

Draft Minutes

TOWN OF GUILFORD Design Review Committee Minutes – 10th June, 2015

A regular meeting of the Design Review Committee was held on Wednesday 10th June, 2015 at 4:00p.m. in the Guilford Community Center with Chairman Karin Patriquin presiding.

Present: Robert Charney, Karin Patriquin, Mary Repetti and Shavaun Towers. Excused: Philippe Campus, Shirley Girioni, Alice Raucher and Walter Weissenborn.

The meeting was called to order at 4:05p.m. Mrs. Repetti made a motion to accept the Minutes of 13th May, 2015. Mr. Charney seconded the motion and it was carried unanimously.

REVIEW APPLICATIONS

Citgo Gas Station (Kahalid Mahmood), 455 Boston Post Road, Map 48, Lot 15, Zone TS: Review proposed landscape plan: The applicant was not present so this item was tabled.

Ashley's Ice Cream (Joe Ametrano, Sr.), 942 Boston Post Road, Map 47, Lot 23, Zone PV: Site Plan Revision, increase outdoor seating on sidewalk in front of store: Joe Ametrano introduced himself and stated that he would like to have some seating in front of his store. He said currently he was approved for several tables which were located on the sidewalk. This was not very satisfactory because pedestrians walked past the tables. Mr. Ametrano circulated copies of his proposal and several photographs. He wished to install an enclosed area inside two parking spaces in front of his store for several tables with umbrellas. Mr. Ametrano said he was undecided on whether or not to pour concrete or install pavers. Ms. Towers pointed out that the surface would need to be flush from the sidewalk. Mr. Ametrano stated that some sort of barrier would be needed to stop cars. Ms. Towers suggested aligning with the curb and then installing planters along the edge. Mr. Ametrano was concerned about installing pavers in case they settled unevenly and became a tripping hazard. Mr. Charney felt a good base could be installed which should alleviate this problem. Ms. Towers said if concrete was used it would need to be differentiated from its surroundings. Mrs. Repetti asked if there was a drain in the area and Mr. Ametrano replied yes. Mrs. Repetti then queried the design of the tables/umbrellas. Mr. Ametrano replied probably red umbrellas with white tables – the same color scheme as his signage on the store. Ms. Patriquin suggested black planters. Mrs. Repetti asked about lighting. Mr. Ametrano replied that the parking lot was well lighted. Ms. Patriquin recommended that if any additional lighting was needed that it be located under the umbrellas. She then asked if the planters would be removed during the winter. Mr. Ametrano replied that he had not thought about this. Ms. Towers made a motion that the Design Review Committee recommended PZC approve the site plan revisions as shown today with the following recommendations: 1) pavers should be used with a textured finish in a grayish tone; 2) seasonal plantings should be used in the planters; 3) color scheme should be black planters, red umbrellas and white or black tables; 4) Curb should be 6" and all surfaces must be flush with the sidewalk; 5) No additional lighting was requested or approved. If this is required it should be reviewed with the DRC prior to purchase and installation. Mrs. Repetti seconded the motion and it was carried unanimously.

Guilford Bistro (Russell Vito), 1016 Boston Post Road, Map 46, Lot 11, Zone PV: Site Plan Revision, screening in existing Pergola. Applying UV protection; clear plastic roof panels to protect customers from harmful UV rays: The applicant was not present so this item was tabled.

New England Retail Properties, for Tractor Supply (Matthew Darling), 2945 Boston Post Rd, Map 83, Lot 5A, Zone TS-2: Switch split faced block above the 4th line wall from east to west side of building and use the smooth face block on the east side: Matthew Darling introduced himself and said he wished to make a simple change caused by an error on the part of the architect. When this project was approved it was shown with the split faced block on the east side and smooth faced block on the west side which was incorrect and Mr. Darling said he would just like to switch these. This would result in having the split faced block on the driveway/west side of the building which was the more visible side. Mr. Darling said he had spoken to Town officials who had no objections but had suggested he review this change with the Design Review Committee. He added that the color scheme would remain unchanged from the original approval. Mrs. Repetti made a motion that the Committee recommended PZC approve this request to switch split faced block to the west side of the building and install smooth faced block on the east side. Mr. Charney seconded the motion and it was carried unanimously.

Approval of Bills: Mrs. Repetti made a motion to approve the following bill: Katharine Stewart, secretarial services. Ms. Patriquin 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 8th July, 2015 at 4:00p.m. in the Guilford Community Center.

Respectfully submitted,

Katharine Stewart
Recording Secretary