

Design Review and Historic Preservation Board
Minutes
April 14, 2022

PRESENT

Bonnie Salem, Acting Chairperson; Jim Vekasy, Paul Whitbeck, Kathleen Cristman

ALSO PRESENT

Robert Koegel, Anthony Caruso, Building Inspector; Susan Donnelly, Secretary to the Board

ABSENT

Dirk Schneider, Chairman; Dave Wigg, Vice Chair; John Mitchell

HISTORIC PRESERVATION DISCUSSION

The Board discussed the installation of the historic marker at the East Street Burying Ground. Dave Wigg has offered to do the installation. The Board will discuss an event to coincide with the installation of the marker when more Board members are present. It is hoped the marker will be installed in May to coincide with Historic Preservation Month.

Robert Koegel reminded the Board to review and comment on the language for the update to Town Code regarding solar panels on historic homes. This should reflect as an agenda item on the next meeting.

RESIDENTIAL APPLICATION FOR REVIEW

- **27 Landsdowne Lane**

The Applicant is requesting design review for a complete redesign of the front main entry of the home. The redesign will have columns and a new gabled-shingled roof.

The homeowner, Gary Brandt, was present.

Mr. Brandt wishes to install a front porch covering over a current step which is presently deteriorating. He indicated that the current pediment will remain above the door.

The Board had questions regarding the style and materials of columns, the dimensions of the porch and the distance from the proposed porch peak and the window above. Questions were also raised as to how the color of the porch would relate to the trim of the house. Mr. Brandt stated that these decisions were a construction process decision and he could not provide that information at this time. However, lacking that information, the Board felt that in order to make a decision it necessary to table this application until more information is provided by the Applicant.

Mr. Brandt requested that the Town provide these questions to him in writing and the Town staff agreed to do so.

This application was held open.

- **49 French Road**

The Applicant is requesting design review for the construction of an approximately 528 SF garage addition off the right side of the house.

Kevin Feor was present to discuss the application with the Board.

The Applicants wish to add a two car garage on the right side of the home which will be placed forward of the home by 8'5". A new driveway will be installed. The current garage is on the rear

side of the home. The new garage will provide easier access to the home as the homeowners age in place. It was noted that other homes on French Road have garages forward of the home.

The Board asked if the existing driveway will remain. The Applicant indicated yes as they have a camper stored in the rear of the property and that driveway provides access. It was also noted that another home on French Road has two driveways.

The Board felt the design looked as though it belongs in this neighborhood. The Board did feel that the west elevation needed some fenestration to break up the massing. The addition of a man door or double hung windows were discussed. An optional suggestion was that glass windows be optional in the garage door.

Kathleen Cristman move to approve the application as submitted with the condition that a man door be installed on the east elevation and the option of installing a window on the west elevation.

Paul Whitbeck seconded.

All Ayes.

The Town will require new architectural drawings to indicate the changes.

33 Country Club Drive

The Applicant is requesting design review for the construction of a 270 S.F. addition to an existing single-family residence. The addition/remodel will enlarge two existing bedrooms and one existing bathroom. Under the bedroom/bathroom addition will be an open covered porch.

Fred Haeflein of Kelly Atlantic was present.

Mr. Haeflein indicated this construction will not be visible from the road. The roofing and siding on the addition will match the existing on the home. The pitches and overhangs will also match.

Hearing no further discussion, Kathleen Cristman moved to accept the application as submitted.

Jim Vekasy seconded.

All Ayes.

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES

- **81 Coventry Ridge**

The Applicant is returning to request design review for the construction of a two story single family home approximately 3845 square feet that is located in the Coventry Ridge Subdivision.

Jim Connaughton of Coventry Ridge Corporation was present.

Mr. Connaughton indicated that this home is modified from a design existing on Ravenna Crescent. He showed the Board photos of other homes nearby. This design will feature less gables and utilizes brick material instead of stone.

The Board approved of the simple design but questioned the large wall expanse above the garage. Options were discussed as a way of breaking up the massing and Mr. Connaughton agreed that a louvered gable fenestration could be added over the garage door.

Jim Vekasy moved to accept the application with the condition that louvered fenestration be added above the garage door.

Kathleen Cristman seconded.

All Ayes.

COMMERCIAL APPLICATION FOR REVIEW – NEW

- **3500 East Avenue – Amenities**

The Applicant is requesting design review for the construction of the amenities portion of the Wright house to include a pavilion and grill structure that will be located on the Kilbourn Place on East property.

Andrew Murphy of RPK, designer of the Amenities area, and Jerry Watkins of Riedman Associates were present.

Mr. Murphy reviewed the plans for the amenities area which will serve as a socialization area for the residents of Kilbourn Place. A patio area will feature an outdoor kitchen station and a large pavilion with a footprint of 12' x 24' for a gathering/eating area. A fire pit will also be installed.

The design will feature exposed contemporary timbers with natural stone veneers.

Mr. Murphy stated that all existing trees are staying. Evergreen plantings and woody shrubbery will be installed to provide three layers of vegetation for buffering.

Bonnie Salem felt that the design did not compete with the Wright House and as such is an acceptable design.

Bonnie Salem move to approve the application as submitted.

Paul Whitbeck seconded.

All Ayes.

- **3500 East Avenue – Sign for Kilbourn Place**

The Applicant is requesting design review for the addition of an identification sign for the Kilbourn Place properties. The sign will be approximately 10 square feet. The sign will be a painted aluminum cabinet on top of a stone base with the "Kilbourn Place on East" logo.

Jerry Watkins of Riedman Associates discussed this application with the Board.

The monument sign will serve to represent two tax parcels at Kilbourn Place. The sign will feature gold lettering and sit on a stone base and will be lit with ground candle lighting.

Paul Whitbeck move to approve the application as submitted.

Kathleen Cristman seconded.

All Ayes.

REVIEW OF MINUTES OF MARCH 24, 2022 MEETING

Bonnie Salem moved to accept the minutes of the March 24, 2022 meeting as written.

Kathleen Cristman seconded.

All Ayes.

ADJOURNMENT

Bonnie Salem moved to close the meeting at 7:12 pm.

All Ayes.

Respectfully submitted,

Susan Donnelly
Secretary to the Design Review and Historic Preservation Board