

**Design Review and Historic Preservation Board
Minutes
February 27, 2020**

PRESENT

Dirk Schneider, Chairman; John Mitchell, David Wigg, Leticia Fornataro, Paul Whitbeck

ALSO PRESENT

Allen Reitz, Assistant Building Inspector; Mark Lenzi, Building Inspector; Susan Donnelly, Secretary to the Board; Robert Koegel, Town Attorney

ABSENT

Bonnie Salem, Kathleen Cristman

Dirk Schneider opened the meeting at 6:45 pm.

HISTORIC PRESERVATION DISCUSSION

Dirk Schneider discussed the speaker for the reception. The Board asked for an update on the banner funding. The Board reviewed and approved a letter to be sent to new homeowners in the historic district.

RESIDENTIAL APPLICATION FOR REVIEW

- **359 Kilbourn Road**

The Applicant is requesting design review for the construction of a new one story single family home. The home will replace an existing one story home and will be approximately 2650 sq. ft. The applicant stated they may try to save the chimney and the rounded bump out on the west side of the existing home.

Cameron Sformo of Loyal Nine Development and the homeowner, Kim Bailey were present to discuss the application with the Board.

Discussion revolved around the plan for the chimney. The Board feels it is a necessary design element. The chimney will be used only to vent a gas insert and will be painted to match the home. If the chimney does not survive the renovation the design element of the chimney will be recreated.

The dark bronze roof detail on the two shed roofs will be carried over to the rounded bumpout on the west elevation.

Dirk Schneider indicated that a continuation of the board and batten element on the west elevation would be desirable.

Dirk Schneider moved to approve the replacement of the home to include the retention of the chimney or construction of a similar masonry element.

Leticia Fornataro seconded.

All Ayes.

- **40 Landsdowne Lane**

The Applicant is requesting design review for the addition of a garage bay, garage extension and a covered entry/foyer.

The new garage bay will be located to the west of the existing garage and will be approximately 336 square feet. Approximately 240 square feet will be added to the front of the existing garage to allow for additional living space to the rear. The covered entry and foyer will be approximately 75 sq. ft. and will be located on the south side of the house. The applicant was approved for a variance by the Zoning Board on 2/17/2020 for the addition extending beyond the building line.

No representative was present to discuss the application with the Board.

Allen Reitz spoke regarding the application. He indicated a third garage bay will be added. The materials and door will match the existing.

John Mitchell moved to accept the application as submitted.

David Wigg seconded.

All Ayes.

- **9 & 11 Skylight Trail**

The Applicant is requesting design review for the proposed construction of a new town home dwelling. The proposed building will consist of 2 attached single family dwellings sharing a common wall. Lot 46 (#9 Alpine Ridge) will be 2000 sq. ft. and Lot 45 (#11 Alpine Ridge) will be 2000 sq. ft. The town homes will be located in the new Alpine Ridge development.

Jeff Brokaw representing Morrell Builders was present.

It was noted that the plan will be the reverse of the drawing presented.

Discussion was held regarding the diamond shape window in the front elevation design. The Board feels that it should follow the roofline in design. Mr. Brokaw noted that this window is centered for aesthetics.

Dirk Schneider inquired about the stone base and Mr. Brokaw indicated that this will be the same stone as in the development roadside sign.

Leticia Fornataro discussed extending the covered walkway overhead.

Mr. Brokaw stated that Hardi plank materials and trim would be used on all sides of the structure.

The escape egress wells were discussed.

In this grading situation, it was determined that no brackets are necessary are needed on the fireplace for this unit.

David Wigg moved to accept the application as submitted. Dirk Schneider seconded.

All Ayes.

OTHER

REVIEW OF 1/23/2020 MINUTES

Dirk Schneider moved to approve the minutes of the 2/13/20 meeting as written. John Mitchell seconded.

All Ayes.

The meeting adjourned at 7:35 pm.

Respectfully submitted,

Susan Donnelly
Secretary to the Board