

Meeting Minutes
October 29th 2018 – Design Review Board
Room A, Town Hall

Attendance: Linda Riley, Rue Sherwood, Ken Savoie, Mitch Lowe, Bob Weatherall, Laura Gresh
Staff: Ethan Parsons

6:45 p.m. – South Side Green LLC, 64-66 County Road, request for design review relative to special permit for change in use to multifamily

Present for applicant: John Colantoni, Tim Martins, Hadley Coonley, John Duggan

John Colantoni described the request. 64-66 County currently has built upon it a mixed-use building with three dwelling units and a commercial unit. The development team is looking to convert the commercial unit to a dwelling unit, resulting in four total dwelling units. He walked the Board through the design intent and proposed work.

Gresh said that the proposed balcony on the front elevation doesn't fit the Greek Revival architecture of the existing building and the attempt to make the addition appear like a barn also doesn't fit the character of the neighborhood.

Weatherall said that the ornament on the addition is not indicative of a barn.

Colantoni presented floor plans of the project.

Lowe said the addition doesn't fit architecturally and the front façade is not compatible. He reiterated that he didn't think the balcony would work.

Riley asked if the building were currently accessible. Colantoni said it is not accessible today but it would have an accessible unit.

Savoie said the proposed courtyard ambiance did not look desirable because it will be closed in by building on three sides. He noted that each unit doesn't have at least 1.5 parking spaces. He said that the bridged area on the left side of the courtyard can't count as open space. He also questioned whether the addition could be constructed within the side yard setback.

Parsons explained that this was a preliminary review as the applicant has not filed an application with the Planning Board. Accordingly, the Board did not take any action on the proposal other than recommending that the applicant consider the Board's comments.

Documents:

- *DRB Application; Site Photographs; Plan of Land prepared by Donohoe Survey, Inc., 6/6/16; Proposed Conditions, prepared by ASB Design Group, 10/8/15; Floor Plans and Sections, prepared by Duggar Development Services*

7:15 p.m. – First Presbyterian Church, 175 County Road, request for design review relative to site plan review project

Parsons explained to the Board that the Church had been the subject of a site plan review application in the past and therefore the Planning Department was advising the Church to seek a modification of the site plan review approval, which entails design review.

Present for the applicant: John Harden and Stephano Basso of Siemasko & Verbridge

John Harden described the design intent. The Church will demolish an existing building, add a new sanctuary space and connect the three main uses. Harden said that the new construction would come no closer to County Road than the existing structure. He presented an animated rendering of the proposed project.

Savoie commented that the front façade looks plain. He suggested adding some detail to make it appear more interesting. There was a discussion about varying the materials and planting trees in this area. Weatherall suggested trellises.

After a brief discussion Savoie summarized the comments, noting that the Board is generally in favor of the project.

Parsons suggested that the Board hold off on a formal recommendation since the proponent had yet to file with the Planning Board. He suggested that at that time someone from the Church's team could come back and present the final plan. The Board and Harden agreed with this approach.

Documents:

- *Floor Plans, Elevations, Interior Renderings, prepared 10/15/18 by Siemasko & Verbridge*

Minutes of 9/11/18 and 9/24/18 meetings

Weatherall moved to approve the minutes of the 9/11/18 and 9/24/18 meetings. Sherwood seconded the motion. The motion passed unanimously.

Documents:

- *Draft minutes from 9/11/18 and 9/24/18 meetings*

Adjournment

Weatherall moved to adjourn the meeting at 8:45 PM. Sherwood seconded the motion. The motion passed unanimously.

Minutes approved: 12/3/18

Minutes prepared by Ethan Parsons