

Draft Minutes

TOWN OF GUILFORD Design Review Committee Minutes – 8th April, 2015

A regular meeting of the Design Review Committee was held on Wednesday 8th April, 2015 at 4:00p.m. in the Guilford Community Center with Chairman Karin Patriquin presiding.

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

The meeting was called to order at 4:05p.m.

Approval of Minutes: Mr. Campus made a motion to accept the Minutes of 11th February, 2015. Mrs. Girioni seconded the motion and it was carried with 3 votes in favor. Ms. Patriquin abstained since she was not present at the February meeting.

REVIEW APPLICATIONS

Citgo Gas Station (Kahalid Mahmood), 455 Boston Post Road, Map 48, Lot 15, Zone TS:
Installation of new exterior siding: Present were Kahalid Mahmood and his contractor. The contractor stated that he wished to change the front of the store which was currently brick. He showed samples of proposed siding materials in colonial blue, and light gray to be installed between the windows, which he said was a similar color scheme to the adjacent property. The contractor talked of doing different materials on different sides of the building but Mrs. Girioni felt all three sides should be the same. Ms. Patriquin queried windows. The contractor replied that the window openings would remain the same as existing. Mrs. Girioni asked about landscaping. The contractor replied that the property would be cleared then flowers and small saplings would be installed. Mrs. Girioni queried winter plantings. The contractor replied that he could install dwarf pines and spruces. Ms. Patriquin said she would like to see a landscape plan. Mr. Kral mentioned that there was no application before PZC and so there were no changes to the site plan. When the owner wished to make changes the Zoning Enforcement Officer had recommended he review his plans with DRC. Mrs. Girioni asked for photographs of the property. The topic of installing a donation/collection box was brought up. Mr. Kral stated that there was an existing donation box on the property which would be replaced in the same location on the west side of the property. Mr. Weissenborn made a motion that DRC recommended approving this project as outlined today with the stipulation that siding be the same on all three sides of the building, and that the following be provided to DRC: a site plan indicating the location of the collection box, a landscape plan, and photographs of the property. Mrs. Girioni seconded the motion and it was carried unanimously.

Lifelix (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:

Present were architects Peter Jelley and Elizabeth Kozarec, and landscape designer John Cunningham. A model of the project was shown to the Committee and a packet of information was circulated. Ms. Kozarec stated that Lifelix was a recovery support organization for people with alcohol and/or drug problems. She said the property was across from Moose Hill Road and that there were men's and women's buildings on separate parcels of land. It has been found that there was an extreme lack of support for people coming out of rehabilitation. The goal was to have some permanent housing where clients could be on their own but still have support services, if needed. Ms. Kozarec said the idea was to create a campus. She noted that there was an existing garage at the rear of the property which would be removed to allow for the new building. There is an existing driveway along the west side of the property. Mr. Jelley said the building had been pulled forward and parking would be located in the rear in order to meet zoning regulations. Siding will be Hardiboard. Mr. Jelley mentioned that the Design Guidelines said this area of Route One had an agrarian feel which they planned to retain.

John Cunningham stated that there would be a simple landscape plan. There will be a wood deck on the east side of the building and the existing driveway has been made narrower which will allow for some landscaping. There are existing sugar maples and invasive plants will be removed. The rear building will have a poured concrete walkway and a wood front decking. New trees to be added will be native, probably red maple, locust and river birch. There will also be some groundcover – juniper. There will be a dumpster in the rear fenced with white cedar which will be allowed to go silver. A new wetland area will be created on the east side of the property.

Mr. Jelley stated that the zoning regulations required that a driveway had to be 20 feet from the lot line in order to protect adjacent neighbors. However, since the adjacent property was also owned by Lifelix he said he planned to ask PZC to grant an exemption to this requirement so the driveway could be moved all the way to the west. Mr. Campus felt it did not make sense to require that the driveway be moved away from the lot line just to comply with this regulation. Ms. Patriquin felt the materials and scale were wonderful. Mrs. Girioni agreed that it was a very thoughtful design. Mr. Weissenborn said he had driven by the property today and had been struck by the view of the very wide driveway. He felt this proposal was an elegant solution. Ms. Patriquin asked what was on the other side of the fence. Mr. Jelley replied a residential house and that this neighbor had asked if fencing could be installed all along the rear property line. Mr. Campus made a motion that DRC recommended PZC approve this application, including the request to relocate the driveway all the way to the west side of the property. The Committee felt this project was in the spirit of the Route One West Design Guidelines. Mr. Weissenborn seconded the motion and it was carried unanimously.

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

The meeting was adjourned at 4:40p.m.

The next meeting of the Design Review Committee will be held on Wednesday 13th May, 2015 at 4:00p.m. in the Guilford Community Center.

Respectfully submitted,

Katharine Stewart
Recording Secretary