

Draft Minutes

TOWN OF GUILFORD
Design Review Committee
Minutes – 13th May, 2015

A regular meeting of the Design Review Committee was held on Wednesday 13th May, 2015 at 4:00p.m. in the Guilford Community Center with Chairman Karin Patriquin presiding.

Present: Robert Charney, Karin Patriquin, Alice Raucher and Mary Repetti. Also present Town Planner George Kral. Shavaun Towers joined the meeting in progress (4:45p.m.).

Excused: Philippe Campus, Shirley Girioni and Walter Weissenborn.

The meeting was called to order at 4:02p.m. The Minutes of 8th April, 2015 were accepted as presented.

REVIEW APPLICATIONS

Citgo Gas Station (Kahalid Mahmood), 455 Boston Post Road, Map 48, Lot 15, Zone TS:

Review proposed landscape plan: Mr. Kral announced that this applicant would not be attending today's meeting so this item was tabled.

Indigo Land Design, LLC, 246 Goose Lane, Map 75, Lot 53, Zone I-2, property of WTS

Goose Lane Ventures LLC: Canopy: The civil engineer stated that a 210SF canopy would be installed at the main entrance to the building, over an existing concrete walk. The increase in size was minimal. A site plan was shown illustrating that this work was 202 feet from the property line and so well within the setbacks. Everything else will remain the same.

The architect circulated drawings of a conceptual design for the proposed canopy, adding that in the course of a tenant fit out he had been asked to carry out entrance protection. He stated that he was trying to keep within the context of the building. The canopy will have a metal support structure which will touch the ground in four locations. There will be bollards for additional ground lighting. Mr. Charney queried the color of the structure and was told it would be a light color. The glass canopy will provide a reflective surface but not like the dark glass of the building. Ms. Raucher suggested integrating the lighting into the structure so that additional lighting was not needed. The architect replied that he was trying to keep the lighting down so he preferred to have it on the ground rather than on the building. Mr. Charney asked if the landscaping would be changed. He was told it would remain the same apart from any mitigation needed due to construction. Ms. Raucher said she would like the lighting to blend into the landscaping. Mr. Charney made a motion that the Design Review Committee recommended PZC approve this application with the stipulation that the bollard lighting be an ionized bronze or

darker color so it did not compete with the colors of the canopy. Ms. Raucher seconded the motion and it was carried unanimously.

Guilford Plaza, 631 Boston Post Road, Map 48, Lot 11, Zone TS, property of Childress & Duncan LLC., (Property Manager Shirley Antonio): Site Plan Revision, remove and replace lighting over storefront signs.

Shirley Antonio introduced herself and showed photographs of the property taken last winter. She stated that the Committee approved the existing lighting in 2007. However, last winter snow had piled up on top of the lights which then melted and hung over the Azek. Icicles also hung down in front of the stores and the weight of the snow has pulled down the Azek framing so the situation has become dangerous. Ms. Antonio said she would like to remove the existing gutter and lighting system and install goose-neck light fixtures and a replacement gutter. Mr. Charney queried what type of bulb would be used. Ms. Antonio replied LED, if the Committee approved. Ms. Patriquin said to be sure that the light fixtures were positioned correctly relative to the column spacings and relative to the signs. Ms. Raucher thought the proposed fixtures were not the right ones for this purpose so they would get hot spots. Ms. Antonio showed a photograph of the fixtures that she wished to use (installed on a different building). The Committee felt the drawing of the proposal was incorrect. Ms. Raucher said the Committee supported what the proposal would look like but did not support the locations of the fixtures as shown on the drawing provided. Ms. Antonio pointed out that there was room behind the fascia board to fasten the lights. Mrs. Repetti questioned the color of the lights. Ms. Antonio replied bronze to match the lettering on the signage. Ms. Patriquin said the installation should be uniform and properly spaced with regard to the signage and Ms. Antonio agreed. Ms. Patriquin made a motion that the Design Review Committee recommended PZC approve this application with the stipulation that each of the sign boards be centered between the columns, and that 3 equally spaced light fixtures be installed above each signboard so that no part of the light fixtures is below the top of the signboards. Ms. Raucher seconded the motion and it was carried unanimously.

