you, what do you ever say

1343

02:45:12.750 --> 02:45:14.280

Michael Mancini: So, um,

1344

02:45:15.930 --> 02:45:21.750

Michael Mancini: I was kind of concerned, seeing the removal of all those plantings, but I agreed that the one

1345

02:45:23.250 --> 02:45:25.500

Michael Mancini: Where you prefer representatives as a silhouette.

1346

02:45:26.610 --> 02:45:31.080

Michael Mancini: That'd be a nice addition with the removal of the rest of them. I'm

1347

02:45:32.820 --> 02:45:35.550

Michael Mancini: Definitely a fan of six over six.

1348

02:45:37.650 --> 02:45:39.330

Michael Mancini: I thought there was a mention of

1349

02:45:41.730 --> 02:45:48.840

Michael Mancini: The dormers being extended or do I get that wrong because it looks in the plans. Everything's the same

1350

02:45:50.070 --> 02:45:52.890

tabuchanan: I think that was a previous application.

1351

02:45:53.190 --> 02:45:53.820

Michael Mancini: And

1352

02:45:54.180 --> 02:45:57.720

tabuchanan: I don't see them in this, but I think there was a previous application.

1353

02:45:58.050 --> 02:45:59.550

Guilford Host1: That she was Randy. This is correct.

1354

02:46:01.200 --> 02:46:04.710

Michael Mancini: Yep. Yeah, I'm definitely it's a

1355

02:46:05.790 --> 02:46:08.880

Michael Mancini: Tough project and I think he did a good job. Thank you.

1356

02:46:10.890 --> 02:46:13.020

john cunningham: Michael, can I ask you a question. JOHN Cunningham.

1357

02:46:15.270 --> 02:46:23.520

john cunningham: You are just in on the six over six. Are you open to having the amount of millions changed on the windows.

1358

02:46:25.560 --> 02:46:29.910

Michael Mancini: I'm sure right now it's eight over eight

1359

02:46:31.290 --> 02:46:33.330

tedzuse: I believe over eight now in the building.

1360

02:46:33.450 --> 02:46:37.920
tabuchanan: No, no. I think it's six over eight, no.

1361
02:46:38.220 --> 02:46:39.420
Michael Mancini: No, you are six or

1362
02:46:39.510 --> 02:46:40.380
tabuchanan: Eight or 12

1363
02:46:41.700 --> 02:46:42.090
Okay.

1364
02:46:43.770 --> 02:46:44.550
Michael Mancini: Um,

1365
02:46:47.910 --> 02:46:48.690
Michael Mancini: It's tough to

1366
02:46:48.990 --> 02:46:51.600
Michael Mancini: Think about how much light, light.

1367
02:46:51.960 --> 02:46:56.850
Michael Mancini: Is going to be affected if I did this without like you know really kind of getting in there but

1368
02:47:01.350 --> 02:47:02.640
Michael Mancini: I think I

1369
02:47:03.090 --> 02:47:04.530
Michael Mancini: Personally, personally.

1370
02:47:04.590 --> 02:47:05.940
Michael Mancini: Not a fan of Taylor to

1371
02:47:23.790 --> 02:47:24.270
tedzuse: So,

1372
02:47:26.610 --> 02:47:27.150
Go ahead.

1373
02:47:30.660 --> 02:47:31.050

Guilford Host1: Risa

1374

02:47:31.770 --> 02:47:32.760

tabuchanan: Oh, sorry.

1375

02:47:33.060 --> 02:47:41.700

tabuchanan: I was switching off the windows for a second to ask a question about the front handrails but if you want to carry on talking about the windows you can and then we'll switch to the handrails

1376

02:47:43.530 --> 02:47:45.060

tedzuse: No, I'm good on windows for now.

1377

02:47:45.300 --> 02:47:54.180

tabuchanan: Okay, so I think there was one, there's an existing there's one handrail on the front. And I think reno said they're going to put handrails on both sides.

1378

02:47:55.320 --> 02:48:14.760

tabuchanan: The handrail that's that's existing seems really big and kind of a large scale for the front door and those steps and I can't remember what reno said about whether they're going to try and match it or whether they're going to be to handrails in that are a bit more to scale.

1379

02:48:17.280 --> 02:48:18.720

tabuchanan: Does anybody remember what he said.

1380

02:48:18.900 --> 02:48:19.230

tedzuse: This

1381

02:48:19.350 --> 02:48:21.120

tedzuse: I was trying to look and see if we had a

1382

02:48:23.400 --> 02:48:24.090

tabuchanan: Was hard because

1383

02:48:24.870 --> 02:48:28.440

Reno: I don't have to speak, but I could share my screen to show the phonograph again.

1384

02:48:28.530 --> 02:48:30.030

tabuchanan: That would be really useful.

1385

02:48:31.950 --> 02:48:33.060

tedzuse: I've got it here.

1386

02:48:33.300 --> 02:48:33.960

tabuchanan: Oh you have it.

1387

02:48:34.500 --> 02:48:37.950

tedzuse: Well, I don't have the picture I have the drawing. So, but I, but I don't know how to

1388

02:48:39.180 --> 02:48:42.270

tedzuse: I don't know how to show it to anybody other than me so

1389

02:48:43.920 --> 02:48:45.810

john cunningham: The recent john calling him what

1390

02:48:46.260 --> 02:48:52.350

john cunningham: He suggested there are two new handrails on the land and they were a little bit lighter and

1391

02:48:52.500 --> 02:48:59.910

tabuchanan: Structure. Yeah, I just feel like the one that's existing is really big and kind of doesn't really fit with the scale of the door and the

1392

02:49:00.300 --> 02:49:08.070

tabuchanan: Landing and two of those would kind of be overwhelming, I think. But I maybe reno said that they've done a different design for the handrail. I don't know.

1393

02:49:09.870 --> 02:49:11.160

tabuchanan: reno nod your head.

1394

02:49:12.150 --> 02:49:12.540

john cunningham: haven't come

1395

02:49:12.870 --> 02:49:13.320

tabuchanan: On

1396

02:49:13.350 --> 02:49:14.370

john cunningham: You need to change. Yeah.

