

DESIGN ADVISORY COMMITTEE
TOWN OF GREAT BARRINGTON
TOWN HALL
334 MAIN STREET
LARGE MEETING ROOM
WEDNESDAY, AUGUST 14, 2013
4:00 P.M.

PRESENT: **STEPHAN GREEN**
JONATHAN HANKIN
OLGA MILLIGAN
GAETAN LaCHANCE
MARILYN KALISH

I. CALL TO ORDER:

Mr. Green called the meeting to order at 4:11 P.M.

II. MINUTES: JUNE 26, 2013

MOTION: Mr. Hankin to approve as amended.

SECOND: Mr. LaChance

VOTE: All in favor 4-0

III. PERMITS FOR REVIEW: 165 MAIN STREET DELMOLINO

John Delmolino and architect, Diego Gutierrez were present to discuss the special permit application submitted by Mr. Delmolino for exterior changes in the Village Center Overlay District. The applicant proposes to remove a portion of the existing building at 165 Main Street and remodel the remaining building.

Mr. Gutierrez said there are three structures that were combined over time. The quality of the work was not great so the buildings are out of plum by as much as 6 inches in places. Also they have deteriorated so much that there is no way to save them.

Mr. Gutierrez said the intent is to develop a restaurant. We are trying to get a special permit for the property but as of right now Mr. Delmolino does not have a tenant. The goal is to market the property for a potential restaurant. The Planning Board did not give us approval because they wanted more detailed plans. The revised plans will go to the Planning Board's next meeting.

Mr. Gutierrez said the two southern most buildings will be torn down. The foundation will be rebuilt and the corner building will be renovated. We are planning to use siding that is similar to what was originally on the building.

Mr. Delmolino said a wood shingle would be used on the front of the building and a

vinyl shingle on the sides and the back. It will be very difficult to tell the difference. The vinyl siding will be much easier to keep clean and will look good for a longer time.

Mr. Green commented that it looks like there will be a cornice on the front, then another material for the siding and yet another material for the sides and back.

Mr. Delmolino said that is correct.

Mr. Green asked about the height of the building.

Mr. Gutierrez said the existing building is being renovated. The roof line is the same. He said there is about a 1 foot change in grade on the site from the front to the back. Long span trusses will be used.

Ms. Kalish asked why there will be two different woods used for the siding.

Mr. Delmolino said it will make it easier to keep the building looking nice. It will not be noticeable.

Mr. Hankin commented that the delivery area is actually on Town property.

Mr. Gutierrez said yes.

Mr. Hankin asked who gives permission for the use.

Mr. Delmolino said this area has always been used for deliveries. There used to be a curb cut just south of the building where there is an easement to the back. Mr. Delmolino said he is requesting the curb cut be put back.

Mr. Hankin asked if the Main Street reconstruction project would include the curb cut being referred to.

Mr. Delmolino said no.

Mr. Gutierrez said he had a conversation with Highway Superintendent Joe Sokul to see if the curb cut can be done during the field work without a formal request.

Mr. Gutierrez said the renovated building will remain on the existing footprint. It will have a full basement. The dumpster will be located in the back.

Mr. Green asked if the foundation would be reconstructed.

Mr. Delmolino said yes part of it.

Mr. Green asked how tall the walls would be.

Mr. Delmolino said 10-12 feet in the back.

Mr. Green asked if there would be storage in the basement.

Mr. Delmolino said he expected to have walk-in coolers and a prep kitchen.

Mr. Green asked if there had been consideration for a component to connect to the river, like a two-story dining room.

Mr. Delmolino said the parcel behind where the dining room will be is owned by someone else.

Mr. Gutierrez said there is not enough height.

Mr. Green said the area in the back is very interesting. It would be a nice amenity to incorporate the river so people could have a relationship with it.

Mr. Delmolino said it is not his property to work with.

Mr. Green suggested that Mr. Delmolino think about what he might be able to do.

Mr. Delmolino said he has thought about it. He said he might be able to make a deal for the parcel but not at this time.

Mr. Gutierrez said the goal is make an inviting place. The river is a good marketing tool. We will have a glass wall in the back to provide a good view of the river.

Mr. Hankin asked if Mr. Delmolino had considered cantilevering a deck or balcony. He said it would require a special permit from the ZBA.

Mr. Delmolino said these are great ideas but he said he wanted keep with the plan he is presenting. He said he feels like he is being pushed.

Ms. Kalish said the property is a treasure trove. She said this is just dialogue. It is not the goal of this committee to make it more complicated. It is a special place with a lot of possibilities.

Mr. Delmolino said once there is a partner on board there will potentially be changes.

Mr. LaChance suggested the potential for roof top dining.

Mr. Hankin said the floor to ceiling glass in the back is a good idea.

Mr. Delmolino said he plans to have the foundation in by fall so the building would be ready by next summer.

