

DESIGN ADVISORY BOARD

SPECIAL MEETING MINUTES

Date: June 13, 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: Alan Paradis, Pamela Potter, Mike Cole. Raymond Galeotti (applicant), Robert Sylvia

The DAB met with Raymond Galeotti and Robert Sylvia to discuss the proposed addition at 16 Grove Street. The applicant provided plans and elevations of the proposed addition for review.

1. The proposed project has very limited visibility from a public way and is isolated from the public context of the downtown. It was the consensus of the Design Advisory Board that the proposed project was well conceived and will have minimal impact on the adjacent neighborhood. The siding materials and details are appropriate to the size of the building and context. It was noted that the barn-like character of the building was more sympathetic to the surrounding context and more appropriate for the scale of the building than residential details.
2. The raised mass of the raised portion of the building allows the roof to be broken up into three different sections which helps with scale and the transition of materials.
3. The front of the building should match or coordinate with the existing color palette. A neutral earth tone on the back and sides of the building would help it blend into the landscape.
4. The massing of the building provides visual screening to the parking lot and loading areas from all but one of the adjacent residential properties.
5. The plantings on the back side of the building will do little to screen a building of this size. It was suggested that the proposed plantings will make the site more congested and eliminate natural daylight that will benefit the existing vegetated buffer along the property line. The proposed building provides a visual screen from the activities of the business and a few ornamental or specimen trees in lieu of the proposed evergreen plantings would have greater aesthetic benefits. It was also recommended that an allowance be established for additional plantings along the property line that could be utilized in the following construction in coordination with the abutting neighbors.

6. Lighting of the parking lot should be kept to the minimum required to provide appropriate illumination for the safety of the employees. Shorter light poles with lower wattage were recommended to provide more uniformly distributed light at the ground plane and eliminate contrast and glare.
7. It was suggested that the lighting on the perimeter of the building be installed in the soffit, rather than wall mounted. The down-lights help conceal the light source and minimize glare. It was also suggested that the lights be put on timers so they could be turned off when the building was unoccupied. Motion sensors could be used to provide security lighting after hours.
8. The low plantings at the parking lot do not help to buffer the site physically or visually. The protection of a few existing mature trees or the addition of a couple of trees that augment the forested area and create a terminal view at the end of Grove Street would provide a greater visual amenity than low plantings in a traffic island.
9. The possibility of solar panels on the roof was discussed. If the applicant desired to go in that direction, the DAB felt that it would be an appropriate and welcome technology. The roof is conducive to this type of installation, allowing for a uniform and monolithic array. There are several good local examples of systems that are aesthetically integrated.

Meeting Adjourned at: 8:30

Minutes compiled by: Alan Paradis, Pamela Potter