1397

02:49:14.430 --> 02:49:18.540

tabuchanan: Good work. Okay, so, yeah. Okay. Thank you.

1398

02:49:21.000 --> 02:49:22.380

tedzuse: Right, so I guess where

1399

02:49:29.460 --> 02:49:46.500

tedzuse: Else. I think it's an eye. It sounds to me like the only thing that that we are not in 100% lockstep agreement on is the window grits, and the reveal on the clouds that Randy, do you want to like pull people on that or do you want to

1400

02:49:48.840 --> 02:49:49.920

tedzuse: How do you want to go with that.

1401

02:49:49.980 --> 02:49:54.210

Guilford Host1: Oh, sure. We can we can pull people on

1402

02:49:59.460 --> 02:50:01.110

tedzuse: Wow. Nicely done. Michael

1403

02:50:01.170 --> 02:50:01.950

Yeah.

1404

02:50:03.480 --> 02:50:06.900

Guilford Host1: Okay, we can pull people on the windows.

1405

02:50:09.780 --> 02:50:12.180

Guilford Host1: All all call the names for

1406

02:50:13.410 --> 02:50:18.990

Guilford Host1: two over two. We'll start with that and straight. No.

1407

02:50:21.660 --> 02:50:23.100

Guilford Host1: Okay, Teresa.

1408

02:50:28.530 --> 02:50:28.680

tabuchanan: To

1409

02:50:29.040 --> 02:50:33.270

tabuchanan: Actually have a problem with it, but I guess I would also say that six over six would be better.

1410

02:50:33.690 --> 02:50:35.100

Guilford Host1: So no one to over to

1411

02:50:36.450 --> 02:50:37.260

Guilford Host1: John Carney him.

1412

02:50:37.950 --> 02:50:39.330

john cunningham: I vote for the two or two.

1413

02:50:40.320 --> 02:50:43.710

Guilford Host1: Or Jess and Reno cannot like oh man see any

1414

02:50:44.850 --> 02:50:46.080

Michael Mancini: Know for to over to

1415

02:50:52.500 --> 02:50:53.550

Michael Mancini: Get that I've been a

1416

02:50:53.580 --> 02:50:54.090

Guilford Host1: Toggle yeah

1417

02:50:54.150 --> 02:50:57.030

Guilford Host1: So we have three we have three nose and one. Yes.

1418

02:50:58.140 --> 02:50:59.520

Guilford Host1: Regardless of how I vote.

1419

02:51:00.720 --> 02:51:03.390

Guilford Host1: It would go to six over six.

1420

02:51:05.940 --> 02:51:07.260

Guilford Host1: Okay, and

1421

02:51:09.090 --> 02:51:12.330

Guilford Host1: The next item all poll is the clapboard size.

1422

02:51:13.770 --> 02:51:19.890

Guilford Host1: So I'm going to, I'm going to call a role for

1423

02:51:21.210 --> 02:51:23.340

Guilford Host1: Four to six inches, yes or no.

1424

02:51:24.540 --> 02:51:24.930

Guilford Host1: And

1425

02:51:25.320 --> 02:51:25.830

Yes.

1426

02:51:26.880 --> 02:51:27.390

Guilford Host1: Teresa.

1427

02:51:28.110 --> 02:51:31.830

tabuchanan: Yes, I think it should be four to five, four to five. All right.

1428

02:51:32.190 --> 02:51:32.970

Sean Cunningham.

1429

02:51:34.080 --> 02:51:35.400

john cunningham: I'd vote for four to six.

1430

02:51:38.010 --> 02:51:40.200

Guilford Host1: Okay, Michael Mann senior

1431

02:51:40.890 --> 02:51:42.420

Michael Mancini: High yes four to six.

1432

02:51:43.320 --> 02:51:50.880

Guilford Host1: And I vote four to six. So, so four to six carries and six over six on the Windows carries

1433

02:51:54.330 --> 02:51:55.980

Guilford Host1: I'd like to ask for emotion, please.

1434

02:51:57.030 --> 02:51:58.200

Guilford Host1: If we're done with discussion.

1435

02:52:01.980 --> 02:52:05.190

tedzuse: Um, do you want, do you want me to make emotion, Randy or

1436

02:52:05.340 --> 02:52:05.700

Guilford Host1: Right.

1437

02:52:05.940 --> 02:52:08.310

tedzuse: That'd be great. Okay, um,

1438

02:52:10.710 --> 02:52:17.100

tedzuse: I wouldn't make emotion that we approve this with the details as submitted.

1439

02:52:18.900 --> 02:52:27.660

tedzuse: With the following stipulations. We did not see skylights, although there was some indication that there would be skylights and so we would need to

1440

02:52:29.190 --> 02:52:30.870

tedzuse: Know about the skylights

1441

02:52:32.190 --> 02:52:47.340

tedzuse: We approve the changes inciting although we would like to see the collaborate on the front building the six inches or less four to six inches, and the windows to be

1442

02:52:48.450 --> 02:52:49.830

tedzuse: six over six.

1443

02:52:53.730 --> 02:52:59.460

tedzuse: The front porch stoop will remain plain concrete.

1444

02:53:01.020 --> 02:53:07.530

tedzuse: And I think. Other than that, all of the details would be as shown in the drawings

1445

02:53:07.830 --> 02:53:08.640

Guilford Host1: The railing in

1446

02:53:09.780 --> 02:53:11.670

tedzuse: The drawing show to railings.

1447

02:53:12.990 --> 02:53:14.700

tedzuse: Right, so that would be

1448

02:53:15.060 --> 02:53:15.780

tabuchanan: Smaller than

1449

02:53:17.610 --> 02:53:25.470

tedzuse: You know, the, the drawings show to to railings. Not that one. I think the only detail that we don't have is the

1450

02:53:27.090 --> 02:53:33.300

tedzuse: Actual style of the lights on the front door. And so I would remain that to a subcommittee.

1451

02:53:34.350 --> 02:53:35.730

tedzuse: That in the skylights

1452

02:53:37.050 --> 02:53:39.690

Guilford Host1: Okay, should we have a motion on the table. Do we have a second

1453

02:53:41.250 --> 02:53:43.020

john cunningham: Or second junk on it.

