

Subject to approval

**ADVISORY COMMITTEE ON COMMUNITY APPEARANCE**  
**Regular Meeting January 11, 2022**  
**Minutes**

The Regular Meeting of the Advisory Committee on Community Appearance (ACCA) was held on Tuesday, January 11, 2022 via Zoom Video Conference, with Elizabeth Ardolino presiding.

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

**Members absent:** Fred Murphy, Peter Clement

**Others present:** John J De Laura (Zoning Enforcement Officer). John Matthews for the applicant.

E. Ardolino called the meeting to order at approximately 5:07 p.m.

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

**Minutes:** Approval of Minutes: December 14, 2021. Motion to table to February 11, 2022 Meeting by John Cunningham second by Ron Z. all in favor.

**Election of Officers:**

**2021 Meeting Schedule:**

**Adjournment:**

Motion: By L. Ardolino, second by J. Cunningham to adjourn at 6:30 pm. All members present voted in favor. Motion carried.

Respectfully submitted,  
John J De Laura, CZEO

## **Application:**

**21-34. 14 Railroad Avenue. Map 49, Lot 54 D-District.** Owner/Applicant: 14 Railroad Avenue, LLC. Application for Site Plan Review and Special Exception Permit for 16 – two-bedroom dwelling units including 13 private garages and 26 parking spaces.

John Cunningham recused himself on the application and proceeded to present his Landscape Plan. The entry to the project was described and the overall plan as simple plantings with terraces at the rear of the units that will be landscaped between for privacy. Mr. Cunningham continued describing the fence as tongue and groove cedar, the grass areas and how the terraces will be accessed via the garages.

There was some concern that due to the lack of attending members, Mr. Williams on only briefly and a general internet problem that the application would be continued to the February meeting.

John Matthews (project architect) indicated the Rail Road Avenue house would be demolished and rebuilt to be of a similar representation and scale as a two-family dwelling. There will be one ADA accommodation in Building C. There was some question as to the Eversource electric overhead wires and how they would be dealt with visibly.

Finishes are planned to be clapboard siding at 7” lower and 5” upper exposure. The windows will have dark green shutters. The doors and side lights and planned to be white as is the trim and railings. It was suggested the doors on some buildings could be a different color to add some interest. Mr. Matthews explained the lone Rail Road Avenue two-family would be of the same palette.

Mr. Matthews presented rendered elevations to the Committee. The colors are to be three hues of gray. Dark gray, medium gray and light gray. Samples of the colors were requested to be dropped of at the Land Use Office for members to see.

The overall size of a unit was discussed as well as the height of the garages and garage doors. The location of some window shutters was questioned as being pinched on the corner units and Mr. Matthews agreed to move those windows in and indicate that on revised drawings. Other concerns were the proximity of Building D in relation to Building C being too close with ingress on the driveway and parking area. Also, the question of snow removal areas came up because of no apparent place to put it. Mr. Matthews thought it could be trucked off someplace.

Matt Williams joined the meeting at 6:00 PM and mentioned the project was mostly invisible from a street or public way. Mr. Williams had no objections and agreed with others as to it being dense and color suggestions.

The Committee asked John De Laura to schedule a site walk and get permission from the owner to access the property.

The minutes of December 14, 2021 were tabled to the February 8, 2022 meeting.

Motion to adjourn by Liz Ardolino, second by Ron Zollshan at 6:30 PM.