

Town of Guilford
Design Review Committee
Regular Meeting Minutes
October 14, 2015

A regular meeting of the Design Review Committee was held on Wednesday, October 14, 2015 at 4:00 pm in the Guilford Community Center with Acting Chairman Shirley Girioni presiding.

Present: Robert Charney, Mary Repetti and Walter Weissborn
Excused: Karin Patriquin, Shavaun Towers and Philippe Campus
Others: Chris Widmer, Chairman of Route 1 West Committee, Brian McGlone, Economic Development and George Kral, Town Planner

The meeting was called to order at 4:20 pm.

Motion: Upon motion by Mary Repetti and seconded by Walter Weissborn the Committee voted unanimously to approve the September 9, 2015 minutes as presented.

In Favor: Robert Charney
Mary Repetti
Shirley Girioni
Walter Weissborn
Opposed: None

REVIEW APPLICATIONS

506 Whitfield Street, (architect William Thompson), Map 29, Lot 100, Zone C-2M, Lots 82 & 81, R-3: Coastal Area Management, Site Plan and Special Permit for Marine Research Office: Will Thompson, William Thompson, AIA & Associates LLC presented designed to the Committee. Mr. Thompson explained that the site will be used for Marine Studies and is owned by Ocean Cove LLC. The existing septic system is working properly and proposed revisions have been approved by Dennis Johnson, Health Department Director for the above mention zones. Mr. Thompson reviewed that both existing building are non-compliant with elevation standards. The small restaurant is to be a year-round business. The large building, previously known as the Stone House Restaurant will be used for Marine Studies and offices. Mr. Thompson did not know if this was for profit or a non-profit business. The three (3) parcels are used as one entity. The C-2M zone overlay only applies to the front of the parcels. The plans call for adding plantings and crushed stone to the parking area; types of plantings to include Hedge Maple, Tree Lilac or Paper bark Maples and some grasses. A granite seating area is planned for behind the small building. The design concept is to leave the building shells as is and to clean up the esthetics. New energy efficient windows will replace the old ones keeping the same style of window. The plan is to contemplate adding pole lighting with cutoff fixtures to the parking area. The lighting would be night sky friendly lighting. The parking area is based on building occupants 30-48 employees; however 40% of the occupants will be using public transportation.

The Committee discussed the following:

- Ms. Girioni asked how large a building could be expanded and maintains the current approvals. Mr. George Kral explained that there are many factors that go into that answer; however the existing building cannot be made larger in the existing zones.

- Ms Girioni suggested the phragmites should be removed and asked how many trees per parking spaces were planned and do they meet with the town standards.
- Mr. Charney asked about restrooms for the small restaurant. The existing building does not have restrooms. Mr. Thompson responded that an ADA compliant restroom will be added to the large building an accessible to the publish white the restaurant is open.
- Mr. Charney suggested an outdoor deck be added to the restaurant.
- Mr. Charney suggested that the walkway to the granite seating area not run through the parking area.
- Mr. Wiessman proposed that the viewing deck be enlarged.
- Ms. Girioni asked Mr. Thompson why the owner is building his business on a high risk flood area. Mr. Thompson said the owner has done risk analysis and is willing to accept the risk.
- Mr. Girioni requested that the current planting decor be maintained; especially the large decorate potting vessels.

Motion: Upon motion by Robert Charney and seconded by Mary Repetti the Committee voted unanimously to approve the design including parking lot lighting, parking lot trees, a special attention of the character representing the loss of the large window be considered, Maximize the viewing area including removing Phragmites and season changes to the outdoor plantings and the current outdoor lighting be maintained.

In Favor: Robert Charney
 Mary Repetti
 Shirley Girioni
 Walter Weissborn

Opposed: None

Chris Widmer requested that a member of the Design Review Committee sit on the Route 1 West Committee. The Committee is to create a design vocabulary and put parameters around the design aspects for the implementation report, presented to Planning & Zoning in May of this year. The Committee meets twice a month the 2nd and 4th Tuesday of the month at Town Hall South at 7:30 pm and is expected to run for the next few months. The objective of the Committee is to create a more detailed report for Planning and Zoning.

Walter Weissborn proposed overlapping the two Committees at least once a month as the existing Committee members cannot commit to another Committee. Mr. Widmer agreed to look into the proposal. It was also discussed Design Review Committee rotate attendance at the Route 1 West Committee meetings.

The next meeting of The Design Review Committee will be Thursday, November 12, 2015.

Motion: Upon motion by Mary Repetti and seconded by Robert Charney the Committee voted unanimously to adjourn the meeting at 5:45 pm.

In Favor: Robert Charney
 Mary Repetti
 Shirley Girioni
 Walter Weissborn

Opposed: None

Respectfully submitted

Sally J. Berezowskyj, recording secretary