1454

02:53:43.530 --> 02:53:45.870

Guilford Host1: Okay, I'll call a role and street.

1455

02:53:46.290 --> 02:53:48.300

Guilford Host1: Yes, Teresa buchanan

1456

02:53:48.810 --> 02:53:49.290

I

1457

02:53:50.310 --> 02:53:51.120

Guilford Host1: John Cunningham.

1458

02:53:51.780 --> 02:53:52.200

john cunningham: All right.

1459

02:53:52.800 --> 02:53:53.820

Guilford Host1: Michael Mann CNE

1460

02:53:54.390 --> 02:53:54.810

Michael Mancini: I

1461

02:53:55.290 --> 02:53:59.340

Guilford Host1: And I'll cast a vote for I motion carries. Thank you, everyone.

1462

02:54:00.720 --> 02:54:03.270

Guilford Host1: And volunteer for subcommittee, please.

1463

02:54:04.770 --> 02:54:05.670

tabuchanan: I can do that one.

1464

02:54:06.210 --> 02:54:16.620

Guilford Host1: Thank you. Teresa. Yep. Okay. We'll move on to our third presentation number 829 neighborhood works. New Horizon 45 stone house lane.

1465

02:54:18.030 --> 02:54:19.200

Guilford Host1: Will go into discussion.

1466

02:54:25.920 --> 02:54:29.010

Reno: Since you saw the floor. Can you put that application up

1467

02:54:29.310 --> 02:54:29.610

Yeah.

1468

02:54:33.840 --> 02:54:35.700

Reno: So hard not to talk for 20 minutes

1469

02:54:39.840 --> 02:54:41.850

tedzuse: So it Karen, are you still here.

1470

02:54:45.030 --> 02:54:45.750

tedzuse: Yes, uh huh.

1471

02:54:46.110 --> 02:54:46.830

Guilford Host1: I don't

1472

02:54:47.340 --> 02:54:48.000

tabuchanan: Think she

1473

02:54:48.090 --> 02:54:49.140

Guilford Host1: can all see that the wrong.

1474

02:54:49.680 --> 02:54:54.150

Reno: Oh, she's here. She's the video and audio mute.

1475

02:54:55.200 --> 02:54:55.830

tedzuse: Oh,

1476

02:54:56.340 --> 02:54:58.380

Reno: If you click the participants on the bottom.

1477

02:54:58.380 --> 02:54:59.310

Reno: Your screen. Oh.

1478

02:54:59.370 --> 02:55:01.590

Karin: She's there here. Sorry, I couldn't find the button.

1479

02:55:01.920 --> 02:55:02.850

Karin: Did you want me to

1480

02:55:03.360 --> 02:55:06.180

tedzuse: Know, I was just curious as to whether you were staying or going

1481

02:55:06.570 --> 02:55:10.320

Karin: Oh yes, I thought you might have. You want me to share the screen I'm here.

1482

02:55:13.290 --> 02:55:13.860

Karin: I'm still here.

1483

02:55:14.220 --> 02:55:19.080

Guilford Host1: Yep. Great, thank you and discussion from commission members.

1484

02:55:20.430 --> 02:55:21.690

Michael Mancini: Can everybody see my sharing

1485

02:55:22.320 --> 02:55:23.160

tabuchanan: Yes, yes.

1486

02:55:23.610 --> 02:55:24.120
tabuchanan: Thank you.

1487

02:55:25.440 --> 02:55:31.650
tedzuse: We are so glad we have you on this Commission Michael because none of the rest of us have a clue how to do this.

1488

02:55:34.050 --> 02:55:36.390
Michael Mancini: And so already process Zoom is new to me so

1489

02:55:36.930 --> 02:55:38.070
Really. Wow.

1490

02:55:39.510 --> 02:55:40.470
tedzuse: Um, I

1491

02:55:41.700 --> 02:55:44.220
tedzuse: I was interested to hear rich Chinese

1492

02:55:45.570 --> 02:55:47.520
tedzuse: Comments, I think that we had

1493

02:55:48.870 --> 02:55:54.960
tedzuse: We had originally shared some of his issues about the site plan and the heights of the buildings.

1494

02:55:55.980 --> 02:55:58.860
tedzuse: And his comments as to the

1495

02:56:00.090 --> 02:56:08.430
tedzuse: Roof overhangs and the rake reveals, we don't have a lot of detail about that in in this these drawings

1496

02:56:12.750 --> 02:56:13.410
I don't think

1497

02:56:17.370 --> 02:56:19.830
tedzuse: I think that would be the next next level of

1498

02:56:19.830 --> 02:56:21.330
tabuchanan: Space. Yeah, yeah.

1499

02:56:25.980 --> 02:56:32.880

tabuchanan: So I think it has come a long way since the first iteration that we saw and

1500

02:56:34.140 --> 02:56:36.630

tabuchanan: I actually feel like the

1501

02:56:38.460 --> 02:56:40.680

tabuchanan: The volumes and the

1502

02:56:42.180 --> 02:56:53.490

tabuchanan: The level of change and relief that has come to them is much improved I I like is that the both the elevations and the roof.

1503

02:56:55.650 --> 02:56:58.230

tabuchanan: Changes have a lot more relief to them.

1504

02:56:58.410 --> 02:56:58.710

Yep.

1505

02:57:00.720 --> 02:57:12.150

tabuchanan: I, one of the things that I should have asked, and I didn't it. Do you think it's a requirement that there's only one door into each building and then all the doors are off of it, rather than having

1506

02:57:14.310 --> 02:57:17.040

tabuchanan: separate entrance on the free

1507

02:57:19.080 --> 02:57:20.190

Guilford Host1: Can you comment on that.

1508

02:57:20.640 --> 02:57:21.000

No.

1509

02:57:23.790 --> 02:57:24.150

tabuchanan: Okay.

1510

02:57:25.470 --> 02:57:28.230

tabuchanan: I just, I was one of the things that it feels like

1511

02:57:28.710 --> 02:57:30.300

tedzuse: With our third would doors on

1512

02:57:31.350 --> 02:57:33.870

tedzuse: Into that central quarter aren't there are two doors.

