

Subject to approval

ADVISORY COMMITTEE ON COMMUNITY APPEARANCE

Regular Meeting November 15, 2022

Minutes

The Regular Meeting of the Advisory Committee on Community Appearance (ACCA) was held on Tuesday, November 15, 2022 via Zoom Video Conference, with Elizabeth Ardolino presiding.

Members present: Chair Elizabeth Ardolino, John Cunningham, Matt Williams, Fred Murphy, Alex Province and Ron Zollshan

Members absent: Peter Clement

Staff present: Erin Mannix, Town Planner

Chairwoman Ardolino called the meeting to order at approximately 5:04p.m.

Applications:

22-29. 8 Scotland Avenue. Map 39, Lot 56, D. Owner: Apero, LLC, Applicant: Guillaume Traversaz; Minor Site Plan Review to further enclose existing outdoor dining patio.

Guillaume Traversaz, owner of 8 Scotland Avenue operating as Bar Bouchee Restaurant, was present to discuss the proposed application. Mr. Traversaz explained that they currently have an outdoor dining area that is partially enclosed with retractable panels and they wish to add a fire exit door where the landscaping is on the side of the building. The awning will remain the same, the door will be added facing the rear of the property. Current plantings will be removed up to six feet and replaced with pavers. There will be no additional signage. All materials and colors will coordinate with existing dining enclosures.

Ron Zollshan motioned to approve as submitted

Mr. Cunningham seconded the motion, all members voted in favor. Motion carried.

Motion: Ron Zollshan

Seconded: John Cunningham

In Favor: 6

Opposed: 0

Abstained: 0

22-25+CSP. 1362 Boston Post Rd. Map 31, Lot 38/1, R-2. Owner/Applicant: Town of Madison; Special Exception Permit Modification to convert 21,504 sq.ft. of undeveloped area into enclosed dog park. Application includes a Coastal Site Plan Review.

Austin Hall, Beach & Recreation Dept & Senior Services Director was present to continue discussions on the proposed application. He began the discussion that he went back to the fence company to get a quote on 4 rail cedar post and fencing. He said the quote stayed around their budget and asked if they could move forward with the 4 rail cedar posting rail round cedar post and rail fencing with black vinyl coded

weld wire, which is 2 inches by 4 inches on the inside of the dog park. Austin shared photos of fencing currently at Bauer Park and then the sample from Colonial Fence Company to show the difference.

John Cunningham and Alex Province confirmed with Austin that it should be galvanized mesh wire not black vinyl. The galvanized mesh would blend in better.

Austin further stated that Bob Kutcha will help with a planting plan that will include evergreens and shade trees. Chairwoman Ardolino feels that shade trees will be essential in the summer and ornamental grasses will give some screening in the winter to help screen the visibility from the Post Rd. Austin agreed that they will go with more mature plants to help with the screening.

John Cunningham commented that the fencing is much better but the applicant would have to come back with a final site plan and a planting plan list showing the locations of the plant material, species, heights/sizes, location. He recommended grasses, cedar and shade trees.

Chairman Ardolino said there were several existing trees that could be incorporated in the project and feels that that fencing should not just be a rectangle with hard edges but have a natural feel or shape with the landscape.

Ron Zollshan as if there was going to be benches and what is in the budget to keep the site sanitary. Austin explained that he has the Girl Scouts lined up for a bench project and that as far as sanitation, the owners will be responsible for cleaning up on their own. He does not have staffing available to constantly police the park but if it is found to be unsanitary they will close the park. They will have once a week maintenance to cut grass and daily trash pick up will be added to the regular mowing and trash schedule.

John Cunningham asked that the trash containers and the dog waste receptacles also be placed on the revised site plan.

Alex Province asked if the hardware would be black and Austin confirmed.

There was a conversation on whether the application can move forward at the next meeting with a new landscape plan in December or should it be pushed to January.

It was decided that Austin Hall and Erin Mannix would follow up with each other and make the decision whether Austin could put together a revised site plan for the December meeting or if it would be continued to January.

22-28. 908-910 Boston Post Rd. Map 39, Lots 3 and 4, R-2. Owner/Applicant: The General's Residences at Fence Creek Homeowner's Association; Site Plan Review Modification regarding site improvements and building color

Attorney Tim Herbst, Adam Greenberg, Developer and Amy Macy, President of the Homeowners Association were in attendance to present the application.

