

# Design Advisory Board Meeting Minutes

**Date:** August 26, 2010

**Time:** 6:30 P.M.

**Location:** Deep River Town Hall

The meeting was called to order at 6:45 p.m.

**Board Members Present:** Mark Guiliano, Peter Howard, Jeff Hostetler, Alan Paradis, Pamela Potter

**Board Members Absent:** Sue Watts, Peg Metcalf

**Guests:** Robert and Marcella Sassi

**Topics of Discussion:** The Board met with Robert and Marcella Sassi, owners of the Pizzeria DaVinci property on Main Street to discuss alterations to the building. The Sassis were receptive to suggestions that were made by the Board and indicated their intention to review the suggested modifications with their architect.

The meeting was adjourned at 9:15.

The next meeting of the Design Advisory Board will be on September 16th, at 6:30 p.m.

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**MEMORANDUM**

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**TO:** ROBERT AND MARCELLA SASSI, JONATHAN KASTNER, CATHY JEFFERSON, DEEP RIVER PLANNING & ZONING

**FROM:** DESIGN ADVISORY BOARD

**SUBJECT:** SASSI PUB – PRELIMINARY DESIGN REVIEW COMMENTS

**DATE:** 09/02/2010

**CC:** RICHARD SMITH

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*It is understood that the recommendations of the Design Advisory Board are received voluntarily by the applicants who may choose to reject any or all of the recommendations without prejudice in the Planning and Zoning approval process.*

1. The seating area in front of the building is too tight for seating. Proximity to the parking area diminishes the quality and potentially the safety of the outdoor dining area.
2. The stone facing on the wall separating the parking areas is pleasant and an appropriate material to make the area more pedestrian friendly. The Board recommended increasing the height and making the top of the wall level to create better visual separation from the parking lot and potentially create a sitting wall.
3. The area directly in front of the restaurant may be better utilized as a walkway, potentially with steps up to the Adams parking area through a break in the wall in order to connect the adjacent businesses with a clear and safe pedestrian route. Although probably not feasible, it would also be beneficial to have a walkway along the wall from the sidewalk to help separate pedestrian from vehicular traffic in the parking area.
4. The proposed traffic island at the parking entry would benefit from more space. A larger island could accommodate a seating area, potentially covered by a pergola or other shade device that could also be used as an armature for signage. This type of seating would enrich the pedestrian experience by bringing the activity adjacent to the sidewalk rather than alongside the building close to the parking. The elimination of one additional space would significantly enhance the public perception and experience consistent with the streetscape improvements at Adams.
5. The entry is over-stylized for the existing building. The oval motif of the doors suggests a more elaborate “Victorian” interior. The entry doors may benefit from a simplified design and possibly differentiation to provide a unique identity to each of the businesses. An emphasis on lighting at the entry would benefit way finding and pedestrian safety and provide more visibility to the entries. The columns may also benefit from simplification – possibly a slender square column.

6. The roof pitch of the entry would look more appropriate if it matched the pitch of the existing.
7. The business signage on the building could use more separation. The vertical geometry and position of the sign for the business upstairs looks appropriate but the location of the pizzeria sign should be better coordinated with the architecture.
8. The dumpster and services in the back should be screened from view.
9. The “right” elevation of the building adjacent to the Adams parking lot is proposed to be unchanged. However, this elevation has tremendous potential and freedom for some more whimsical or bold expression of the businesses with high visibility to the public. It should be reviewed in consideration of adjacent business, but has superior visibility than the front of the building.