1513

02:57:34.440 --> 02:57:34.770

Are

1514

02:57:35.940 --> 02:57:36.720

tedzuse: There are there are

1515

02:57:37.140 --> 02:57:39.510

Reno: There are you go into the central door and then you

1516

02:57:39.750 --> 02:57:42.150

Reno: And then all the little off to one of the other everything.

1517

02:57:42.150 --> 02:57:45.510

tedzuse: Else on the inside. So, Michael, can you get us the floor plans.

1518

02:57:45.750 --> 02:57:49.680

Michael Mancini: I, I, these are all those sheets that have

1519

02:57:51.180 --> 02:57:52.710

tedzuse: So we had floor plans. Oh.

1520

02:57:54.030 --> 02:57:55.920

Michael Mancini: Karen wants to share. I think she had them.

1521

02:57:57.120 --> 02:57:58.080

Karin: I'm happy to

1522

02:57:58.710 --> 02:58:01.890

Michael Mancini: Okay, I can stop share that and that should allow you to share

1523

02:58:02.280 --> 02:58:05.550

Karin: I think I i'm going to override here yeah there you

1524

02:58:06.030 --> 02:58:06.150

Go.

1525

02:58:09.510 --> 02:58:10.650
Sorry, it's taking me a moment.

1526

02:58:12.510 --> 02:58:12.960
Hello.

1527

02:58:26.400 --> 02:58:26.820
Karin: Sorry.

1528

02:58:28.800 --> 02:58:31.440
Karin: I was supposed to be a full, full screen.

1529

02:58:33.240 --> 02:58:35.190
Guilford Host1: Okay, what did you want to see the floor plan.

1530

02:58:36.540 --> 02:58:36.930
tedzuse: Yeah.

1531

02:58:38.670 --> 02:58:39.180
Guilford Host1: There we go.

1532

02:58:40.830 --> 02:58:42.000
tedzuse: So, so the second

1533

02:58:42.150 --> 02:58:44.910
tedzuse: The second means of egress has got to be the porches.

1534

02:58:46.710 --> 02:58:49.140
tedzuse: And that's, that's why there's only one directory so

1535

02:58:49.170 --> 02:58:50.070
tabuchanan: There's just one door.

1536

02:58:50.100 --> 02:58:59.520
tedzuse: Yeah, because, because all of the second floor units have porches and the other ones have French doors out on to patio things

1537

02:58:59.580 --> 02:59:08.400
tabuchanan: Right, that's what's so I guess it was just interesting to me that it was when I was looking at the elevations and and the renderings

1538

02:59:10.170 --> 02:59:22.740

tabuchanan: It stuck out to me that it that what has happened since the last time I saw this project is that it feels like it has a much more residential layering to it than it did before. It's

1539

02:59:23.790 --> 02:59:34.140

tabuchanan: The first iteration felt much more commercial and this feels much more residential and so then with the residential details that have been added in it.

1540

02:59:35.670 --> 02:59:40.260

tabuchanan: Was kind of a joke to me to only have one door into such a big building

1541

02:59:41.280 --> 02:59:43.980

tabuchanan: So I guess I was sort of feeling like

1542

02:59:45.750 --> 02:59:55.290

tabuchanan: I heard a lie. It really kind of stuck out. But I guess I felt like that was a little bit that I just was wondering if that was a requirement or not or whether

1543

02:59:55.350 --> 02:59:58.980

tedzuse: If you but if you, if we look now at the elevations.

1544

02:59:59.160 --> 03:00:07.350

tedzuse: Yeah, you'll see that on the that on the front side there's that one door and backside. There's two patios

1545

03:00:07.410 --> 03:00:08.550

tedzuse: With French doors on to

1546

03:00:08.550 --> 03:00:09.450

tedzuse: patios as

1547

03:00:09.960 --> 03:00:12.450

Guilford Host1: You grow, you have a second means of egress so

1548

03:00:12.570 --> 03:00:20.160

tedzuse: Yeah, so, so you would. What you're talking about is, would there would be two doors on the front and each department would go directly into the apartment.

1549

03:00:20.190 --> 03:00:21.150

tabuchanan: Into the apartment.

1550

03:00:21.180 --> 03:00:23.730

tedzuse: Yeah, but then, but then how do you get to the second floor.

1551

03:00:25.020 --> 03:00:26.460

tabuchanan: Yeah, you would have to have

1552

03:00:26.610 --> 03:00:29.700

tedzuse: You'd have to have three doors and that would be goofy.

1553

03:00:29.820 --> 03:00:30.960

tabuchanan: That would be a bit goofy.

1554

03:00:32.280 --> 03:00:32.670

tabuchanan: Okay.

1555

03:00:33.990 --> 03:00:41.490

tabuchanan: I don't know why it kind of they look like bigger volumes than what should just have one door. For some reason, because they look residential to me.

1556

03:00:41.520 --> 03:00:41.820

tedzuse: Yeah.

1557

03:00:42.090 --> 03:00:44.100

tabuchanan: You're trying to fit into a residential scale.

1558

03:00:44.430 --> 03:00:48.240

tedzuse: Well, because we don't normally see a facade with five or six, you know,

1559

03:00:48.300 --> 03:00:48.810

Without

1560

03:00:50.010 --> 03:00:50.940

tedzuse: The other thing to

1561

03:00:51.090 --> 03:00:57.570

Reno: The one thing that this has going forward is it's not something that's sitting right on Whitfield Street.

1562

03:00:57.720 --> 03:01:00.000

Reno: So it's always going to be seen on the oblique

1563

03:01:00.330 --> 03:01:01.410

Reno: That's passing

1564

03:01:01.770 --> 03:01:04.710

Reno: Mm hmm. So I won't have a strong frontal visual

1565

03:01:05.070 --> 03:01:05.430

Yeah.

1566

03:01:07.770 --> 03:01:24.090

tedzuse: So this is. And again, can we come back to, or maybe not back to, but we should probably discuss the whole issue of visibility and so maybe for that we should go to the site plan visibility of that backside and what whether we are going to claim jurisdiction on

1567

03:01:25.500 --> 03:01:26.670

tedzuse: Those faces.

