

Subject to approval

**ADVISORY COMMITTEE ON COMMUNITY APPEARANCE**  
**Regular Meeting August 11, 2020**  
**Minutes**

The Regular Meeting of the Advisory Committee on Community Appearance (ACCA) was held on Tuesday, August 11, 2020 via Zoom Video Conference, with Elizabeth Ardolino presiding.

**Members present:** Chair E. Ardolino, J. Cunningham, M. Williams, Ron Zollshan

**Members absent:** P. Clement, F. Murphy

**Others present:** Dave Anderson (Director of Land Use and Economic Development), John J De Laura (Zoning Enforcement Officer).

Representing Chase Bank:

Patrick Jones, Jennifer Porter, Richard Dordas, Gianni Corlene and Cesca Christopher.

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

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

**Adjournment:**

Chair L. Ardolino read into the record a letter from member Fred Murphy expressing his opinion on the Chase project. His letter follows:

*14 July*

*Liz, I was prevented by the weak wifi available to me to express my reaction and feelings about the Chase proposal. What I write now may be too late to be part of the record, but at least you will know what I think.*

*I find the whole concept unacceptable. The design is such an anomaly at the entrance of town that it becomes an advertisement for Chase, like a Dunkin Donuts. We have worked hard to maintain a "village" aspect around the eclectic architecture we have, and to encourage the stark modernism of this project in this location promises future problems.*

*If this bank is anxious to build a branch office in Madison, they need to pay some attention to the existing architectural feeling and scale.*

*It seems to me that this is the feeling of some of the committee members, and I would encourage them to pursue this point of view.*

*If suggestions are in order, I believe that a design that pays tribute to the existing Federal period architectural styles in Town, which are a part of the Town's charm, would be appropriate.*

Minutes of July 14, 2020. Motion by J. Cunningham, second by M. Williams to approve. All in favor.

Motion: By L. Ardolino, second by J. Cunningham to adjourn at 5: 32 pm. All members present voted in favor. Motion carried.

Respectfully submitted,  
John J De Laura

### **ACCA RECOMMENDATION:**

**634 Boston Post Road. Applicant: Chase Bank.** Preliminary Review of redevelopment of the 634 Boston Post Road bank site. Report from Design Subcommittee to ACCA.

The Chair reminded all that at the July meeting M. Williams and P. Clement were asked to meet with the Chase team to come to a cooperative consensus before this meeting and R. Zollshan was invited by Matt to join the second meeting.

Patrick Jones began presenting the latest revisions based on the suggestions of two meetings with the subcommittee. The tower element was lowered and the building now telescoped. The second story windows will be fiberglass (black), possibly by Pella and have a brick molding introduced to close gaps.

The mid-section is showing precast squares below the parapet as to break up the wall and add interest. The sign band emphasized by the solid courses above and below is now wrapped around the two-story portion of the building.

Signage would be placed on the north façade on the band and as a flag panel proud of the exterior wall. The grade was now indicated more accurately.

The entry canopy along with the storefront transom was raised some to be more in scale with the adjacent fenestration.

Materials will consist of the louvered aluminum solar shade on the west side, limestone (french) and brick (sunset red). Windows will have brick sills on the second floor. Both floors will have the windows setback about 7 or 8" to create a shadow line. There will be some corbeling along the parapet and the sign band. The main entry will be proud of the façade about 3'.

Committee members comments as follows:

The design now feels more of an old town building, more traditional and better proportioned. The reworked windows also reflect the more traditional feel. Mortar color was a concern and important to the overall look of the building and would be reviewed later in the project as would the color of the limestone.

Signage was discussed with the thought being the vertical sign was appropriate with the building design and in location on the entry to town, however it would be best to be mounted perpendicular to a façade and not angled as presented. It was felt that if the main building sign was to be illuminated the vertical sign should not be. Method of lighting would be reviewed as the design developed. Material was questioned with fabric being a possible option.

The 4 square "window" designs on the second level should be smaller to be in better scale with their design function on the elevation.

In summary the Committee agreed the design has evolved, with cues taken from ACCA, to be acceptable as being less modern and more traditional. More in context with the Village streetscape. Final color choices for the limestone, brick and mortar would be reviewed when finals are arrived at by Chase.

The landscape plan was reviewed with some alternate species suggested that would be more sustainable.

Upon no further comments M. Williams motioned the design be acceptable with the signage to be determined with further review. The west side precast squares to be smaller and perhaps a brick pattern field in lieu of the precast panels. The brick, mortar and limestone colors would be reviewed by ACCA prior to final choices by Chase. Corbelling would only be at the parapet and the canopy/entry is understood to be anodized aluminum.

J. Cunningham second all present in favor. Motion carried.