

Subject to approval

ADVISORY COMMITTEE ON COMMUNITY APPEARANCE
Special Meeting ~April 28, 2020
Minutes

The Special Meeting of the Advisory Committee on Community Appearance (ACCA) was held on Tuesday, April 28, 2020 via Zoom Video Conference, with Elizabeth Ardolino presiding.

Members present: Chair E. Ardolino, J. Cunningham, M. Williams, P. Clement and R. Zollshan

Members absent: F. Murphy

Others present: Dave Anderson (Director of Land Use and Economic Development), John J DeLaura (Zoning Enforcement Officer). Duo Dickerson (Project Architect), Ron Clark (Chair, PZC)

E. Ardolino called the meeting to order at approximately 5:05 p.m.

The following pages contain the recommendations for the applications presented.

Adjournment:

Motion: By M. Williams, seconded by L. Ardolino, to adjourn at 6:32 pm. All members present voted in favor. Motion carried.

Respectfully submitted,
John J De Laura

ACCA RECOMMENDATION:

Informal Review:

908 and 916 Boston Post Road. The General's Residence. Preliminary presentation by Duo Dickinson of the development proposal for 908 and 916 Boston Post Road.

Presentation:

Duo Dickerson presented the application by recapping the present condition of the General's Residence as being mostly beyond repair. The idea moving forward would be to document the structure with period design cues as it is reconstructed to recreate the building much as it was.

There is thought of providing a plaque to be placed to reference to the history of the General's Residence property.

An overview of the site plan indicated as much of the existing vegetation would be saved as possible, including important trees.

Other buildings were described as "couplets", buildings mirrored and placed close together seemingly to be one building. The couplets would have 12' wide carports; others would have one car garages.

All the units are to be 3 bedrooms and 3.5 baths. The garages would be concealed from street view. The unit design is to allow for open floor plans. At this point in the process elements including roof pitches, windows, colors and finishes will most likely be revised as the project moves forward.

The concept is to create a village feel by location of the units and allowing for a more expansive common area. The 8 buildings will provide 9 units of 2000 sf total living area each with some enclosed exterior storage. The units will be owned separately with a common interest in the open space. Tonight would be a chance to look at massing and layout as a sense of community.

Discussion:

L. Ardolino: Thought the Common Area feels tight and asked whether patios were planned. The unit architectural columns used could be varied to add interest and scale. It appeared that the couplet buildings were sliced in half. There may be bit too much of the Clarity building design

with roof slope and columns incorporated here. Suggested a more classical solution would relate more to the General's Residence.

M. Williams: Replacement of the G.R. structure was the best way to go and is sensible. Thought the size and placement of the units was fine, but could benefit from more of a sense of history. Agreed with Ron Z. that there should be some historical reference with the project.

Likes the location of the couplets being placed off the street on the BPR but other couplets could relate more to the E. Wharf streetscape homes and he would encourage an alternate design there.

R. Zollshan: Thought the philosophy of design appears the way of the Clarity Building and to be subordinate to that. Asked why that was. Agreed there should be a mix of history and contemporary design used in context with the site.

Echoed Matt W. in that the E. Wharf units should reflect the existing streetscape perhaps with alternate roof forms and façade more in scale. Noted ACCA cares about style and design.

P. Clement: Mentioned that some roof forms might be over scaled and the E. Wharf unit elevations indicate siding to be in two directions, horizontal and vertical. It would worth considering the use of siding in one direction only.

General Comments: A question of guest parking was explained by the Architect as being addressed in the design. Elements such as rubbish containment, lighting, patios/decks and landscaping will be presented to ACCA for review.

The owners gave a brief introduction of who they are what they hope to achieve with the project. Duo Dickerson recapped briefly that the next variation would address the ACCA comments in relation to siding, roof forms and possible use of dormers. He felt the Carriage House was successful and the southerly units were as well. The E. Wharf area would be revisited.

Ron Clark (Chair, PZC) expressed his appreciation of the work ACCA is doing and the interest they are taking in this project.