1568

03:01:28.680 --> 03:01:29.070

tedzuse: And

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03:01:30.330 --> 03:01:42.450

tedzuse: Regardless of the ownership of the buildings. The fact that it's a shared driveway with some town properties. I think that driveway is going to function as a public right away.

1570

03:01:43.590 --> 03:02:02.760

tedzuse: And whether it does or doesn't you look right across the, the, the ruin there. And you can see you can clearly see the France and weather, because these are completely new buildings we would claim jurisdiction on all fours. Besides,

1571

03:02:08.910 --> 03:02:11.430

tedzuse: Or we would word our approval.

1572

03:02:15.390 --> 03:02:31.500

tedzuse: You know whether we want to say that or not. I mean, we could certainly say something goofy like well we approve the design on the on the fourth three facades that are visible from the street and you know we declined jurisdiction on the others, or we should just

1573

03:02:32.640 --> 03:02:43.890

tedzuse: Approve the whole design or not approve the whole design. And I don't think we should. I don't think we should get into nitpicking. The the

1574

03:02:44.970 --> 03:02:50.940

tedzuse: The garden side I think we should review the entire envelope of the building.

1575

03:02:51.480 --> 03:03:07.020

Guilford Host1: This is Randy. I agree. And I also want to echo earlier comments that I think the current designers, a huge improvement in into the scope and scale and size. And I think it works well for the site.

1576

03:03:08.100 --> 03:03:16.770

Guilford Host1: We have an application on the table. And I guess the question is really do we have enough information tonight can make a decision on the application.

1577

03:03:17.310 --> 03:03:31.050

Guilford Host1: You know, do we have enough. And do we feel comfortable going forward understanding and in the client understands and soda zoning enforcement officer that if there are any changes that they would have to come back to us.

1578

03:03:31.890 --> 03:03:36.390

Guilford Host1: And we have. So we have an application here and we we have to discuss it.

1579

03:03:37.980 --> 03:03:40.380

tedzuse: Think we would have to take changes or additions.

1580

03:03:41.040 --> 03:03:50.010

tedzuse: Correct. Because we don't have them. We don't have the details from the grade resolution on that garden side.

1581

03:03:51.870 --> 03:03:52.740

Guilford Host1: Right, but we

1582

03:03:52.770 --> 03:03:59.580

tedzuse: Depending on how on how quickly that falls away. You could have a fairly high foundation on that side.

1583

03:03:59.970 --> 03:04:20.910

tedzuse: Relative to an app grade building basically on the other side and and i wanted sort of ECHO and I know Karen's listening. I want to say that I think for for trying to make a building at grade that fits in with buildings in a historic district. I think this is quite a good effort.

1584

03:04:21.360 --> 03:04:27.960

tedzuse: Absolutely, because if you remember when when we discussed this, was it last week or two weeks ago, two months ago.

1585

03:04:28.290 --> 03:04:40.680

tedzuse: That was one of the things that I said is the hardest part of making handicap accessible buildings is to not make them look like they got squashed down into the dirt, you know, and I think this is a really good

1586

03:04:42.000 --> 03:04:50.220

tedzuse: Resolution of that here. And I think we just want to keep track of how how much it falls away on the

1587

03:04:52.140 --> 03:04:57.810

tedzuse: On the other side, on the garden side or the swamp side or whatever we call it side.

1588

03:04:59.730 --> 03:05:02.280

tabuchanan: Well, how do we resolve, whether we are

1589

03:05:04.560 --> 03:05:07.650

tabuchanan: To be looking at that side or not. How does that get resolved.

1590

03:05:08.700 --> 03:05:12.060

tedzuse: I think we should just assume that we're going to do it just like like not

1591

03:05:14.730 --> 03:05:19.290

tedzuse: I think we should. I think we should review the whole of these buildings.

1592

03:05:20.970 --> 03:05:21.960

tedzuse: And just claim it

1593

03:05:22.980 --> 03:05:24.240

Michael Mancini: To you, absolute power.

1594

03:05:25.500 --> 03:05:26.640

tedzuse: Yeah. Well, yeah.

1595

03:05:30.420 --> 03:05:33.300

Guilford Host1: Well, you can you can make the argument that if you're

1596

03:05:34.350 --> 03:05:35.760

Guilford Host1: Looking in the parking lot.

1597

03:05:36.900 --> 03:05:51.180

Guilford Host1: Into the back from between building C and B, you're going to see the back side of the building as it as it drops off grade, you won't you won't necessarily see the backside of C and D.

1598

03:05:52.500 --> 03:06:00.600

Guilford Host1: From the parking lot looking through the buildings. So, so part of it. Part of it is viewable so you could make that argument.

1599

03:06:05.580 --> 03:06:06.960

Reno: So we have those elevations. Right.

1600

03:06:08.820 --> 03:06:16.740

tedzuse: Um no I think Karen said that they hadn't really established what those grades were in it. That was the. That was the elevation that was most likely to change.

1601

03:06:17.040 --> 03:06:21.720

Reno: So, correct me if I'm wrong. We don't. This has to be voted on that by the June meaning. Correct.

1602

03:06:23.160 --> 03:06:24.180

tedzuse: We do, yes.

1603

03:06:24.990 --> 03:06:28.080

Reno: So we can ask the applicant to come back by the June meeting to present

1604

03:06:32.310 --> 03:06:39.390

tedzuse: Oh yeah, I think, I think her her sense was that if if we're going to table it we need to

1605

03:06:39.990 --> 03:06:41.040

Reno: Write a letter and support.

1606

03:06:41.280 --> 03:06:43.470

tedzuse: Give her a letter of support.

1607

03:06:46.080 --> 03:06:59.160

tabuchanan: But I also thought she seemed like it would be useful to her if we had any other comments on what we can see. And what she did present so that she could incorporate them between now and then, as well.

1608

03:07:00.420 --> 03:07:00.600

tabuchanan: That

1609

03:07:00.660 --> 03:07:16.290

tedzuse: We could certainly write a letter that details. You know why we like. I mean, that's what we typically do so that when it goes to the to the Planning and Zoning guys and they say, well, the rooms are too. You know, like when garages, when we, when we

1610

03:07:17.610 --> 03:07:36.720

tedzuse: Support a heightened variants on a garage, we usually give them the whole history stick of why the, you know, the higher pitch is is more acceptable, and I think we could, we could write a letter that pretty clearly articulate what it is we like about these buildings.

