

ADVISORY COMMITTEE ON COMMUNITY APPEARANCE
Regular Meeting ~ August 9, 2016
Minutes

The regular meeting of the Advisory Committee on Community Appearance (ACCA) was held on Tuesday, August 9, 2016, in Meeting Room A at the Madison Town Campus, with Elizabeth Ardolino presiding.

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

Members absent: F. Murphy, M. Williams.

Others present: J. De Laura (Zoning Enforcement Officer), Lina DeMasi, Theresa Balzano, Jay Santoro, Drew Landon, David Basilone.

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

1-2. The following pages contain the recommendations for the applications presented.

3. Approval of Minutes:

- July 12, 2016

The minutes of July 12, 2016 were reviewed and no amendments were made.

Motion: By R. Zollshan, seconded by P. Clement, to approve the minutes of July 12, 2016 as submitted. J. Cunningham abstained. All other members present voted in favor. Motion carried.

5. Adjournment:

Motion: By J. Cunningham, seconded by P. Clement to adjourn at 6:05 pm. All members present voted in favor. Motion carried.

Respectfully submitted,
Shauna Dowd

ACCA RECOMMENDATION

ACCA MEETING DATE: AUGUST 9, 2016

Application: 16-16. 693 Boston Post Road. Minor Site Plan Review for replacement of siding and landscaping of site.

Location: 693 Boston Post Road (Angie Lu Tailors).

Owner: Lina DeMasi

Applicant: Theresa Balzano.

Members present: Chair E. Ardolino, 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:

Theresa Balzano presented application 16-16, which seeks design approval for siding replacement and landscaping in the downtown district at 693 Boston Post Road, Angie Lu Tailors. As presented, the 4” white siding (currently rotted) would be replaced with 7” light grey siding (Balzano brought samples); she explained that the 7” siding is insulated, which would help decrease noise and reduce heating costs. They intend to replace the siding on the front of the building in the fall when the Town has completed underground wiring that may cause slight damage to the siding (better to wait than have to patch/repair later). They intend to replace the siding on the sides of the building when budget permits, perhaps next year. The trim is proposed to be dark grey (pewter). The landscaping has already been completed; there is river rock (instead of mulch) and the plantings include boxwood, roses and hydrangeas.

- P. Clement suggested that Balzano inquire about the possibility of the Town cutting in from the side of the building, so that they do not have to wait until fall to renovate the front of the building.
- E. Ardolino stated that the building is in a prominent location downtown and the proposed 7” siding would not reflect the character of the other buildings in the downtown district, a character that needs to be maintained. Balzano, citing their need for the extra insulation offered by the larger size, stated that the siding does come in 6”. R. Zollshan agreed that the 7” is too large for the scale of the building; he would need to see a rendering of the 6” to decide if that would be an appropriate size. Everyone agreed that when the sides of the building are done, they need to be the size as the front – homogeneity is important. J. Cunningham suggested that they specify in their application that the side siding will be identical to the front—that way they will already have their approvals and not have to come before ACCA when they are ready to complete the renovations.
- P. Clement stated that the colonial style would have the trim the same color as the siding, not contrasted. R. Zollshan agreed that the dark trim would appear “unfriendly.” Balzano had several

ideas to change the proposal, but the sentiment of the board was that samples and a visual illustration—a comprehensive sketch—would be needed before they could approve.

- There was some discussion about signage, but it was determined that an application has not yet been submitted for the sign. The board also commented that the lighting will need to be approved as well. R. Zollshan stated that they (ACCA) need to see a truly comprehensive plan.
- Balzano discussed the landscaping. She explained why they chose river rock instead of mulch (reasons cited included clean look, durability, cost effective in the long-run, and deter insects). She presented photos and explained that while the plantings appear sparse now, they will fill out (3-5 years).
 - J. Cunningham discussed the particulars with Balzano’s landscaper, Jay Santoro. Cunningham stated that he would not have approved of the color or size of the rocks; there are too few plants; the boxwood should have been planted closer together so that they will create a hedgerow. There needs to be something other than stone as the floor.
 - R. Zollshan stated that it is not in keeping with the rest of the downtown look –the issue is mostly with the stone.
 - E. Ardolino stated that she would like to see more ground cover.
 - Santoro asked what could be done moving forward. The sentiment of the board was that a landscaping plan should have come before ACCA before it was installed, and a comprehensive long-term plan needs to be presented. They suggested that they bring a new plan with more plantings.
 - E. Ardolino stated that they want the overall feeling to be softer; the stone gives it a hard look. They need to consider that the look needs to be kept in context with the street and the downtown character.

The Committee agreed that the discussion of application 16-16 will be continued to the next meeting, when the applicant will present a revised application.

ACCA RECOMMENDATION

ACCA MEETING DATE: AUGUST 9, 2016

Application: **16-15. 134 Boston Post Road.** Map 45, Lot 139. R-2 Zone. Modification for construction of a new 5,000sqft pre-engineered metal storage building and a new 780sqft sales office. Additionally, a 150sqft loading dock, 630sqft overhang, and a new concrete platform and ramp are proposed to be added to existing buildings. As part of the application, several existing buildings toward the rear of the property are proposed to be removed, resulting in a 1.9% reduction in lot coverage.

Location: **134 Boston Post Road (Landon Lumber Co.).**

Applicant: Drew and Mark Landon.

Members present: **Chair E. Ardolino, 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:

David Basilone, architect, presented application 16-15 on behalf of Drew and Mark Landon. As proposed, several old, decrepit buildings (pictures presented) will be removed and replaced with new, pre-engineered metal buildings, identical to one another and similar in style to one of the existing buildings; they will be white with green metal roofs. The proposed sales office building is designed to be in keeping with the existing historic railroad theme. There is an iconic 1928 storage building; they propose to extend the roof 7' from the face of the building to provide cover for lumber. Illustrations of all of the proposed buildings and additions were provided. Samples of siding, trim, and roofing were also provided.

- ACCA members expressed appreciation for the proposed renovations, which are in keeping with the current look and feel of the site.

Moved: By E. Ardolino, seconded by J. Cunningham, to accept the design plans of application 16-15 as presented. Motion carried.