

Draft Minutes

TOWN OF GUILFORD Design Review Committee Minutes – 11th February, 2015

A regular meeting of the Design Review Committee was held on Wednesday 11th February, 2015 at 4:00p.m. in the Guilford Community Center with Vice-Chairman Alice Raucher presiding.

Present: Philippe Campus, Robert Charney, Shirley Girioni, Alice Raucher, Shavaun Towers and Walter Weissenborn. Also present Town Planner George Kral. Excused: Karin Patriquin and Mary Repetti.

The meeting was called to order at 4:04p.m. Mrs. Girioni made a motion to accept the Minutes of 10th December, 2014. Ms. Towers seconded the motion and it was carried with four votes in favor. Mr. Campus and Mr. Weissenborn abstained since they were not present at the December meeting.

REVIEW APPLICATIONS

Planet Aid (Joe Leone) for: Maritime Grille, 2548 Boston Post Road, Map 84, Lot 14, Zone TS2 and Deli Unlimited, 1099 Boston Post Road, Map 46, Lot 73, Zone PV: Site plan modification clothing donation box: Joe Leone stated that his project had been approved by the Planning & Zoning Commission (PZC) but that the Design Review Committee had asked to see the site plan and he circulated copies of this. Mrs. Girioni asked if PZC had imposed any conditions and Mr. Leone replied no. Mrs. Girioni asked Mr. Kral if PZC had discussed any general guidelines for donation boxes. Mr. Kral replied that he did not remember any discussion. Ms. Raucher wondered if donation boxes might come under “street furniture” regulations. Some general issues regarding donation boxes were briefly discussed such as limiting the number on any one site, local charities versus national organizations, that the boxes be as unobtrusive as possible. Mr. Leone mentioned that the boxes met all the setback requirements, etc. Ms. Raucher queried the duration of the agreement. Mr. Leone replied that it was typically for one year. Mr. Charney mentioned the idea of having a central location rather than locations dotted around town. Mr. Leone replied that he wished to have locations spread around town so they were convenient for people. The Committee accepted the site plan modifications.

Lifelinx (Architects Peter Jelley and Elizabeth Kozarec), 2785 Boston Post Road Map 83, Lot 14, Zone R-7: Site plan revision, addition of 4-dwelling unit structure: The applicants were not present so this item was tabled.

NERP Holding, 2945 Boston Post Road (Sullivan Property): Review final plans: Jim Cassidy introduced himself stating that he was a professional engineer with Hallisey, Pearson & Cassidy, representing NERP Holding. Mr. Cassidy said that approval had been received from PZC and that he had reviewed the Committee’s recommendations with PZC. He showed elevation drawing noting that one recommendation had been to not use wall pack lighting on the front of the building but instead to place lighting under the metal awnings. Mr. Cassidy said the tenant had had an issue with this and so the compromise was to use gooseneck lights. Later in the meeting Ms. Raucher expressed concern that the light from the gooseneck lights would not fall on the pathway since their projection was shorter than the metal awnings. A second

recommendation had been to plant street trees along the entire front edge of the property. Although PZC had liked this idea the tenant did not and so Mr. Cassidy proposed extending the front border along the entire front edge instead. Another concern had been how the corner would be turned from the Hardiplank-type siding on the front elevation to the cement block on the side. Mr. Cassidy said a 1" x 8" Azek trim board would be used. Mrs. Girioni asked Mr. Kral if a condition of PZC approval had been to plant the requested street trees. Mr. Kral replied no. Mrs. Girioni thought there was an ordinance covering this item. Mr. Kral replied that he believed it was a guideline, not a regulation. Mr. Cassidy noted that street trees would have to be very close to the parking lot in order to avoid utility wires. Mrs. Girioni felt the Committee needed to do a better job of making PZC understand the rationales behind its recommendations. She added that she had heard people were not happy about this development and might be more so if it was not improved by the planting of trees. Mr. Charney thought three trees planted 35 feet apart would not block the view. Regarding the front border Ms. Towers asked that gold colored Spirea not be used. Mrs. Girioni wondered if the tenant would compromise on the street trees by planting three. Mr. Cassidy replied that he could ask. Ms. Towers noted that two could be clustered together on one side with a third tree on the other side. She asked that a minimum of two trees be planted and suggested Honey Locusts. Mrs. Girioni pointed out that the proposed planting border needed some winter interest. Ms. Towers said she would rather see a hedge than a variety of materials and suggested Holly.

Other Business: Mrs. Girioni stated that as a result of today's meeting, the Committee had two tasks: to suggest general guidelines for the placement and appearance of donation boxes, and to remind PZC of the ordinance regarding street trees. She also pointed out that an ordinance had been adopted regarding planting street trees when changes were made to properties. Mr. Kral explained that this only worked when the property owner agreed. Mrs. Girioni mentioned that the Planning Committee would recommend that the DRC's guidelines be updated.

Approval of Bills: Mr. Campus 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 5:00p.m.

The next meeting of the Design Review Committee will be held on Wednesday 8th April, 2015 at 4:00p.m. in the Guilford Community Center.

Respectfully submitted,

Katharine Stewart
Recording Secretary