1611

03:07:38.070 --> 03:07:51.240

tedzuse: You know, the fact that the forms are broken up that they relate to historic buildings that the relationship of solid devoid in the wall is is more of a historical ratio.

1612

03:07:51.930 --> 03:08:02.310

tedzuse: The way the rooms join and an articulated on each individual building mimics some of the the buildings in the in the downtown core

1613

03:08:04.110 --> 03:08:07.800

Reno: Siding and positioning are sensitive to the surroundings. We could

1614

03:08:07.830 --> 03:08:15.960

tedzuse: We could write that and say that we we are. We've tabled tabled our approval pending.

1615

03:08:17.160 --> 03:08:25.140

tedzuse: Final details that will will come from other regulatory wax at it.

1616

03:08:26.910 --> 03:08:28.110

tedzuse: It's getting late. I'm kind of

1617

03:08:28.110 --> 03:08:28.800

Guilford Host1: Lose weight.

1618

03:08:30.900 --> 03:08:33.330

Guilford Host1: And once we know what the elevation is on the site.

1619

03:08:34.170 --> 03:08:34.530

Yeah.

1620

03:08:37.890 --> 03:08:38.790

tedzuse: We could do that.

1621

03:08:41.130 --> 03:08:43.350

tedzuse: See, Mike. My concern is that that

1622

03:08:46.080 --> 03:08:54.420

tedzuse: That once we give them our approval, you know, then weird we sort of take ourselves out of the discussion.

1623

03:08:57.540 --> 03:09:01.740

tedzuse: Or we have in the past, and I think

1624

03:09:03.240 --> 03:09:07.500

tedzuse: I mean, rich didn't seem to think that there was going to be significant changes.

1625

03:09:08.070 --> 03:09:08.730

Guilford Host1: But Rob

1626

03:09:10.740 --> 03:09:11.160

Guilford Host1: Rob

1627

03:09:11.460 --> 03:09:14.250

tedzuse: Rob Charney Oh brother is rich

1628

03:09:15.480 --> 03:09:17.790

Reno: Don't we have Ariel's looking at the backside.

1629

03:09:19.440 --> 03:09:21.480

Reno: And part of the three of us we do

1630

03:09:23.670 --> 03:09:24.540

Reno: Oh, like magic.

1631

03:09:26.190 --> 03:09:27.090

tedzuse: Who's doing that.

1632

03:09:27.390 --> 03:09:27.960

Reno: Now, I mean,

1633

03:09:30.270 --> 03:09:30.600

tabuchanan: Yeah.

1634

03:09:32.130 --> 03:09:32.550

Reno: So,

1635

03:09:33.180 --> 03:09:36.000

tedzuse: You could probably see it from the train station second floor.

1636

03:09:37.020 --> 03:09:55.860

Reno: So. And to your point, I agree. I understand that will probably view these buildings in it in their totality. I'm I'm comfortable asking for more information. Because the reality is, is, yeah, the ones on the south end kind of drop off you can cover a lot of that and landscaping.

1637

03:09:57.000 --> 03:10:02.820

Reno: And toes and how that's maneuvered I don't think the forums themselves are far off.

1638

03:10:03.150 --> 03:10:03.420

tedzuse: Yeah.

1639

03:10:03.480 --> 03:10:13.200

Reno: I gotta change dramatically. I think they're sensitive in the sense of scale and really shifted the site. I think a lot of the other things. More importantly, will come down to a landscape plan.

1640

03:10:13.620 --> 03:10:14.130

Yep.

1641

03:10:15.750 --> 03:10:25.470

Reno: So I, you know, just to put everyone's mind. I don't see any major requirements or changes on the buildings forms or general structure or aesthetic, I think.

1642

03:10:26.190 --> 03:10:28.500

Reno: Issues can be addressed with a landscape.

1643

03:10:29.160 --> 03:10:31.830

tedzuse: A little landscape plan and some details.

1644

03:10:34.440 --> 03:10:43.260

tedzuse: Because if all the, all these if we're all looking at the same picture here, the two. The two buildings on the right. They are over by the barns.

1645

03:10:44.100 --> 03:10:56.070

tedzuse: And that building see are all or the, the, the right hand, half of building. See, those are all pretty much at grade. And then if if if this rendering is is

1646

03:10:56.580 --> 03:11:07.500

tedzuse: True. Then we have you know a half a story height here to resolve on this one building relative to the other three buildings in a fairly tight.

1647

03:11:09.630 --> 03:11:22.110

tedzuse: Geography and so the how, how you handle that space under that building and and keep it from looking like it's flying relative to the others.

1648

03:11:22.350 --> 03:11:24.840

Reno: Well, they're going to need to see what they need to do with wetlands first

1649

03:11:25.050 --> 03:11:30.930

tedzuse: Yeah, I mean, but that, but that's a detail that we are going to need to see. I'd like to see as as

1650

03:11:34.920 --> 03:11:37.740

tedzuse: I think I would like to see some more of the detail on the trims.

1651

03:11:40.020 --> 03:11:50.010

tedzuse: And that may not get developed until, until the September or February or something. And so another reason to write a letter or or included in our

1652

03:11:54.060 --> 03:11:55.260

tedzuse: In our eventual

1653

03:11:56.850 --> 03:11:57.930

tedzuse: Approval that

1654

03:11:58.980 --> 03:12:14.100

tedzuse: You know when when the, when the trim details are developed, we would like to see them because I don't think the doors are just going to be flat the windows will just be flat mold, but probably the doors will have some kind of

1655

03:12:17.730 --> 03:12:18.810

tedzuse: I think maybe

1656

03:12:19.830 --> 03:12:21.840

tedzuse: And the end the roof.

1657

03:12:25.020 --> 03:12:33.570

tedzuse: Will probably have some banding on it or something. So I think we need to see some details we need to see a little bit more information about the

1658

03:12:34.590 --> 03:12:36.570

tedzuse: The elevations on the garden side.

