

Draft Minutes

TOWN OF GUILFORD Design Review Committee Minutes – 14th September, 2016

A regular meeting of the Design Review Committee was held on Wednesday 14th September, 2016 at 4:00p.m. in the Guilford Community Center with chairman Karin Patriquin presiding.

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

The meeting was called to order at 4:10p.m.

Approval of Minutes: Mrs. Repetti made a motion to accept the Minutes of 11th May, 2016. Mrs. Girioni seconded the motion and it was carried with 4 votes in favor. Mr. Campus abstained since he was not present at the May meeting.

REVIEW APPLICATIONS

U-Haul, 301 Boston Post Road, Map 49, Lot 30, Zone TS (former Charles Mannix property): Site Plan Revision - Change of use from retail to self-storage, and truck and trailer rentals: Peter Sciortino stated that he believed that the proposed building presented at the May meeting had been rather “loud” and not what the Committee was looking for. He showed an elevation drawing of the front of the proposed storage building which he said would be mostly a gray color with blue doors. Mr. Sciortino said the only other color would be orange under the U-Haul letters. He added that the doors would be set back approximately 6ft. behind glass. The U-Haul letters would be black and white with orange underneath. Gray brick will highlight the doors and will also be along the ground level. Ms. Patriquin wondered if this would be a stone veneer. Mr. Sciortino noted that the building would have different shades of gray and that the blue would be a lighter blue color. There will be lighting behind the doors and windows which will be on 24/7. Mrs. Girioni asked if this could be on a motion detector so that it was dim but could become brighter if a customer visited. Mr. Thompson queried photoelectric information but Mr. Sciortino said this was not yet available.

Ms. Patriquin said that the Committee could review the overall design of the buildings and look at the material palette later. Mr. Sciortino then showed elevation drawings of the existing building which would be similar to the storage building with gray brick. Mr. Sciortino noted that U-Haul counted on the display area as this was the only way that it advertised itself. Mr. Thompson asked if the glazing package was being retained or replaced. Mr. Sciortino replied that it would be pretty much the same and just the front door had been changed. Mr. Campus queried the reason for two different colors. Mr. Sciortino replied to outline features. Ms. Patriquin said the brick edges needed to be thicker, at least 1ft. and not 3”.

The Committee briefly reviewed the site plan. Mr. Sciortino said the display had been reduced to 7 trucks and there would be a buffer approximately 2ft. high. Mrs. Girioni asked if the signs on the trucks were considered part of the signage allowance. She believed that the neighbors had concerns about the display. Mr. Kral replied no, that the Town could not regulate what a

property owner placed on a vehicle. Mr. Thompson queried the overall height of the storage building. Mr. Sciortino replied that it was 3 stories and would require a special permit application. Mr. Kral said the purpose of this would be to control the number of vehicles displayed in front but that it would not be productive for the owner to screen the entire area. Instead there should be some vertical elements to break up the view shed. Mr. Campus felt it would be better if there was some kind of sense of how the parking area would be used and he suggested installing curbed areas with landscaping. He said this would not have to be deep (3ft. – 4ft.?), but just enough to create a transition. Mr. Campus felt this would avoid an industrial look. Mr. Thompson pointed out that the storage building was more than twice the size of the existing building and that it had a bigger volume. There will be openings with lighting pouring out and he asked if this could be moderated to a softer level. Mr. Thompson said looking at the building as one approached it, it was a big mass. He added that he felt Mr. Sciortino had tried to pull back the mass and he appreciated that but his concern was the mass of the storage building relative to the surrounding buildings. Mr. Thompson suggested at least moderating the upper level lights. Mr. Campus added that if the lighting created a negative feeling in Guilford that this would work against the property owner. Mrs. Repetti mentioned that there was a dark sky initiative in Guilford. Mr. Thompson then asked if the towers on the west elevation were “proud” of the walls. Mr. Sciortino replied no, that they were flat but of a different material. Mr. Thompson felt the building should have articulated elements. Mr. Campus said the project was a big improvement. Mr. Thompson reiterated that articulating some of the elements would help with the scale of the building. Mrs. Girioni agreed that today’s presentation was a great start but that the lighting needed to be worked on. It could be acceptable to have lighting on the I-95 (north) side because the street side was important. Mr. Thompson said it was important to look at how to articulate parts of the building. There should be the scale of vertical trees and berm plantings to soften the bumper view. Mr. Thompson felt the scale of the parking lot was more important than the number of trucks to be displayed in it. Mrs. Repetti recommended rethinking the blue color which she felt was too bright. She also asked Mr. Sciortino to think about his signage as the allowance for this property was not large. Perhaps he could get a variance for additional signage on the north side. Lighting in the parking lot will be 74W LED’s. Mr. Thompson recommended a warm spectrum such as 3,000K or warmer. It was agreed that the Committee needed more information on landscaping, lighting, updated plans and a material palette.

Approval of Bills: Mrs. Girioni 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 5:07p.m.

The next meeting of the Design Review Committee will be held on Wednesday 12th October, 2016 at 4:00p.m. in the Guilford Community Center.

Respectfully submitted,

Katharine Stewart
Recording Secretary