

# DESIGN ADVISORY BOARD

## MEETING MINUTES

**Date:** May 30, 2012

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

**Location:** Deep River Town Hall

The meeting was called to order at 6:30.

**Attendees:** Design Advisory Board present: Peter Howard, Jeff Hostetler, Alan Paradis, Mark Giuliano, SueWatts.

Board members absent: Mike Cole, Pamela Potter

### **Topics of Discussion:**

1. The DAB did a preliminary review of the site plan and a concept elevation for a proposed light industrial addition to the property located at 16 Grove Street. The applicant has proposed an 8,400 SF addition to the existing 6,688 SF building.

The materials provided were insufficient for a design review but the general intent conveyed by the elevation and site plans seemed to be reasonably considered.

The DAB would like a formal review with the applicant with suitable drawings to convey the design intent of the site and building. Some of the items identified for review and discussion were:

Simplicity of architectural design; the building is surrounded by a residential context. While it is well screened from public view at the end of a dead end road, the design should be sympathetic to the residential neighbors. The scale is much larger than the neighboring buildings so it was suggested that the building be simple in detail with little adornment, but have “barnlike” materials and elements that will allow it to be a background building. The shape and siting of the building provides good screening of the loading area from all but one of the neighboring properties.

The lighting strategy needs to be considered. This is one element that may have significant implications to the streetscape and neighboring properties. It was suggested that the applicant consider fewer and shorter light fixtures to provide the necessary security and safety for employees.

The landscaping should be reviewed. The landscaping at the back of the building was questioned as to whether it was really required to screen the building if the building design were aesthetically acceptable. Plantings in this area should be evaluated to understand if they really provide visual screening or if the increased density of plantings would just reduce the natural light at the property boundaries.

The plantings along the road should be reviewed to determine if they provide visual screening from the properties on the opposite side of the street. The proposed traffic islands will not accomplish this. It was suggested that a transitional landscape buffer between the parking area and the woodlands/wetlands might be a more important consideration than landscaped islands that are more typically intended as medians between parking lots and walkways or used to break up the vast multi-row parking lots.

2. The Board briefly discussed the Veteran's Green. Feedback is still required from the Veteran's, as well as other constituent groups that use the green. The DAB will follow up with the veterans, Johnathan Kastner, and Parks and Recreation for programming input.

**Meeting adjourned at: 8:10 P.M.**

**Minutes compiled by: Alan Paradis/Pamela Potter**