1659

03:12:37.830 --> 03:12:39.630

Reno: So let's start to formulate

1660

03:12:39.930 --> 03:12:43.680

tedzuse: And then we got to decide if we're going to write a letter and table art table it until

1661

03:12:43.740 --> 03:12:48.780

tedzuse: June or we're just going to go for it now and call it back in September.

1662

03:12:50.250 --> 03:12:53.250

Reno: I'm a firm believer. I'm a firm believer that

1663

03:12:54.090 --> 03:12:57.840

Guilford Host1: Excuse me. This is Randy, we wouldn't table that we would can continue it.

1664

03:12:58.950 --> 03:13:00.840

Guilford Host1: To the next meeting, or we would approve it.

1665

03:13:01.380 --> 03:13:02.460

tedzuse: Right, okay.

1666

03:13:03.330 --> 03:13:19.740

Reno: This is rain. I'm in favor of keeping it moving forward and not making the decision at this time I think we'd be better served absolving as much information as possible to make a holistic informed decision. I think it's only going to help the applicant move forward with that.

1667

03:13:20.610 --> 03:13:21.300

tabuchanan: I agree.

1668

03:13:21.420 --> 03:13:23.370

tabuchanan: I think that's the best way to go.

1669

03:13:25.170 --> 03:13:31.170

Reno: I really don't want to go on record and stopping this. Yeah. Because I think if they're on a good path and

1670

03:13:32.400 --> 03:13:35.010

Reno: I think that's going to hurt the process. Yep.

1671

03:13:35.550 --> 03:13:50.490

tedzuse: So let me see if I if I can tell you back what you said we need to write a really good letter that that says that in the first paragraph that we we really like this project that it really represents a good

1672

03:13:51.210 --> 03:14:03.600

tedzuse: Good direction for Guilford, and then we need to be can be pretty particular in a couple of paragraphs about what of the details we like so that people don't start jabbing at those details and

1673

03:14:04.050 --> 03:14:05.790

tedzuse: Alerting them and then we need

1674

03:14:06.810 --> 03:14:20.130

tedzuse: A fourth paragraph that says, These are the details that we did not have and we would call this back for the final approval in September, or whatever. Seems like the appropriate date that

1675

03:14:20.220 --> 03:14:21.390

Guilford Host1: Pretty much alone away with

1676

03:14:21.630 --> 03:14:22.740

Guilford Host1: Well, next, next.

1677

03:14:23.190 --> 03:14:23.730

tedzuse: June.

1678

03:14:23.940 --> 03:14:25.230

tabuchanan: To be Jim, doesn't it.

1679

03:14:25.590 --> 03:14:27.420

Guilford Host1: Next month or June, June is

1680

03:14:27.450 --> 03:14:27.930

OK.

1681

03:14:29.850 --> 03:14:30.570

Reno: But OK.

1682

03:14:30.630 --> 03:14:39.090

Reno: The letter should say that once we make a final decision if there are any other changes based on Tori. Then they need to come in front of us review that with

1683

03:14:39.150 --> 03:14:40.050

Guilford Host1: Us. Correct. Yep.

1684

03:14:40.230 --> 03:14:41.280

Reno: With an informal meeting.

1685

03:14:42.990 --> 03:14:45.510

tedzuse: Right. Hi, I'm good with that.

1686

03:14:46.350 --> 03:14:46.950

Me to

1687

03:14:49.590 --> 03:14:51.360

Guilford Host1: Okay, I'll need emotion from someone

1688

03:14:56.040 --> 03:14:58.110

Guilford Host1: Oh you want, go ahead. Read okay discussing

1689

03:15:00.870 --> 03:15:01.350

Reno: I make him.

1690

03:15:04.020 --> 03:15:05.850

Reno: Make emotion. So we're tabling this correct

1691

03:15:06.840 --> 03:15:08.220

tabuchanan: No we're continuing it

1692

03:15:08.220 --> 03:15:11.100

Reno: Anyway, I make a motion to continue the application.

1693

03:15:14.490 --> 03:15:17.700

Reno: And asking the applicant to provide

1694

03:15:18.960 --> 03:15:20.040

Reno: More detail.

1695

03:15:21.180 --> 03:15:22.920

Reno: Do you want to talk about the details now.

1696

03:15:23.400 --> 03:15:23.850

Yes.

1697

03:15:24.960 --> 03:15:26.670
Reno: More detail on the rake.

1698
03:15:28.230 --> 03:15:30.660
Reno: And Eve profiles of the roof lines.

1699
03:15:36.210 --> 03:15:36.870
Reno: The

1700
03:15:38.970 --> 03:15:39.840
Reno: building's

1701
03:15:43.620 --> 03:15:44.820
Reno: Final elevations.

1702
03:15:47.760 --> 03:15:53.970
tedzuse: Yeah, I think I would just say, I would just say elevations on the garden sides of the buildings.

1703
03:16:00.990 --> 03:16:03.060
Reno: And a landscaping plan.

1704
03:16:04.110 --> 03:16:09.030
Reno: That will include site lighting pathway lighting.

1705
03:16:11.850 --> 03:16:12.870
tedzuse: Panels either

1706
03:16:14.430 --> 03:16:16.800
Reno: Solar Panel locations fencing.

1707
03:16:17.970 --> 03:16:18.720
Reno: Fencing

1708
03:16:19.830 --> 03:16:20.910
Reno: And I said, landscaping right

1709
03:16:21.330 --> 03:16:24.810
Reno: Yes, and hard scape paved areas.

1710
03:16:31.650 --> 03:16:35.040

Guilford Host1: Okay. We have a motion on the table. We have a second.

1711

03:16:36.720 --> 03:16:37.440

tedzuse: I'll second.

1712

03:16:38.430 --> 03:16:41.160

Guilford Host1: Okay, or color role in St.

1713

03:16:41.580 --> 03:16:41.940

tedzuse: Yes.

1714

03:16:42.660 --> 03:16:44.430

tabuchanan: Crusoe Buchanan. Hi.

1715

03:16:44.910 --> 03:16:45.720

Guilford Host1: Sean Cunningham.

1716

03:16:46.500 --> 03:16:47.070

Used

1717

03:16:49.290 --> 03:16:50.340

Guilford Host1: Or we don't want magali

1718

03:16:50.670 --> 03:16:51.120

Reno: Yes.