Mr. Green said this is just an advisory committee. He said he personally feels the vinyl is a terrible material because it is not recyclable. He said there are other good materials that could be considered like cement board.

Mr. Delmolino said he does not like cement board. He said the new vinyl is easy to clean and looks brand new. He said maintenance is huge. He said he would get at least 10 years out of it. He said it is also easy to put up.

Mr. LaChance asked if there would be any parking other than street parking.

Mr. Delmolino said he has street parking only. He made a suggestion that the Town consider purchasing the former Methodist Church property for parking. He said it is on the market for \$499,000. He said he thinks it would be a good investment for the Town as they would create more parking. It could be metered so they could pay off their investment in 10-15 years. He thinks the area could hold about 100 cars. He asked how to propose this to the Town.

Mr. Hankin suggested bringing the idea to the citizen's speak time during a Selectmen's meeting. He said it is an interesting proposal.

Mr. Hankin asked about trash removal.

Mr. Delmolino said he would use 4-5 totes and put them on the north side of the building for pick up.

Mr. Hankin said he is concerned about a one-story building on Main Street. He said this committee doesn't have any teeth but it worth having the conversation.

Mr. Green said yes it is an important location. He said there should be some intensity of use. He said he understands there are budget issues to consider.

Mr. Delmolino said if he put apartments on a second story it would require sprinkling of the building and installation of an elevator. Both of these are costly to the developer. He said it is his feeling that apartments shouldn't be in the downtown and in addition where would people park.

Mr. Green said yes the building would be required to be sprinkled. He asked Mr. Delmolino how big the building would be.

Mr. Delmolino said it would be about 2500 square feet.

Mr. Green said you could go up to 7500 square feet without sprinkling if the space were used for offices.

Mr. Delmolino said he loves the look of the roaring 20's. He said he would like to keep

the feel of the structure.

Mr. Green said we are only giving opinions. He said we would need elevations to make a recommendation.

Mr. Delmolino said this is my vision for the property. He said there are lots of opinions. He said it is exhausting. He said this is what I want to do. It is not American for people to keep telling me what to do. It is not a good think to be micro managed. He said he is beginning to lose interest.

Ms. Kalish said this is an advisory committee. What you are doing is admirable.

Mr. Delmolino said he needs support from the boards not to be micro managed. He said this proposal is a big improvement to the Town.

Mr. Green said we all work with many clients. We are volunteers, people who are concerned about the Town. It is in the Town's best interest to have checks. We are offering our opinions. You can take it or leave it.

Mr. Delmolino said if the Selectmen deny the special permit I will be done with the project. I am looking for support.

Mr. Green said we would like to support the project. He said he thinks the Committee needs more information to make a favorable recommendation.

Mr. Hankin said we are missing the east elevation which no one will see. He said it is not important for the intent of the VCOD. He said the south elevation will go away when the rest of the structure has been built. He said we are dealing with the principle elevation for the VCOD. He said he appreciates that someone has taken it on.

Mr. LaChance said a two-story building would be more interesting.

Mr. Green asked if there is enough information available to give support.

Mr. Delmolino said he thinks it is clear what he intends to do.

Mr. Green said there will be wood shingles on the front, the top band and fascia boards will be the same material. There would be vinyl shakes the same pattern as the wood on the sides and back.

Mr. Delmolino said you won't be able to tell the difference.

Mr. LaChance said he likes the idea.

Mr. Hankin said no one is objecting to tearing down the buildings or objecting to the use. He said the plans are fairly specific to this point and it is likely they will come

back in the future for changes.

MOTION: Mr. LaChance to support the application although we would prefer a two-story building or a partial two-story building to make more of a presence on the corner. We tentatively support the use of the proposed materials.

SECOND: Ms. Kalish

DISCUSSION: Ms. Milligan said we should support the application it will be a benefit to the town.

Mr. Green said he thinks it would be good to have the same exterior material on the north corner as what is on the front. This is just a recommendation. He amended the motion to include this recommendation.

VOTE: All in favor 4-0

IV. PERMIT FOR REVIEW: 8 CASTLE STREET

The Committee looked at pictures of a sign for 8 Castle Street. Several of the members had seen the window signs.

MOTION: Mr. Hankin to approve.

SECOND: Ms. Kalish

VOTE: All in favor 4-0

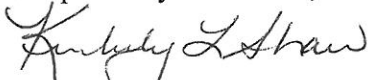
V. PERMIT FOR REVIEW: 34 BRIDGE STREET

The Committee briefly discussed a proposal for a restaurant and commercial amusement at 34 Bridge Street. There was not formal application so the discussion was brief.

IV. ADJOURN:

Without objection, Mr. Green adjourned the meeting at 5:37 P.M.

Respectfully submitted,



Kimberly L. Shaw

Inter-Departmental Secretary