

## Draft Minutes

### TOWN OF GUILFORD Design Review Committee Minutes – 14<sup>th</sup> December, 2016

A regular meeting of the Design Review Committee was held on Wednesday 14<sup>th</sup> December, 2016 at 4:00p.m. in the Guilford Community Center with Acting Chairman Shirley Girioni presiding.

Present: Robert Charney, John Cunningham, Shirley Girioni, Mary Repetti, William Thompson, Shavaun Towers and Walter Weissenborn. Also present Town Planner George Kral. Karin Patriquin joined the meeting in progress (4:35p.m.). Excused: Philippe Campus.

The meeting was called to order at 4:07p.m.

**Approval of Minutes:** Ms. Towers made a motion to accept the Minutes of 9<sup>th</sup> November, 2016. Mrs. Repetti seconded the motion and it was carried unanimously.

#### **REVIEW APPLICATIONS**

Mr. Cunningham made a motion to change the order of the agenda and take Bishop's Farm Market first. Ms. Towers seconded the motion and it was carried unanimously.

#### **Bishop's Farm Market (Keith Bishop), 1355 Boston Post Road, Map 52, Lot 7, Zone PV-2:**

**Review of proposed solar panels on the roof:** Keith Bishop circulated information on his proposal which was to install solar panels on the main building where the farm market was. He showed a schematic illustrating the roof size and the solar system to be installed. He also showed an aerial view highlighting the layout of the solar panels. Mr. Bishop said most of the panels would not be visible from the road and that only two sections at the front on the southwest side would be visible. There will be 391 panels which should provide approximately 45% of his needs. A second aerial view showed two of the panels in order to see what the color would look like. The panels will be all black with no chrome edges. Mr. Bishop said there would not be any panels on the hip roof building. Mrs. Girioni noted the mechanicals on the roof and was surprised that no-one had suggested these be screened. She asked if Mr. Bishop would be willing to do this. He replied that the mechanicals were set back from the front so that when one drove by they were not really visible. Mr. Cunningham made a motion that the Committee recommended PZC approve this application as submitted. Mr. Weissenborn seconded the motion and it was carried unanimously. Mrs. Repetti commended Mr. Bishop for carrying out this project. He replied that he planned to add a ground mounted solar system across the street but that there would not be a direct view of this.

#### **Soundview Road LL (Metro Pooch), Soundview Road, Map 42, Lot's 118-4,5 & 6, Zone I-2; Special Permit, Coastal Area Management, Site Plan, Construction of a 12,212 SF+ Pet Boarding Facility (§273-91 §273-97 §273-79): Review final plans including material samples and design changes recommended by the Design Review Committee:**

Landscape designer John Cunningham showed a site plan noting that this had now been approved by PZC. He showed a retaining wall section plan which the Committee had requested, and a pamphlet of the stone block to be used. The wall will range from 5' 5" at Soundview Road to 11' 5". There will be a 42" pipe which could be galvanized or it could match the color of the building. Mrs. Girioni queried the stone material and Mr. Cunningham said this was not yet decided but that he favored a smooth stone. Ms. Towers said she would like to see 3 stone courses because she felt smaller was better. Mr. Charney asked about the color of the stone and Mr. Cunningham replied that he was open to suggestions. Ms.

Towers suggested gray. Later in the meeting Mr. Charney agreed with a finer scale and firmer texture on the stone and a gray granite color. Mr. Thompson felt less texture would be key. Ms. Towers was concerned that it looked as though part of the wall would be free-standing and she said the proposed stone product was not designed to be free-standing. Mr. Cunningham said he could change the block at the end of the wall. Mr. Charney asked about the railing on top of the retaining wall. Gershon Gottlieb replied that this would be a simple pipe railing (galvanized). Mr. Cunningham added that there would be a top rail and 1 or 2 middle rails so it did not look heavy. Mr. Weissenborn asked if car bumpers would become visible at some point and was told yes. Mr. Weissenborn said the more the bumpers could be screened the better. Mr. Cunningham mentioned that he would use Boston ivy at the base of the wall so it would be partially screened. Mr. Charney suggested that the railing should have a little texture to it so it did not look like a warehouse dock.

