

Subject to approval

ADVISORY COMMITTEE ON COMMUNITY APPEARANCE
Regular Meeting ~ May 14, 2019
Minutes

The regular meeting of the Advisory Committee on Community Appearance (ACCA) was held on Tuesday, May 14, 2019 in Meeting Room C (Hammo Room) at the Madison Town Campus, with Elizabeth Ardolino presiding.

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

Others present: J. DeLaura (Zoning Enforcement Officer)
Jim Matteson, PZC Liaison

E. Ardolino called the meeting to order at approximately 5:04 p.m.

The following pages contain the recommendations for the applications presented.

Approval of Minutes:

- April 8, 2019

The minutes were discussed and approved by all in attendance.

Adjournment:

Motion: By Liz Ardolino, seconded by M. Williams, to adjourn at 6:50 pm. All members present voted in favor. Motion carried.

Respectfully submitted,
John J De Laura

ACCA RECOMMENDATION:

Application: 129 Samson Rock Road, Permanent Sign added to agenda by motion and vote.

Sign approved as presented. Motion by L. Ardolino, second by M. Williams, all in favor. Passed.

ACCA RECOMMENDATION:

Application: 19-12. 801 Boston Post Road. Map 38, Lot 43. DW District. Owner: E.C. Scranton Memorial Library; Applicant: Brendan Smith. Minor Site Plan Review for installation of solar panels on library roof.

Members present: Chair E. Ardolino, M. Williams, R. Zollshan, 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 presented the E.C. Scranton Library proposal to install solar arrays on the roof of the new library. Woodie Weiss presented the proposal showing the south and east roofs covered with 3 rows each having 14 panels. The Committee was split on the number of panels covering the existing copper roof. Some members wanted no panels on the roof at all, others thought if the lower row on the south side was deleted the proposal was acceptable. After an explanation by Mr. Weiss the Committee settled with the removal of the lower row of 14 panels on the south side and allowing 10 additional panels on the east side. L. Ardolino mentioned the panels at the ridge would be acceptable because more of the lower copper roof would be exposed to view. After some discussion the Committee reached a motion.

Motion: By L. Ardolino, to accept the proposal as modified by deleting the lower row of panels on the south facing roof and adding 10 additional panels to the east facing roof, second by P. Clement with J. Cunningham for. R. Zollshan and M, Williams against. Motion carried 3 to 2.

ACCA RECOMMENDATION

Application: 19-09. 209 Boston Post Road. Map 35, Lot 38. C District. Owner: Gur Rehmat LLC. Applicant: Greg Sharon. Special Exception Permit Modification to operate a food cart at the MVP Car Wash from Memorial Day weekend through Labor Day.

Action:

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

Discussion:

Members were informed the applicant was unable to appear, however ZEO J De Laura explained the review was in conjunction with a Special Exception Permit Modification to the PZC. ACCA is asked to give a recommendation to the PZC.

Motion: All members were in favor of an acceptable recommendation be given to the PZC
Motion carried.

ACCA RECOMMENDATION

Application: 19-06+CSP. 908 & 916 Boston Post Road. Map 39, Lots 3 & 4. R-2 District.

Applicant: Capt'n Griffin, LLC; Owner: Estate of Dorothy Staley and Frederick J. & Margaret M. Lyle. Special Exception Permit for nine (9) new residential units pursuant to Section 3.12, Special Use Regulation for small single family cluster developments.

Action:

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

Discussion:

The Architect representing the project gave a comprehensive presentation of the overall concept and some idea of the details, finishes and hues in the construction and finishes. The concept is to emulate a small town green by keeping the structures of modest dimensions, varying architectural style, using simple clean lighting fixtures and having the units border on an open landscaped area with pathways circling a communal garden. Details are to be simple and materials would consist of vertical and horizontal wood siding on the buildings. Roofing would also be mixed, some metal and some shingle.

The landscape plan was reviewed as to trees that would remain, trees would be newly planted and how the Neck River buffer be treated. It was noted DEEP would be involved when With the buffer. 42" light bollards are expected to provide low shielded illumination for pedestrians with no spillage beyond the property.

The General's residence would remain and be repaired to be structurally sound and visually appealing. The Committee was told the project my change by as much as 30% and would return to ACCA to review the details.

The PZC liaison gave a brief overview of the recent regulation change allowing this type of development and this project is consistent with that regulation.

The Committee felt the project worked, that keeping the General's Residence is key in connecting to the history of the site as is preserving the stone walls. They also accepted the

concept, the materials and thought the design to be crisp and tidy, favoring the mix of traditional buildings transitioning to the modern forms.

Motion: All members of the Committee accepted the concept of the project, its scale and design as a positive recommendation to the PZC. Further review is suggested as the project is more completed with details.

Informal Presentation:

64/70 Wall Street. Preliminary Presentation for a building addition.

Matt Williams presented the preliminary drawings of the addition to the Committee.