

Advisory Committee on Community Appearance

Tuesday, July 11, 2023 at 5:00 PM

Town Campus, Room A

MINUTES

REGULAR MEETING

1. Attendance

Meeting was called to order at 5pm. Committee members present include: Chairman Matt Williams, Vice Chairman John Cunningham, Alex Province, and Ron Zollshan.

Staff present were Maria Pettola, Land Use Official and Erin Mannix, Town Planner

APPLICATIONS

2. **48A & 48B Wall St**, Map 38, Lots 36 & 37; Owner: Saltwater Property Group, LLC- Preliminary discussion- new commercial office building development

Present on behalf of the property owner were Greg Nucci, Architect of Point One Architects and Paul Coady, builder. John Cunningham recused himself from the Committee and joined the discussion representing the property owner as landscape designer.

Mr. Nucci introduced the project and discussed the proposed 3-story office building. The committee discussed building materials and consistency with the DVD guidelines. They acknowledged that wood products can be replaced with a similar composite material. Window color and design were discussed at length and comments included the importance of style consistency throughout the building design. Exterior elevator shaft design elements were also discussed, ie stone vs. wood. The Committee felt the scale of the building was appropriate for the existing streetscape but would like to see more detailed renderings including a street view with adjacent buildings. Mr. Cunningham discussed the proposed landscaping plan which includes trees and shrubs. Care will be taken to preserve the existing street tree on Wall Street. Proposed hardscape walkways are concrete with bituminous parking area at the rear of the site. The project will return to the Committee when a formal application is made to P&Z Commission. Prior to any application, a variance is required for building height.

MINUTES

John Cunningham motioned to approve the minutes. Alex Province seconded. Motion carried unanimously.

3. [June 13, 2023](#)

REMARKS

4. Chair's comments

No comments.

5. Town Planner's Comments

No comments.

ADJOURNMENT