

Design Advisory Board Meeting Minutes

Date: September 26, 2013

Time: 6:30 PM

Location: Deep River Town Hall

Attendees: Mike Cole, Jeff Hostetler, Peter Howard, Alan Paradis, Victoria Su, Sue Watts

Board member absent: Pamela Potter

Guests: Dennis Tackett

Agenda:

1. Bivolack 104 Main Street
2. P&Z preliminary review of Dunkin' Donuts
3. Plattwood Park

Minutes: The meeting was called to order at 6:30.

104 Main Street

Dennis Tackett presented revised plans for the property at 104 Main Street. The proposal has been changed from the previous submission to the Design Advisory Board. The applicant clarified that the project had been scaled back from the previously proposed addition and the current scope is restricted to new exterior stairs and renovation of the existing structure including modifications to the retail storefront.

The submission materials were limited to the previously proposed front elevation and the modified elevation.

The applicant was informed that the submitted materials were insufficient to adequately review the application. Side elevations are required to adequately understand the proposed design.

It was also noted that work has been done on the property that should have been reviewed by the DAB. Specifically, numerous electrical meters have been installed on the building in conspicuous view of the public. The applicant was asked to consider permanent screening of the meters.

P&Z preliminary review of Dunkin' Donuts

The review comments by the ZEO for the plans submitted to P&Z were distributed along with the plans submitted by Great American Donut. The plans were at variance with the plans

previously submitted to the DAB. The same plans submitted for approval to P&Z should be reviewed by the Design Advisory Board.

Based on a preliminary review of the drawings during the meeting, there are several items that have raised concern including:

- Location of the dumpster ;
- Extent of parking shown;
- The reserve parking shown in the area of the outdoor terrace;
- Employee parking shown within the existing fenced area to the north of the building;
- Limited landscaping especially in the area at the south end of the site;
- Detail of proposed lighting;
- Elevation of the Union Street façade and commercial frontage in the residential context;
- The proposed signage, particularly the monument sign and suggestion of drive through service.

Plattwood Park

Deep River has received a grant to make site improvements to Plattwood Park. Expertise and Experience of the Design Advisory Board should be utilized to assist in the development of the site design.

Meeting adjourned: 8:30 PM

Minutes compiled by: Alan Paradis