

**Stony Creek Architectural Review Board  
Community Center, 30-48 Church Street  
Regular Meeting**

*Meeting Minutes – February 5, 2020*

Chairman Ames called the meeting to order at 7:05 PM

In Attendance:

Members     G. Ames – Chairman, J. Herzan, S. Kirby, W. Murray (7:15 pm),  
Guest:        Betsy Wheeler, John Opie  
Staff:         Harry Smith – Town Planner  
Others:       David D’Atri - Owner/Developer, Edwin William (‘Bill’) de Cossy – Project  
Architect

1. Minutes from 12/4/19

Upon a motion from S. Kirby, seconded by J. Herzan, the minutes of 12/4/19 were unanimously approved as presented.

2. Formal Review - 4 Three Elms Road

David D’Atri, owner and applicant and Bill de Cossy, Project Architect reviewed the Site Plan details and architectural drawings presented informally at the December 2019 meeting. Issues discussed include the following:

- History of the site, including changes to the approved Special Exception for the apartment building and septic system. The applicant stated he had obtained a variance from the Zoning Board of Appeals for the structural changes in the setback areas. A formal application for a Special Exception modification was currently before the Planning and Zoning Commission.
- The proposed changes include the loss of 2,000 s.f. under the building due to FEMA requirements, an addition for utilities, storage and laundry room. The proposal will remove many non-conformities on site and install a code compliant septic system and the reduction of apartment units from 7 units to 6 units.
- Bill de Cossy detailed the new design including roof overhangs, balconies, and elevations. He noted the design is more “chalet like” and not as boxy as earlier designs. The fenestration and window design were shown on the architectural renderings. The materials were discussed including gable ends and vertical boards, metal roof with 1 foot wide seams. Apart from the decks the footprint is the same.
- There was a discussion regarding the desirability of using heat pumps. Six heat pump compressors will be placed on the unit balconies.
- Proposed lighting for the building was also discussed – it was noted that possibly some lighting for the parking lot could be located on the roof of the adjoining Post Office building. The only other lighting was proposed at the entrances of the building.
- Otherwise Board members expressed satisfaction with the final design but noted they would like to see further information on the final choices for siding material and roof color.
- It was stated by the applicant that pre-blast surveys had been done previously but would be redone and that construction was anticipated to begin in March, hopefully.

S. Kirby made a motion to recommend to the Planning and Zoning Commission that they accept the application as submitted subject to the review by the Board of the final materials for the siding and roofing. John Herzan seconded the motion, which passed unanimously, 4-0.

3. Other Business

It was noted by H. Smith that Asst. Town Planner Richard Stoecker had retired from his position effective last week. The Board expressed best wishes to Mr. Stoecker. H. Smith said recruitment for a new Assistant Town Planner was underway. There was no other business.

4. Adjournment

The meeting was adjourned at 8:10 PM

Minutes prepared by Harry A. Smith, Town Planner