Village Greene Gardens, 715 Boston Post Road, Map 47, Lot B, Zone C-4 – 1-1 Article IX: Site Plan Revision: storage and display of nursery/garden related items:

The business owner, Tim Blundon, showed a site plan and some photographs. He stated that parking had been moved to the side, that there was no new pavement and the driveways and parking were all loose stone. He added that display designs were fluid because they changed every 2-3 weeks. Mr. Kral stated that the site plan was mostly for a change in use rather than physical changes. The most significant change was the parking and travel path, and outside display of merchandise. One ongoing discussion was with the property owner on the east side regarding fencing. Mr. Blundon said he had met with this owner who did not wish to have any kind of fence installed. He said he might come back for some kind of barrier when his business was more established. Ms. Patriquin asked if there were any security concerns. Mr. Blundon replied yes but that nothing could be done about this. Mrs. Repetti said one of the Committee's concerns would be the view from both sides of the property. Ms. Patriquin suggested planting street trees on the

east side of the ‘in’ driveway, and in the island between the ‘in’ and the ‘out’ driveways, and adding a sidewalk between the two driveways. Mrs. Repetti recommended a canopy tree so one could see under it. Mr. Charney thought two smaller ornamental trees might be better. Mr. Blundon mentioned Kousa Dogwoods. Ms. Raucher said she would like Ms. Towers’ input regarding trees at the edge. Mr. Charney made a motion that the Design Review Committee recommended PZC approve this application with the following stipulations: 1) that a sidewalk and a tree be added in front of the island between the two driveways; and 2) that two street trees be added to the east of the driveway, based on recommendations from landscape architect Shavaun Towers. Ms. Raucher seconded the motion and it was carried unanimously. Ms. Towers joined the meeting. She agreed with the tree count and said she would make a site visit and then would recommend some appropriate street tree species.

Guilford Commons, 1919 Boston Post Road, Map 79, Lots 34, 35 & 36A, Zone SCW:

Revisions to lighting plan: Kurt Violette, senior engineer, B L Companies, introduced himself and Keith Fitz, senior project manager, DDR. He circulated copies of a lighting plan and cut sheets. He stated that the Design Review Committee had approved a lighting plan last year. He briefly reviewed the plan noting that there were two different styles of ornamental lighting - one along the store fronts and one along the site entrance. Mr. Violette said he was asking for a change to the fixture aesthetic in the parking lot – Cree OSQ Series (LED). Poles would be black to match the other approved fixtures. Due to the photometrics of the new lights it will be possible to reduce the number of fixtures that will be required. The new fixtures would be installed in the parking lot only, not near the buildings. Poles will be set in a concrete base. Mr. Fitz mentioned that the heads on the new fixtures were better and that a head option was available which could be controlled by computer. Ms. Towers wondered if it made sense to have two types of lights in the parking area since they were not on the same plane. Mr. Fitz believed one would not notice the change. Ms. Raucher asked what drove the decision to change the lights. Mr. Fitz replied that there had been huge construction costs that had not been anticipated and one place where savings could be made was in the lighting. The savings were from a less expensive but also more efficient fixture, the result being a better photometric plan.

On a separate issue Ms. Patriquin said she believed the original plan showed a lot of landscaping along the road and she was under the impression that this would be retained but instead it is gone. She asked Mr. Fitz to check on this and to apprise the Committee of any changes to the original plan.

Ms. Patriquin made a motion that the Design Review Committee recommended PZC approve the change to the lighting plan as shown today. Ms. Towers seconded the motion and it was carried unanimously.

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

The meeting was adjourned at 5:10p.m.

The next meeting of the Design Review Committee will be held on Wednesday 10th June, 2015 at 4:00p.m. in the Guilford Community Center.

Respectfully submitted,

Katharine Stewart
Recording Secretary