

Subject to approval

ADVISORY COMMITTEE ON COMMUNITY APPEARANCE
Regular Meeting ~ May 8, 2018
Minutes

The regular meeting of the Advisory Committee on Community Appearance (ACCA) was held on Tuesday, May 8, 2018, in Meeting Room A at the Madison Town Campus, with Elizabeth Ardolino presiding.

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

Others present: J. DeLaura (Zoning Enforcement Officer), John Mathers (PZC liaison).

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

The following pages contain the recommendations for the applications presented.

Approval of Minutes:

- February 13, 2018
- April 10, 2018

The minutes were not discussed.

Adjournment:

Motion: By J. Cunningham, seconded by M. Williams, to adjourn at 6:56 pm. All members present voted in favor. Motion carried.

Respectfully submitted,
John J De Laura

ACCA RECOMMENDATION:

Application: S-393. 44 Boston Post Road. Franco's Wine Outlet. Applicant: New Haven Sign Co. Permanent Sign.

Applicant: New Haven Sign Co.

Members present: Chair E. Ardolino, M. Williams, F. Murphy, R. Zollshan, 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:

Members asked the size of the sign and expressed approval of the colors.

Motion: By J. Cunningham, seconded by M. Williams, to approve application S-392 as presented. All members present voted in favor. Motion carried.

ACCA RECOMMENDATION:

Application: 102 Wall Street. Map 38; Lot 27. D/DVD District. Owner: 102 Wall Street LLC. DVD Village District Minor Alteration application for replacement of north siding and egress windows.

Applicant: Pending

Members present: Chair E. Ardolino, M. Williams, F. Murphy, R. Zollshan, 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:

Members were shown the siding material and color to be used on the north side at this time and were in agreement it would be acceptable because the color matched the existing remaining siding.

Motion: There was not an application received in time for the review and a motion was not offered, however all members were in favor of the siding with the suggestion the other three sides be finished in a timely manner with the same material and color.

ACCA RECOMMENDATION

Application: 18-17 D/DVD. 45 Wall Street. Map 38, Lot 61. D/DVD District.

Owner/Applicant: Gulick Properties LLC. Special Exception Permit and Site Plan Review request for nine (9) apartments in the D/DVD District and an increase of maximum height from 30 ft. to 36 ft. in the Downtown Village District.

Members present: Chair E. Ardolino, M. Williams, F. Murphy, R. Zollshan, 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:

Members agreed the project presents itself as being on Brookside rather than Wall Street and can benefit with the less restrictive height and floor area requirements. The scale and height of the project is acceptable. Bora siding will be used in shiplap and/or nickel joint either smooth or rough face. Members liked the modern treatment of the “back” barn form in contrast to the more traditional barn closer to Wall Street. Discussion continued as to doors, windows, roofing and other materials. All acceptable to the Committee.

Landscape was presented by Madison Earth Care indicating a continuation of the barn theme. One suggestion was to reduce the number of species being planted and to plant a Red Maple in place of the Sugar Maple in the northwest corner.

Motion: Motion by the E. Ardolino to accept the project as presented with the suggestion the treatment of the more contemporary barn element continue with that design theme as much as possible. Second by J. Cunningham. All members were in favor.

ACCA RECOMMENDATION

Application: 18-16. Regulation Amendment. Applicant: Davis Realty LLC. Petition for Regulation Amendment to clarify that "building height" as referenced in Sec. 6.2.3 (h) refers to "Average Building Height" as defined in Sec. 19.2 and (ii) to allow by Special Exception, an Average Building Height up to 45 feet in the Downtown District.

Applicant: Davis Realty LLC

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

Action: N/A

Discussion:

The applicant's attorney led the discussion with the Committee and explained the reason for the regulation amendment in depth. Two letters were presented from Architects in support of the request. Members discussed the reasons for and the possible impact the change might have with the applicant and amongst themselves.

Motion: By E. Ardolino to accept the Regulation Amendment in that it appears to not create a problem as it would be reviewed through the present Special Exception Permit application process and ACCA would be a part of the review as they are now. Second by M. Williams who saw the amendment as a policy change. Agreeing with the motion was J. Cunningham, M. Williams, P. Clement, abstaining were R. Zollshan and F. Murphy.

ACCA RECOMMENDATION

18-12+CSP. 168-178 Cottage Road. Map 32, Lots 9, 10, 11, 12, 14. C & R-2 Districts. Owners: Marine Ventures III, LLC & 168 Cottage Road LLC. Special Exception Permit

application for a mixed-use development of 37 2-bedroom residential townhomes, retail, offices, and marina. Coastal Site Plan required.

Owner: Marine Ventures III, LLC

Applicant: Thomas A. Stevens & Associates

Members present: Chair E. Ardolino, M. Williams, F. Murphy, R. Zollshan, J. Cunningham, P. Clement. (J. Cunningham recused himself)

Action:

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

Discussion:

Architect John Matthews presented a quick recap of the new revisions and a discussion of colors and materials followed. There will be three different colors used on the buildings throughout the project. The trim will be white and the materials used on the buildings will be Hardie Plank, the roofing is to be Weathered Wood color. The commercial building will be Hardie Plank sandstone.

The Light House will be mostly white with white trim. The glass feature at the top of the Light House is to be opaque and static. There are no significant landscape changes from previous submittals. The proposed site sign locations were acceptable.

Motion:

E. Ardolino made a motion to accept the project as presented. Second by M. Williams, P. Clement and F. Murphy for, R.Zollshan opposed.