

Subject to approval

**ADVISORY COMMITTEE ON COMMUNITY APPEARANCE**  
**Regular Meeting March 9, 2021**  
**Minutes**

The Regular Meeting of the Advisory Committee on Community Appearance (ACCA) was held on Tuesday, March 9, 2021 via Zoom Video Conference, with Elizabeth Ardolino presiding.

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

**Members absent:** Ron Zollshan

**Others present:** Dave Anderson (Director of Land Use and Economic Development), John J De Laura (Zoning Enforcement Officer). Atty. Chris McKeon, Bill Brown, Jerry Davis, Mike Ott, P.E. L.S. and Greg Nucci, AIA. Joel Bergmann and a resident April Allen.

E. Ardolino called the meeting to order at approximately 5:02 p.m. and gave a brief statement of the charge of ACCA.

**The following pages contain the recommendations for the applications presented.**

**Minutes:** February 9, 2021 minutes. Motion by J. Cunningham, second by P. Clements. All approved.

**Adjournment:**

Motion: By L. Ardolino, second by J. Cunningham to adjourn at 6:46 pm. All members present voted in favor. Motion carried.

Respectfully submitted,  
John J De Laura

## **ACCA RECOMMENDATION:**

### **Applications:**

1. **Preliminary Review. 110 & 114 Bradley Road.** Preliminary review of proposed apartment building.

Jerry Davis was to present but deferred to be heard second on the agenda.

Joel Bergmann gave an over view of the street scape and landscape but he will bring more detail to the April meeting. Bill Brown explained the lighting is shielded and the standards would be 16-20'. The layout of the building and site was explained. A printed material board was shown to the Committee. Windows will be 4/4 and the doors patio style. The façade will employ a projection to create a shadow line for interest.

Plantings will now be used on the roof patios of the same variety as the landscaping on the site.

Liz A. asked and was informed the frontage is about 140' and the first-floor windows would use blinds of the up/down type because of the large panes. Also, benches would be added to the rear of the building and actual samples would be submitted.

Matt W. was told the F/F height would accommodate an 11' ceiling on the first floor. The total height would be approximately 35' with 9' ceilings on the second floor. Mr. Williams suggested for the next meeting elevations showing the project in context to the streetscape would be very helpful. It was agreed.

Other Committee members felt the site plan was fine. John C. felt the plant material was good and suggested the addition of hedge along the rear parking to soften the view from the units looking at the lot.

2. **21-03+CSP. 856 Boston Post Road.** Map 39, Lot 8. R-2 District. Owner: Faith Whitehead; Applicant: 856 Boston Post Road LLC. Special Exception Permit Application to construct a single-family residential cluster development and associated site improvements, Also Coastal Site Plan Review.

John Cunningham recused himself this application and presented the site and landscape plan including community planting beds and unit plans.

Mr. Nucci offered some background on the 1909 building and reviewed the parking as well as the unit layouts. The stages of development were discussed as well as the unit layouts and details that have been taken from the original building. The Ledges would have an extensive interior renovation, Units 4 and 5 are to be two family. Unit 5 would have a lower level walk-out.

Materials were discussed. Siding is to be a cement type smooth board w/ 6" exposure with composite trim. Marvin windows w/ true divided lights will be used. The stone veneer is real cut 1.5" stone. Garage doors are to be TimberLane and roofing is Certainteed 30 yr.

Matt W. pointed to the front building that he felt was the Committee's concern, the gate house. It could be simpler in mass and a more carriage house feel. Mr. Nucci agreed and would revisit the dormers.

Liz suggested an east elevation redo and real samples of materials be provided. All liked the presentation and suggested the project move on.

3. **21-04DVD. 40 and 48 Wall Street.** Map 38, Lots 36 & 38. D District/DVD. Owner: White Rabbit LLC; Applicant: William Plunkett. Site Plan Review Application to permit a 30' x 60' framed tent be utilized for a stand-alone, seasonal "pop-up" restaurant. Additionally, permission is being sought to hold a total of six (6) outdoor movies and live music events one night per week. 286 & 302 Green Hill Road.

Mr. Plunkett introduced the project to the Committee with a brief overview of what he was proposing. The tent will be 30' more than last year

The Committee felt the tent was back far enough off the street to have no objection.

Liz A. motioned to accept the proposal, Matt W. second all in favor.