1719

03:16:51.390 --> 03:16:52.380

Guilford Host1: Like oh man see any

1720

03:16:52.890 --> 03:16:55.320

Guilford Host1: Ah, random McCartney votes. I

1721

03:16:56.430 --> 03:17:07.620

Guilford Host1: Alright. The motion carries. We will continue this application until the next meeting, and we will send a letter to the the applicant based on the emotion that was made.

1722

03:17:10.110 --> 03:17:10.710

Guilford Host1: Okay.

1723

03:17:15.210 --> 03:17:26.040

tedzuse: Yeah, I think that's good. And I think we should be. We should be mindful to write a an aggressively supportive letter of this this plan.

1724

03:17:26.370 --> 03:17:27.570

tabuchanan: Mm hmm. I agree.

1725

03:17:27.900 --> 03:17:31.770

Guilford Host1: Yes, he will send it out to everybody for comments and

1726

03:17:33.570 --> 03:17:34.080

tedzuse: We can

1727

03:17:34.500 --> 03:17:45.510

Guilford Host1: Look at it, and then we'll get it back to the entrepreneurs so soon as possible. Okay. All right, moving on from the applications.

1728

03:17:46.920 --> 03:17:50.640

Guilford Host1: Very quickly Chairman's report, I sent an email.

1729

03:17:51.270 --> 03:17:56.520

Guilford Host1: Quite a while ago and one again tonight regarding a change

1730

03:17:57.930 --> 03:18:04.560

Guilford Host1: Revision rather in the CLA application initiation of solar guidelines which we didn't have

1731

03:18:06.360 --> 03:18:13.230

Guilford Host1: Which which, if there's no objection. I'm going to move to have these put on our website because we don't need to

1732

03:18:13.710 --> 03:18:25.320

Guilford Host1: Have a public hearing about that the link on the website for submission requirements would be removed as these are actually folded into the new CLA application.

1733

03:18:25.740 --> 03:18:35.850

Guilford Host1: Which is meant to be syllable. So, if any, if no one has any objections, I'm going to move forward with that and we will then at some point.

1734

03:18:36.930 --> 03:18:47.430

Guilford Host1: Have a discussion on the Rules of Procedure changes which we do have to notice and have a public hearing about anybody have any issues with that going forward.

1735

03:18:49.560 --> 03:18:49.890

Guilford Host1: Okay.

1736

03:18:50.970 --> 03:18:54.660

Guilford Host1: All right, we'll go. We'll go that Kathy, do you have any bills to approve.

1737

03:18:57.060 --> 03:18:57.420

Guilford Host1: Okay.

1738

03:19:05.820 --> 03:19:06.240

Okay.

1739

03:19:10.410 --> 03:19:13.380

Guilford Host1: First one I have is for sure publishing

1740

03:19:15.240 --> 03:19:16.770

Guilford Host1: And we have a

1741

03:19:19.680 --> 03:19:20.580

Guilford Host1: Is this all

1742

03:19:21.150 --> 03:19:21.780

Guilford Host1: We have about

1743

03:19:22.020 --> 03:19:24.960

Guilford Host1: \$41 for sure publishing

1744

03:19:25.830 --> 03:19:28.080

john cunningham: proof, proof make you

1745

03:19:32.160 --> 03:19:35.700

Guilford Host1: Another bill for sure publishing for February.

1746

03:19:36.840 --> 03:19:37.770

Guilford Host1: All you already signed that one.

1747

03:19:39.810 --> 03:19:40.470

Okay, for

1748

03:19:41.490 --> 03:19:45.180

Guilford Host1: For sure, publishing for February or \$32

1749

03:19:49.800 --> 03:20:01.290

Guilford Host1: Thank you and have a National Alliance of preservation Commission's membership renewal invoice for \$100 it's a annual subscription.

1750

03:20:03.810 --> 03:20:04.620

tedzuse: To that

1751

03:20:05.310 --> 03:20:05.880

tabuchanan: Second,

1752

03:20:06.750 --> 03:20:07.560

All in favor.

1753

03:20:11.550 --> 03:20:13.950

Guilford Host1: And I have a bill from WB Mason.

1754

03:20:19.440 --> 03:20:23.190

Guilford Host1: The rubber address stamp for \$23 and three cents.

1755

03:20:25.260 --> 03:20:26.040

tabuchanan: Live to prove

1756

03:20:27.720 --> 03:20:28.260

Second,

1757

03:20:30.180 --> 03:20:30.690

Guilford Host1: Favor

1758

03:20:32.460 --> 03:20:32.820

tedzuse: I

1759

03:20:32.850 --> 03:20:39.570

Guilford Host1: secretarial services for that'd be worried through April \$201 and 25 cents.

1760

03:20:40.920 --> 03:20:41.100

tabuchanan: It's

1761

03:20:42.810 --> 03:20:44.820

tabuchanan: All in favor. Aye.

1762

03:20:44.910 --> 03:20:46.080

Reno: Aye. Thank you.

1763

03:20:50.490 --> 03:20:51.210

Guilford Host1: And

1764

03:20:52.680 --> 03:20:56.400

Guilford Host1: I think based on that. That's what we'll end up doing tonight.

1765

03:20:56.580 --> 03:20:58.770

Guilford Host1: Can I have a motion to close the meeting.

1766

03:21:00.510 --> 03:21:02.370

Michael Mancini: Make motion close. Nice meeting.

1767

03:21:03.240 --> 03:21:03.870

john cunningham: A second

1768

03:21:04.560 --> 03:21:06.090

tedzuse: All in favor. Aye.

1769

03:21:07.290 --> 03:21:08.280

Guilford Host1: Thank you and good night.

1770

03:21:08.610 --> 03:21:10.140

tedzuse: Yeah. Good job, everybody.

1771

03:21:10.380 --> 03:21:11.040

Reno: Thank you all.

1772

03:21:11.430 --> 03:21:12.060

john cunningham: Take care.

1773

03:21:13.470 --> 03:21:13.980

tedzuse: Good night.

1774

03:21:14.310 --> 03:21:15.840

Reno: Good night time jammies.