Regarding the design changes requested by the Committee, Mr. Gottlieb showed a rendering of the proposed building and circulated samples of the siding product to be used in three colors – beige, blue and gray. The entrance will still have a canopy but there will be no glass on it. Mr. Thompson felt it looked stronger. Mr. Charney said it was simpler. However, he said his personal feeling was that the triangle element was completely unnecessary and that if this was removed it would make the entrance stronger. Mrs. Girioni queried lighting and Mr. Gottlieb said this was covered at last month's meeting. Lighting over the doorways will be simple and in the yards it will point downwards and will not be floodlighting. The intention is just to provide a little illumination when dogs were let out at night. There will be fluorescents under the canopy in the rear.

Ms. Patriquin joined the meeting at 4:35p.m.

Mr. Weissenborn thanked the applicant for the modifications. He said looking at the elevations there was a lot happening on the right end of the building and suggested simplifying this because it was the first thing that one saw. Mr. Thompson said if the wall was filled and the shed roof was behind this it would make it stronger. Also it would be better if the element was more restful. Mr. Thompson added that the applicant had done a lot of thoughtful work. Mr. Thompson made a motion that the Committee recommended PZC approve this project with the comment that the applicant consider filling in the triangle opening of the entry element and pushing the shed roof leading edge behind this. The committee favored a smaller module for the retaining wall and asked to review the final detail on the railing for the retaining wall. Mr. Charney seconded the motion and it was carried with 6 votes in favor. Mr. Cunningham abstained and did not take part in the discussion or vote on this project.

Ms. Patriquin assumed the chairmanship of the meeting.

**Patriot Medical Center, 800 Boston Post Road, Map 47, Lot 22, Zone TS (former Fonicello Garden Center): Site Plan Review - revisions to approved buildings and proposed new**

**building:** Present were David Golebiewski, President, TPA Design, David Sacco, Project Engineer, and architect John Wicko. Mr. Golebiewski showed a site plan and said he wished to add a 16,000SF two-story building in the rear. He noted that the parking for the front two buildings had been squared off in order to accommodate the third building. Total parking spaces will be 252. There are no changes to the frontage. Mr. Golebiewski said one rear concern had been handling the septic and the leaching field would be going out into the back area of the property. He added that the septic system had been approved by the Director of Health. Mr. Golebiewski noted that the site incorporated the same details as before with regard to landscaping and lighting. There will be landscaping against the residential area. Mr. Thompson asked if the lighting fixture cut off was really clear. Mr.

Golebiewski replied that they could be reviewed when they were installed on the front of the property.

Architect John Wicko showed elevation drawings explaining that the new building was a version of the front buildings but with a smaller footprint. He showed a floor plan with a front and rear entry, depending on the tenant. There will be two gable roofs with a flat mansard roof which will hide the mechanicals. Ms. Patriquin queried the residential area. David Sacco replied that it faced the wetlands at the rear of the property and was 103ft. away. Mrs. Girioni asked Mr. Kral if there would be a pathway through from Union Street. Mr. Kral replied no, that this project had already been approved so it was too late to add a pathway. Mr. Golebiewski added that it would be across wetlands so it would be prohibited. Mr. Cunningham felt the plant list was good but he suggested adding a seating area for employees so they could exit the building and sit outside. Ms. Towers mentioned having a pathway that connected to the seating area so people could walk around. Mr. Golebiewski agreed to consider a seating area. Ms. Patriquin asked if materials would be the same and the answer was yes. Mr. Cunningham made a motion that the Committee recommended PZC approve this application with the recommendation that an outdoor seating/shade area for employees be considered. Mr. Charney seconded the motion and it was carried unanimously.

Mr. Wicko circulated information on changes to the elevation drawing and asked for the Committee's input. He was considering making the smaller dimension on the west side larger by adding a hip section and asked if this change might be acceptable. Ms. Patriquin thought it might be better if the gable was moved over slightly, to mask the only hip roof on the project. Mr. Thompson said he did not like the middle gable. Mr. Charney felt the hip was a bit odd and small scale but thought it was relatively innocuous and he agreed with omitting the middle gable. Mr. Thompson said the wall shift was not a big deal but how the roof line was resolved would be key. He suggested Mr. Wicko work on this and see if he found something he liked better. Mr. Wicko thanked the Committee for its input.

**Other Business: 1) Meeting Schedule for 2017:** The Committee agreed to continue meeting on the second Wednesday of each month at 4:00p.m. in the Guilford Community Center.

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

The meeting was adjourned at 5:30p.m.

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

Respectfully submitted,

Katharine Stewart  
Recording Secretary