

**ADVISORY COMMITTEE ON COMMUNITY APPEARANCE**  
**Regular Meeting ~ February 14, 2017**  
**Minutes**

The regular meeting of the Advisory Committee on Community Appearance (ACCA) was held on Tuesday, February 14, 2017, in Meeting Room A at the Madison Town Campus, with Elizabeth Ardolino presiding.

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

**Others present:** J. De Laura (Zoning Enforcement Officer), Joseph Safarty, Jerry Davis, William Thompson, Duo Dickinson, Ronald Clark (P&Z Liaison).

E. Ardolino called the meeting to order at approximately 5:05 p.m.

**1-3. The following pages contain the recommendations for the applications presented.**

**4. Approval of 2017 Schedule of Meetings.**

Meetings are proposed to continue to be held at 5:00pm on the second Tuesday of each month.

Motion: By J. Cunningham, seconded by E. Ardolino, to accept the 2017 Schedule of Meeting Dates as proposed.

**5. Election of 2017 Officers.**

Motion: By J. Cunningham, seconded by P. Clement, to continue with the current slate (E. Ardolino as Chair, M. Williams as Vice Chair). All other members present voted in favor.

**6. Approval of Minutes:**

- December 13, 2016

The minutes were reviewed and no amendments were made.

Motion: By J. Cunningham, seconded by P. Clement, to approve the minutes of December 13, 2016 as submitted. All other members present voted in favor. Motion carried.

**5. Adjournment:**

Motion: By E. Ardolino, seconded by M. Williams, to adjourn at 6:45 pm. All members present voted in favor. Motion carried.

Respectfully submitted,  
Shauna Dowd

## ACCA RECOMMENDATION

ACCA MEETING DATE: FEBRUARY 14, 2017

**Application:** 17-03. 891 Boston Post Road. Map 39, Lot 21. Site Plan Review Modification for repairs and renovations to existing structure in DVD.

**Owner:** 891 Boston Post Road, LLC

**Applicant:** Joseph Safarty, JW Homes, LLC.

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

Joe Safarty, contractor (JW Homes, LLC), presented application 17-03. The overall project is to renovate the existing building to accommodate a dental practice on the first floor and an apartment on the second floor. Safarty stated that the east side of the building has new windows already installed; they propose to replace the windows on the west side to match the east. They propose to replace the second floor round windows (both east and west) with twin double-hung windows. Safarty stated that they intend to keep the front windows the same size and pattern as the existing.

Members expressed concern regarding discrepancies between the verbal presentation, the physical application, and the photo of the existing building, including the location of the windows, and the grid pattern of the western windows. They expressed a need for a redrawn site plan, for the record.

There was discussion about the transoms; with the new second floor windows, the building would look better without them.

Members agreed that the upper window should be as small as possible (while meeting means of egress/building code).

At this time, Safarty added that they propose to encase the existing wood siding with 4" white vinyl siding (front will remain stone). Members cited many issues with this, including problems with physical transitions and the adverse impact to the historic significance of the building. Members would prefer that they preserve the wood the original building. The applicant cited lead paint as a reason for choosing vinyl, but members felt that exterior lead abatement is of minimal cost.

**Moved:** By M. Williams, seconded by J. Cunningham, to accept the design of application 17-03, with the following conditions:

- 1) An accurate site plan must be submitted for the record and show:
  - a. Correct window placement.
  - b. Proposed window grid pattern on west side of building matching the existing windows on east side.
  - c. Transoms removed from both east and west sides of building.
  - d. Second floor windows scaled down to smallest size possible while still meeting the building code for means of egress.
  
- 2) The siding is not approved at this time. The applicant is urged to explore the prospect of maintaining wood siding (preferred) and/or present ACCA with a detailed plan for the application of vinyl siding.

All members present voted in favor. Motion carried.

## ACCA RECOMMENDATION

ACCA MEETING DATE: FEBRUARY 14, 2017

**Application:** 17-04. 765 Boston Post Road. Map 38, Lot 96. D District. Site Plan Review Modification for renovations to existing restaurant with addition of seasonal outdoor seating for 16.

**Owner/Applicant:** Davis Realty LLC.

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

William Thompson, architect, presented application 17-04, which seeks design approval of proposed renovations and seasonal outdoor seating (new restaurant, "Sea House," to replace Madison Coffee Shop) downtown. The proposed border around the outdoor seating will consist of cedar planters with simple gates. Also proposed is a small gas fire pit and radiant heaters. As presented, the edge of the outermost edge of the barrier will be 11.5' from the building, leaving a 6' corridor on the sidewalk. A separate application will be submitted at a later date for signage. Photos of table/chair selection were presented; Thompson stated that these particular pieces may not be the final selection, but something very similar.

Members agreed that the doors/doorway should be cleaner/simpler. Although potentially not sturdy enough for outdoor use, members found the proposed table/chair selection aesthetically pleasing.

**Moved:** By E. Ardolino, seconded by M. Williams to accept application 17-04 as presented, with the suggestions that a) the front entrance be modified/made simpler, and b) they consider sturdier furniture. All other members present voted in favor. Motion carried.

## **PRELIMINARY PRESENTATION/DISCUSSION.**

### **82 Wall Street.**

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

### **Discussion:**

Duo Dickinson, architect, presented preliminary plans for 82 Wall Street, including drawings and a 3D model. The style and color of the new building (which will be constructed to accommodate a new restaurant on the first floor and two apartments on the second floor) will mimic that of an existing neighboring building. An application for signage, lighting, landscape, etc. will be made separately.

The initial main concern expressed by ACCA members was the proposed large size.

Consensus was in favor of the concept and preliminary application.