

ADVISORY COMMITTEE ON COMMUNITY APPEARANCE
Regular Meeting ~ January 9, 2018
Minutes

The regular meeting of the Advisory Committee on Community Appearance (ACCA) was held on Tuesday, January 9, 2018, in Meeting Room A at the Madison Town Campus, with Elizabeth Ardolino presiding.

Members present: Chair E. Ardolino, M. Williams, F. Murphy, J. Cunningham, P. Clement.

Members absent: R. Zollshan.

Others present: J. DeLaura (Zoning Enforcement Officer), Marius Marinescu, Angela D. Cahill, A. Graham Curtis, Billy Budd, Beth Crowley.

E. Ardolino called the meeting to order at approximately 5:00 p.m.

1-2. The following pages contain the recommendations for the applications presented.

3. Approval of Minutes:

- December 12, 2017 – Tabled.

8. Adjournment:

Motion: By M. Williams, seconded by J. Cunningham, to adjourn at 6:20 pm. All members present voted in favor. Motion carried.

Respectfully submitted,
Shauna Ham

ACCA RECOMMENDATION

ACCA MEETING DATE: JANUARY 9, 2018

Application: 17-34 DVD. 891 Boston Post Road. Map 39, Lot 21. D District. Minor Alteration application in the Downtown Village District for addition of three skylights, open porch and stairs to rear of building adjacent to existing ramp, replace existing condenser, addition of one new condenser and generator.

Owner/Applicant: Marius Marinescu.

Members present: Chair E. Ardolino, M. Williams, F. Murphy, J. Cunningham, P. Clement.

Action:

- Design recommended for approval as presented.
- Design recommended for approval with modifications.
- Further design review recommended.
- Design recommended for denial

Discussion:

Marius Marinescu presented application 17-34, which includes the following:

- Installation of three (3) skylights: two (2) on the east side above the kitchen which would be identical to one another and able to open (functional), and one (1) on the west side above the stairwell, which would be fixed and slightly larger than the others, but same style.
- Addition of three (3) steps leading directly to the main entrance (rear of building) with a canopy.
- Elimination of one (1) parking space, allowing for an ADA parking space next to the building.
- Addition of one (1) condenser (and replacement of existing) to east side of building.
- Addition of one (1) generator to east side of building.

J. Cunningham asked if there would be screening for the condenser units. Marinescu stated he did not intend to add screening, as there are existing unscreened units on neighboring property. Cunningham recommended some light planting by the street to soften the look.

There was some discussion about protecting the generator.

M. Williams commented that he is fine with the whole proposal, but the roof over the new steps would look better if it were a gable that came away from the other gable. The Committee is fine with the application as presented, but would prefer the gable if it is possible.

Motion: By M. Williams, seconded by J. Cunningham, to approve application 17-34 with the suggestion that the applicant consider turning the slope of the roof of the roof over the new stairs in the rear and making it a gable instead, if possible. All members present voted in favor.

Motion carried.

ACCA RECOMMENDATION

ACCA MEETING DATE: DECEMBER 12, 2017

Scranton Memorial Library. *Preliminary Presentation.*

Members present: Chair E. Ardolino, M. Williams, F. Murphy, J. Cunningham, P. Clement.

Action: N/A

Discussion:

Angela Cahill, senior project manager and architect at D.R.A. Architects, presented the preliminary plans for major additions and renovations to Scranton Memorial Library. The intent is to complement the existing building; the project, as presented, includes (not limited to) the following:

- Removal of an existing building, relocation “post office” building
- New main entrance off Wall Street with significant canopy
- New parking area with a 2-way drive
- Vehicular book drop
- Program room that can be accessed and utilized after hours
- Minimal landscaping
- Large 3-level (2-story) addition; attempt to reflect proportions of existing building and match the brick as closely as possible. Hoping for a metal roof. Combination of materials used for siding.
- Light renovation to existing Post Road entrance area (will remain as a primary entry); the new entrance and existing would be connected by a “circulation spine,” a clear open area—both entrances can be monitored from one central location.

ACCA members had the following comments, concerns, and suggestions:

- Consider installing light wells in the basement to bring quality lighting to that area, which would otherwise likely feel damp and buried.
- Like the long view from one entrance to the other with bountiful natural light; would be great to have a focal point—something to draw the eye along the long hall.
- Consider making the main open staircase have ceremonial steps, broadening at the bottom—catch the eye, somewhere one could sit and wait for someone; function as more than just a staircase.
- Important to maintain the current street entrance.
- Do not like the red facing flanking the new brick façade; do not like making it the same color as the brick where it is obviously a different material (beveled siding); where using shiplap the same color as the brick, maybe use narrower proportion.

- Consider using a new color palette instead of almost matching the existing (too many slightly different reds). Perhaps make the new building more modern in design.
- Make new building simpler. Need complete corners.
- Do not like the cornice on the addition.
- Strongly recommend more (or larger) windows at the recessed portion of the addition; this would create a solid break from the old building and allow more liberty in the design of the addition instead of trying to match the existing.
- Utilize brise-soleil.
- Outside, consider a pick-up/drop-off area if space permits. Need places for patrons to sit; stonewalls, benches, etc.
- Regarding the medallions over the windows on the existing building, wonder if something like that could be done with the new building (get rid of cornice).
- Need a detailed landscape and lighting plan for ACCA review