

Subject to approval

ADVISORY COMMITTEE ON COMMUNITY APPEARANCE

Regular Meeting March 8, 2022

Minutes

The Regular Meeting of the Advisory Committee on Community Appearance (ACCA) was held on Tuesday, March 8, 2022 via Zoom Video Conference, with Elizabeth Ardolino presiding.

Members present: Chair E. Ardolino, J. Cunningham, M. Williams, Ron Zollshan, Fred Murphy

Members absent: Peter Clement

Others present: John J De Laura, CZEO (Zoning Enforcement Officer). John Matthews (Architect), Ken Detulio, Sign Lite, Inc.

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

The following pages contain the recommendations for the applications presented.

Minutes:

Approval of Minutes: February 7, 2022. Motion by John Cunningham, second by Matt Williams, all members present in favor.

Adjournment:

Motion: By Liz Ardolino to adjourn at 6:30 pm, second by John Cunningham, all members present in favor.

Respectfully submitted,
John J De Laura, CZEO

Application:

22-05. 22-28 Durham Road. Map 35, Lot 85, D-District. Applicant: Ken Detilio, Sign Lite, Inc. Application review for a new illuminated sign.

Mr. Detulio presented the application for Gaylord Hospital. The sign, presently installed, will be LED illuminated only during the hours of business as noted on the application. Examples of the sign on the store front transom window were shown to the Committee.

Liz Ardolino motioned to approve, second by Ron Zollshan. All present voted in favor.

21-34. 14 Railroad Avenue. Map 49, Lot 54, D-District. Owner/Applicant: 14 Railroad Avenue, LLC. Application for Site Plan Review and Special Exception Permit for 16 two-bedroom dwelling units including 13 private garages and 26 parking spaces.

John Cunningham recused himself from this application only.

John Matthews presented by comparing the new layout to what the Committee saw previously. He pointed to the fact two rental units were deleted to open the project up and create a less dense fell. Building A now indicated a roof pitch revision abs Building C had the fenestration pulled away from the corners to allow the shutters more space.

The change of the building layouts allowed for a more open driveway for backing out of garages, Mr. Matthews noted. He also mentioned the dumpster was eliminated and trash would be by pick-up to the individual units. Containers would be in garages or enclosures and he felt the positioning of the smaller buildings where a large building was reduced the scale as ACCA previously suggested. Building B colors and materials were shown.

The smaller ADA building was compared to the former three-story building indicating a reduction in scale. There was now a common concrete walkway through the site. An additional shade tree was added. A white cedar fence is proposed along the property line and the separation fences between the patios will be the same. The fire lane will remain with a processed base and lockable gate for fire access only.

The Committee thought the revisions improved the project by it being less dense with the reduction of units and building positioning. However, the parking lot spaces were more numerous than was needed and the extra spaces could provide more landscaping and openness also the two-story open porches were top heavy and the first-floor porch should be revised to

visually support the second level structure. A suggestion was to lower the pitch a bit on the porch, added a fascia board at the lower level porch head and add a small railing to match the upper porch.

M. Williams made a motion that a favorable recommendation be made to the PZC consistent with the Committee suggestions:

- Reduce the rear parking lot spaces to allow for more landscaping
- Revise the lower porch to unify the upper and lower porch as discussed and noted in the minutes

All present in favor.

22-06. 45 Wall Street. Map 38, Lot 61, D-District. Owner/Applicant: Gulick Properties, LLC. Site Plan Review and Special Exception request per Sec.6.2.2.2(o) to construct 5 dwelling units; Sec. 6.2.3(e) increase maximum building coverage to 28.4%; Sec. 6.2.3(h) increased maximum building height to 31’.

Matt Williams recused himself and began the presentation. It was explained the project was reduced to make it financially viable. The units would be for sale and not rentals. The previous project was graphically compared to the new project. The single structure is designed to appear as two barn forms with 5 total units with garages. The topography of the site was explained and it was pointed out that 3 garages would be at grade and two would be under the respected units.

Rendered elevations were presented of the Brookside façade and plans shown noting the loft areas would be absent bathrooms.

There was some discussion as to the design purpose of the “cut-out” window and explained. Materials were also discussed and accepted. Mr. Cunningham suggested adding another pole light at the far end of the project and Mr. Williams agreed. F. Murphy inquired as to utilities which will be underground. The east elevation was reviewed as to the location of fenestration and Mr. Williams agreed to review that suggestion.

Liz Ardolino made a motion to forward a favorable recommendation to PZC with the suggestions the Committee has made. Mr. Cunningham second and all present voted in favor.