

Subject to approval

**ADVISORY COMMITTEE ON COMMUNITY APPEARANCE**  
**Regular Meeting April 13, 2021**  
**Minutes**

The Regular Meeting of the Advisory Committee on Community Appearance (ACCA) was held on Tuesday, April 13, 2021 via Zoom Video Conference, with Elizabeth Ardolino presiding.

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

**Members absent:** None

**Others present:** Dave Anderson (Director of Land Use and Economic Development), John J De Laura (Zoning Enforcement Officer), Greg Nucci, Architect, Joel Bergmann, Bill Brown, Travis Gulick, Duo Dickerson, Architect.

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

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

**Minutes:** February 9, 2021 minutes were approved at the March meeting, March 9, 2021, John Cunningham motioned to approve, Matt W. seconded, all in favor

**Adjournment:**

Motion: By L. Ardolino, second by J. Cunningham to adjourn at 6:27 p.m. All members present voted in favor. Motion carried.

Respectfully submitted,  
John J De Laura

## ACCA RECOMMENDATION:

### **Applications:**

- 1. 21-03+CSP. 856 Boston Post Road. Map 39, Lot 8. R-2 District. Owner: Faith Whitehead; Applicant: 856 Boston Post Road LLC.** Special Exception Permit Application to construct a single-family residential cluster development and associated site improvements, Also Coastal Site Plan Review.

Greg Nucci addressed the ACCA suggestions of the previous meeting. He revisited the gate house and noted all buildings would now have shutters. The garage doors will be a gray as opposed to the original brown. Mr. Nucci said he would have the materials board *at the town hall in a day or so for the Committee to review. The original house will remain shingles and the others sided with Hardee board.*

Liz reminded all that the focus will be on the what can be seen form the public way and questioned the use of single shutters on some windows on the gate house. Some discussion followed as to the locations of the shutters. The revised smaller dormer was accepted as a positive change and the Committee would not mind if the shutters were deleted.

The chimney was suggested to be redesigned (widened) to be more proportional to the structure and to square the sloped portion. After some discussion in relation to the large kitchen window it was agreed to have the middle section be a picture with casements on either side.

Liz acknowledged the concept was thoughtful and after a discussion on the garage roof patios a motion was made.

Liz motioned to recommend forwarding the application to the PZC with the changes to the gate house, no single shutters, re-deigned chimney and kitchen window as discussed.

Mr. Williams second all in favor.

- 2. Preliminary Review. 110 & 114 Bradley Road.** Preliminary review of proposed apartment building.

Bill Brown addressed the Committee comments from the prior meeting by reviewing materials and presented a streetscape of the south side of Bradley Road with the Bradley shown in context with the adjacent structures.

Mr. Brown explained the revised hedge plan at the rear parking area to conceal cars from some dwelling units. A couple of trees would also be added and the mailboxes would be relocated to the interior lobby.

Liz A. liked the changes; Matt W. was satisfied with the streetscape and Fred M. felt the project was appropriate for the location. John C. thought the landscape plan was fine.

Matt W. motioned that the project be recommended to the PZC for approval. Second by Fred M. all in favor.

**3. 43 Bradley Road. American Legion. Map 38, Lot 12. Owner: Griswold Post #79, American Legion.** Request to approve extension of open front porch.

Travis Gulick presented on behalf of the American Legion informing the Committee that the minor addition to the existing porch was to facilitate more exterior seating under a cover. The materials and colors will match those of the adjacent Senior Center and the existing ramp will be relocated to the rear of the building.

Ron Zollshan motioned to approve, John Cunningham seconded, Peter Clement opposed all others present in favor.

**4. 608 Boston Post Road. Madison Garage. Map 38, Lot 114. Owner: DM Properties LLC.** Downtown Village District Minor Alteration Application to renovate front corner of lobby.

Travis Gulick explained this project was reviewed at a previous meeting and he was addressing the comments made at that meeting. The wall around the new windows will be brick as will the area between them. The frames will be black and the storefront will be moved out to match the overhang. The existing door will remain.

John Cunningham motioned to accept the project, Fred Murphy seconded. Ron Zollshan opposed, all others in favor.

**5. 908 & 916 Boston Post Road. The General's Residence at Madison, LLC.** Review drawings of small cluster housing buildings.

Duo presented the changes to the remaining single units that are on deposit. These revisions are mostly new owner requested and Duo did compare, side by side those revisions to the previously accepted designs.

Liz A. motioned to accept the changes, Fred M. seconded and all others were in favor.