

## Draft Minutes

### TOWN OF GUILFORD Design Review Committee Minutes – 9<sup>th</sup> July, 2014

A regular meeting of the Design Review Committee was held on Wednesday 9<sup>th</sup> July, 2014 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. Excused: Philippe Campus, Shirley Girioni, William Mack and Shavaun Towers. Absent: Christopher Widmer.

The meeting was called to order at 4:10p.m. Ms. Raucher made a motion to accept the Special Meeting Minutes of 18<sup>th</sup> June, 2014. Mrs. Repetti seconded the motion and it was carried with 3 votes in favor. Ms. Patriquin abstained since she was not present at the special meeting.

#### **REVIEW APPLICATIONS**

**Guilford Commons, 1919 Boston Post Road, Map 79, Lots 34, 35 & 36A, Zone SCW: Final Site Plan Review:** Attorney John Knuff thanked the Committee for the special meeting that it had held three weeks ago. He said since then a site plan had been submitted to PZC for a short overview presentation. Mr. Knuff said today was now an official presentation to the Design Review Committee and a formal presentation would be made to PZC on 7/16/14.

**Architect Frankie Campione** said he had made all the changes discussed earlier. He mentioned one concern that PZC had expressed was to do with the pedestrian access through the parking area from one section of buildings to the other. Mr. Campione said he had been able to show how this was safe. He showed a rendering of the buildings and said the top of the junior box had been simplified. The façade of the tenant in the middle had been widened so there will be a wider expanse of glass. Glazing may also be added on the faux second level. Mr. Campione noted that some of the Committee members had gone back and forth over whether or not to retain the cupola on this building. The tenant wished to keep the cupola so it will remain. Regarding the in-line buildings, Mr. Campione said everyone had accepted the pop ups but now some of the awnings have been eliminated and a green solei product has been incorporated. Ms. Raucher queried the screening of the mechanicals. Mr. Campione replied that on the in-line retail building there would be a parapet so the mechanicals would not be visible from either the shopping center or Route One. He added that he had not yet addressed the screening around the actual units but was aware that this was a requirement. Regarding the fencing on the retaining wall, James Grafmeyer (Vice-President of Development for Developers Diversity Realty) stated that no specifications had been done yet but something with more decoration would be done on the areas that the general public would see. Mr. Charney asked how these areas would be

defined. Mr. Grafmeyer replied the back corner and along Route One. Existing vegetation will also be maintained and there will be a wood beam guardrail adjacent to the parking area with a fence behind it. Ms. Raucher said she would like to see something of a better quality in general and Mr. Campione said he understood that. Mr. Charney asked for clarification on what was existing vegetation and Chris Gagnon said none of the large existing trees would be removed. Mr. Charney asked if there were any plans to augment existing vegetation. Mr. Grafmeyer replied not really.

**Landscape Architect Wayne Violette** circulated a handout which he briefly reviewed. Series 1A-1C related to the junior box building and showed a typical area for pavement patterns with stamped concrete, typical banding, etc. Ms. Raucher asked if four different colors were being used. Mr. Violette replied that Series 5A gave the proposed colors – concrete will be all one color with banding in an accent color. He said the intention was not to have multiple colors.

Series 2A and 2C related to the small shops and showed a typical sidewalk scheme using tree wells aligned with the banding and architecture. Series 2B showed the pocket park plaza area illustrating the detail of the alignment of the benches, etc.

Series 3 related to the retail space on the west side and banding may be done along the curb line. Series 3B was an outdoor seating area. Mr. Grafmeyer interjected that plans for this area had not yet been finalized.

Series 4 was the pedestrian connection illustrating what was intended for landscaping. Mr. Violette mentioned that plant species had not been changed from the originally approved landscape plan.

Series 5A and 5B provided a sense of the pavement pattern and the plant species proposed for the entire site. Tree caliper will be 2+” Tree species will probably be alternated from island to island so there was not a monotone. Ms. Patriquin queried the final diameter of the large trees. Mr. Violette replied the canopy would be 20ft. – 30ft. Evergreens will be used in buffer areas – white pine, spruce, eastern red cedar. Regarding the entrance to the shopping center Mr. Violette said it would be more formal with ornamental plantings, trees, perennials and shrubs. The center of the entrance driveway will have a softscape median with grasses, perennials, low evergreen shrubs and groundcovers – to give seasonal interest. Ms. Raucher asked if there might be irrigation in areas where it would be needed. The answer was no, although new plantings would be watered until they were established. Mr. Charney said he assumed the applicant would want the shopping center to look good and so would take appropriate measures, adding that the details needed to be good. Later in the meeting Mrs. Repetti said that irrigation was critical. Series 5D was lighting and site furniture. There would be two kinds of lighting – parking and pedestrian areas. Initially low pedestrian lighting was reviewed but it was found this would require a pole every 4 parking spaces and so slightly taller poles will be used.

Series 6: Mr. Charney asked how the public would know where to go after entering the shopping center. Mr. Grafmeyer replied that there may be directional signs for specific tenants. The drawing showed two locations for Guilford Downtown District signage. Mr. Grafmeyer reminded the Committee that there was an approved sign design from 2008 for a 2-sided sign for the shopping center. Mrs. Repetti asked if a separate sign application would be filed and Mr. Grafmeyer said yes. Mr. Charney mentioned pervious pavers which had been installed at 995 Boston Post Road with limited success and asked what would be different here. Mr. Gagnon replied that now a long pervious strip could be laid like pavement which would function better than the squares laid at 995 Boston Post Road. Water would not collect on this surface so it did not need to be sanded or salted.

Ms. Patriquin said she would like Ms. Towers to review the landscaping, and the Committee to review final materials. Ms. Raucher queried the vista on the pedestrian access looking west. Mr. Campione replied that one would see street furniture, light poles, etc. Mr. Charney stated that he appreciated all the effort that the applicant had gone to but had concerns about the entrance driveway. He asked did one enter Guilford Commons from Route One or did one go up the driveway and then receive information to turn either left or right. He urged the applicant to consider the entrance to be off Route One and not at the top of the driveway. Mr. Grafmeyer replied that there would be a sense of arrival.

Ms. Patriquin made a motion that the Committee recommended PZC approve this project with the stipulations that DRC review signage, screening of mechanicals, fence screening, final materials for sidewalks and that the landscape plan be reviewed by Ms. Towers. Mrs. Repetti seconded the motion and it was carried unanimously.

On an informal basis Mr. Grafmeyer showed the Committee a proposed sign design for lighted signage on both sides of the entrance driveway. Only 6 main tenants would be listed. Mrs. Repetti said she would like to see stone materials used. Mr. Charney felt the secondary signs should reinforce the entrance sign and not be just directional signs. He agreed with Mrs. Repetti regarding materials.

**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 5:15p.m.

The next meeting of the Design Review Committee will be held on Wednesday 13<sup>th</sup> August, 2014 at 4:00p.m. in the Guilford Community Center.

Respectfully submitted: \_\_\_\_\_ Katharine Stewart, Recording Secretary