Attorney Herbst recapped the General's Residence has evolved since the original approval in 2019 and how we got to this present request for modification. Attorney Herbst also commented that the project has

sold out complete and are selling at an average of \$1.2 million and are increasing their value as a unit recently resold at \$1.4 million. This project has been an improvement to the town by increasing the tax base and has not put any undue burden on the town due the buyers that have purchased.

Erin Mannix suggested the requests be broken down item by item according the narrative Attorney Herbst gave which were patios and stone sitting walls that were added which were not part of the original approval. The patios were to be on-grade and have since been modified by the Home Owners Association to include sitting walls. Attorney Herbst confirmed that patios were, in fact extended on the property and sitting stone walls were added, Unit 7 has taken down unpermitted fence, and has proposed a stone wall/fencing scheme that is consistent with the other stone walls.

In addition, the fencing between units 4 and 5 will be staggered to accommodate the position of the houses.

Unit 6 has a car port and it has shingle siding on the wall of the car port that now matches the rest of the shingles on the unit originally the site plan called for vertical siding. This was a change that was made in the field with the new owners.

Finally, Units 6 and 7 which are the 2 units that face East Wharf Road would like to paint the trim, on their respective units white instead of dark green.

Erin Mannix then showed photos of the units with the modifications that were completed without approval.

Amy Macey stated that the reason why the columns on the East Wharf properties were white is because the builder, John Giannotti stated that trying to paint the columns dark green as they were designed would be a maintenance issue due to the material the paint is being applied on. Matt Williams stated that he did not like the white on the red cedar and wanted to know what Duo Dickenson, the architect, thought of the change.

Chairwoman Ardolino stated that the duet units where designed specifically with the cedar and the dark green to blend more with East Wharf Road and not be stand alone units. She expressed that she wished the builder John Giannotti was on the meeting to discuss the paint issue.

The Committee expressed their interest in having the builder, John Giannotti attend the next meeting to explain some of the issues. Attorney Herbst expressed that he wished to move forward as waiting another month may hold up closing of the last two units which are to take place in December.

The applicant continued on with discussion about the next issue of the carport change on Unit 6. Ron Zollshan confirmed that the carport change was again a change in the field and not approved, that this is an after the fact change.

The Applicant was able to get the builder, John Giannotti to join the meeting and he was able to answer the questions regarding the paint on the columns and trim. He confirmed that there are limited paint colors that will adhere to the PVC trim but they can get close to the color.

The Committee moved on to the patios and the change in Unit 7 patio in particular. Unit 7 is proposing to add a sitting wall similar to others but with the addition of a fence on top. The stone wall would be the same size as the rest of the walls in the complex, approximately 30 inches high but with an 18 inch fence topper. The HOA was involved in choosing this design and there will also be a gate added for egress. The fence material will be untreated white cedar.

Erin Mannix confirmed with the Committee that they have had a discussion with the HOA and the developers to remind them that they are a Special Exception property and that they may need Town approval as well as HOA approval for future improvements.

The Committee moved on to the parking modification for overflow parking to Units 8 and 9 an Adam Greenberg said they revisited the site and the modification is no longer needed. A final as-built survey of the site will confirm compliance.

The Committee discussed the stone walls on the patios and they were fine with what has been built. The last change was fencing on Units 4 and 5 and the Committee has no issue with the fencing which was placed to screen utilities/condensers. This change is not visible from the roads.

Chairwoman Ardolino motioned to recommend the discussed changes to the Planning & Zoning Commission for approval.

Mr. Province seconded the motion, all members voted in favor. Motion carried.

Motion: Chairwoman Ardolino
Seconded: Alex Province
In Favor: 6
Opposed: 0
Abstained: 0

Chairwoman Ardolino stated that minutes from the last meeting were sent to the Committee.

John Cunningham made a motion to approve the minutes, Matt Williams seconded the motion, all members voted in favor. Motion carried.

Motion: John Cunningham
Seconded: Matt Williams
In Favor: 6
Opposed: 0
Abstained: 0

Meeting was adjourned at approximately 6:00pm.

Respectfully submitted,
Maria Pettola
Land Use Assistant