

Subject to approval

ADVISORY COMMITTEE ON COMMUNITY APPEARANCE
Regular Meeting 11, 2021
Minutes

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

Members present: Chair E. Ardolino, Matt Williams, and Ron Zollshan

Members absent: J. Cunningham, F. Murphy and P. Clement

Others present: Dave Anderson (Director of Land Use and Economic Development), John J De Laura (Zoning Enforcement Officer), Greg Nucci, Architect, Faith Whitehead, and Andrew Rainone.

E. Ardolino called the meeting to order at approximately 5:03 p.m.

The following pages contain the recommendations for the applications presented.

Minutes: April 13, 2021 minutes, Liz A. motioned to table to them to the June meeting. Matt W. second, all in favor.

Adjournment:

Motion: By Liz A., second by Ron Z. to adjourn at 6:27 p.m. All members present voted in favor.

Respectfully submitted,
John J De Laura

ACCA RECOMMENDATION:

Applications:

- 1. 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.

Mr. Nucci noted the Committee recommended forwarding the application with changes to P/Z at the last meeting but wanted to update the Committee as to revisions to the plans as a result of a coverage change necessitated by a reduction of the overall building area of the lot.

The property was resurveyed to include 25% slopes that must not be counted to buildable area and as a result the coverage of the buildings had to be reduced. Mr. Nucci presented a revised garage plan of the Ledges building. The previous 2 bay garages (2) were redesigned to one bay each and the coverage was compliant.

The Committee discussed the redesign and material changes as well as the landscape that would soften the stone elements. Stairs and ladings were reviewed with the consensus the handrails would be metal in a white color.

The Committee reviewed the Gate House changes that Point One had made based on comments at the April meeting and thought them to be fine.

Liz A. made a motion to accept the revised garages and Gate House designs as a recommendation to the PZC. Matt W. second and all present were for.

- 2. 21-09. 250 Samson Rock Drive. Map 38, Lot 51. R-2 District. Owner: Bank of America;** Applicant: Andrew Rainone, Horton Group, LLC. Special Exception Permit Modification for work being to existing drive up teller lane by removing tube system and place an automatic teller machine in its place, additional security lighting will be installed.

Andrew Rainone representing the General Contractor began the presentation and was having Zoom connection issues. While Mr. Rainone was in the process of reestablishing a connection Mr. Anderson, being familiar with the application, offered the Committee an outline of the project and explained the standard for the lighting was that of the applicate not necessarily code driven.

Mr. Rainone was able to get back on line and continued to describe the project. One drive-up would remain as well as the existing canopy. Matt W. asked where exactly the new fixtures would be located and that the site is in a residential district. Discussion continued at some length.

Liz A. noted that a near by bank is not over illuminated and Bank of America lighting plan seems be a bit too intense. The canopy can be as it is design but the general parking site lighting should be rethought and resubmitted if revised.

Matt W. motioned that the parking lot lighting remain as it is existing, but the new canopy lighting can be as designed. Liz A. second. All present for.