

Subject to approval

**ADVISORY COMMITTEE ON COMMUNITY APPEARANCE**  
**Regular Meeting February 8, 2022**  
**Minutes**

The Regular Meeting of the Advisory Committee on Community Appearance (ACCA) was held on Tuesday, February 8, 2022 via Zoom Video Conference, with Elizabeth Ardolino presiding.

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

**Members absent:** Peter Clement

**Others present:** John J De Laura, CZEO (Zoning Enforcement Officer). John Matthews (Architect), Dick Pryor (Sign of Our Times), Austin Hall (Director of Senior Services) and Bob Kuchta (Mad for Trees)

E. Ardolino called the meeting to order at approximately 5:06 p.m.

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

**Minutes:**

Approval of Minutes: January 11, 2022. Motion by John Cunningham, second by Ron Zollshan, all members present in favor.

**Adjournment:**

Motion: By J. Cunningham to adjourn at 6:15 pm, second by Ron Zollshan, all members present voted in favor.

Respectfully submitted,  
John J De Laura, CZEO

## **Application:**

**22-02. 154 (128) Samson Rock. Map 38, Lot 52, D-District.** Applicant: Dick Pryor, Sign of Our Times. Application for a new permanent sign.

Dick Pryor presented the application. The sign will be LED halo illuminated only during the hours of business. Examples of the sign on the store front and the halo effect were shown to the Committee.

The Committee, in discussion, had no concerns with the application.

Ron Zollshan motioned to accept the application as presented, second by John Cunningham. All present voted in favor.

**22-03. 1362 Boston Post Rd. Map 31, Lot 38/1, R-2.** Owner/Applicant: Town of Madison. Site Plan Modification for Salt Meadow Park tree landscape plan.

Austin Hall presented an introduction and the subject of the application which is to modify an original approval by having Mad for Trees propose an optional landscape plan for the parking island. Mr. Hall introduced Mr. Kuchta to continue the presentation.

Mr. Kuchta gave a history of and explained the purpose of Mad for Trees as it relates to the application. Planting plans were shown to the Committee indicating the approved plan and also a revised plan by Mad for Trees for comparison. He explained that they would be only planting the trees and any ground cover would be by others. The Committee commented on the tree spacing, watering and root systems. Mr. Cunningham asked if the existing irrigation system at the park could be utilized to water the trees. Mr. Hall said he would look into that possibility.

John Cunningham motioned to accept the proposal with the conditions the trees should be spaced to anticipate long term growth to maturity and a plan should be made to be sure the trees are properly watered during the dry months, especially in July and August. Mr. Murphy seconded and all voted in favor.

**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 from the application and John Matthews proceeded to present a recap of the last meeting and presented revised drawings. The building on Rail Road Avenue was shown with a steeper pitch 9:12 where 7:12 was indicated on the original. Single corner windows were revised to now be paired windows that could accommodate shutters and not crowd the corners.

The colors were described as the three (3) grays shown at the last meeting. The shutters will be dark green, trim and garage doors will remain white but the front doors may be painted a different color on each building. The walkway at Building A was revised. There were no objections.

The Committee was invited to take a site walk at the last meeting and Liz Ardolino gave a brief report of her opinion by saying the site felt tight with the proposed development. Buildings C&D appeared would be pinched on the site and it seemed too dense. The plans seem to show a lack of proposed greenery with simply just pavement and buildings, not having a village feel. If the project could be pared down with more attention the occupants she would be more positive about it.

Mr. Zollshan agreed saying that although it meets regulations it did seem too dense. Some building placement created the feel of an alleyway.

Matt Williams also thought the project to be tight but noted he was not able to attend the site walk and asked to consider its impression from the street.

Mr. Matthews thought that ACCA was overstating sizes and the idea is to create a fun place to live and people would be occupying the apartments by choice.

Ron Zollshan was not concerned with where the buildings are just felt density was the issue and if more land could be utilized the same project would be reduced in density and more acceptable.

Mr. Matthews felt the project had to be this dense to be financially worth it.

The Chair requested comments from ACCA members, there were none. She indicated the Committee agreed on the tightness or density of the project and with that could not forward a favorable recommendation to the PZC as it was presented, but the Committee is open to welcoming a revised project.