

Subject to approval

ADVISORY COMMITTEE ON COMMUNITY APPEARANCE
Regular Meeting August 9, 2022
Minutes

The Regular Meeting of the Advisory Committee on Community Appearance (ACCA) was held on Tuesday, August 9, 2022 via Zoom Video Conference, with Elizabeth Ardolino presiding.

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

Members absent: Peter Clement, Ron Zollshan, Fred Murphy

Others present: John J De Laura, CZEO (Zoning Enforcement Officer). John Matthews, Architect, M. Ott, P.E., L.S., M. Shansky, Attorney and J. Wicko, Architect.

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: June 14, 2022. L. Ardolino, second by Matt Williams, all members present in favor.

Adjournment:

Motion: By M. Williams to adjourn at 6:37 pm, second by L. Ardolino, all members present in favor.

Respectfully submitted,
John J De Laura, CZEO

Application:

22-17 DVD. 14 Railroad Ave., Map 49, Lot 64, D-District. Owner/Applicant: 14 Railroad Avenue, LLC; Special Exception Permit Modification per Sec.6.2.2.2 to construct 13-unit multifamily development and associated site improvements.

John Cunningham recused himself from this application.

John Matthews reviewed the changes to the project. The two ADA units were removed from their original location and relocated to be attached to Building A. One would be on the first level of the building and the second as an addition to the building, there would also be a non-ADA unit on the second floor. The area where the ADA units were is now an open area. Mr. Matthews further reviewed materials and colors.

L. Ardolino thought the revised layout was an improvement and the open area was greatly appreciated. M. Williams thought Building A worked well by the addition of the ADA units as to the overall form of the building and agreed with the open area being an improvement.

L. Ardolino made a motion to recommend the modification as was presented to the PZC. M. Williams second and the motion carried.

22-18+CSP. 35 Cottage Rd., Map 31, Lot 5, R-2. Owner/Applicant: 35 Cottage Road, LLC Site Plan application for a proposed affordable housing development under C.G.S. 8-30g, to construct eighteen residential dwelling units and associated site improvements. Application also includes a Coastal Site Plan Review.

J. Matthews requested Mr. Ott begin the presentation and Attorney Shansky gave a brief explanation what an affordable housing project represents. Mr. Ott then reviewed the plan layout in reference to the streets as well as the building, pond, lawn, parking and curb cuts. There would be nine duplex units (18 bedrooms) with ample parking and sidewalks.

Mr. Matthews described the units in detail and what architectural features the building presented including dormers, covered entries, cupolas and shadow relief of the building to break up the massing. He explained “Hardie plank” would be used for the siding and an architectural shingle in weather wood for roofing. A color rendition of the roofing, siding and trim was shown. The flood vents would be white.

Mr. Williams asked to see the front rendering and suggested the option of some shed roof forms over four entries to further break up massing. He also thought the West Elevation could benefit from a larger bay window in the dining room. Mr. Matthews agreed to the suggestions.

Abigail Adams reviewed the landscape plan in detail explaining the different areas and the extensive varieties of different plantings including the buffer area around the pond. She also mentioned great care has been taken to protect and sustain the huge beech tree at the intersection of Mill and Cottage Roads.

Mr. Cunningham thought the plan was fine but some consideration should be taken to delete the two pears at the Mill Road entry. Ms. Adams agreed and would choose something more native. He also mentioned care should be taken when planting under the beech tree.

Mr. Williams liked the site layout and the effort to protect the beech tree. He motioned to recommend the project to the PZC with the enlargement of the bay window and adding four shed roofs over four entries. L. Ardolino second and J. Cunningham abstained. Motion carried.

22-19. New Road. Map 60, Lot 18, RU-2. Owner/Applicant: 155 New Road Madison, LLC; Petition for Zone Boundary Change, Planned Development District per Sec. 32 to construct 29, 980 +/- sq.ft. medical/ office building with associated site improvements.

Attorney Shansky explains the process of a PDD to the Committee and that this is a preliminary element of what will be the Master Plan presented to the PZC and there is no formal landscape plan at this point.

Mr. Wicko, Project Architect, gave a brief orientation of the site and location then covered materials, colors and massing of the building elements.

M. Williams had no problem with the massing and it is generally workable. L. Ardolino mentioned this was something the Committee would see again as the process moved along and noted the landscape plan would be important.