

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

Meeting Minutes – March 4, 2020

Chairman Ames called the meeting to order at 7:10 PM

In Attendance:

Members G. Ames – Chairman, J. Herzan, S. Kirby, W. Murray, and B. Wheeler
Public: J. Schiffer, J. Opie, and D. Johnson
Staff: Harry Smith – Town Planner
Others: David D’Atri - Owner, Edwin William (‘Bill’) de Cossy – Project Architect

1. Formal Review – 19-23 Buena Vista Road

W. Murray recused himself for this application/item.

Joseph Schiffer, owner, applicant, and Project Architect reviewed the history of the recent demolition of the preexisting structures and use of the historic commercial use of the site, the Site Plan details and architectural drawings. Points of discussion included the following:

- Description of proposed house and accessory building and property layout (garden, etc.). J Schiffer described the proposed addition of fill towards the wetlands and how he is proposing to blend in proposed new grades with the existing contours on the neighboring properties.
- J. Schiffer said the proposed buildings met all of the required building setbacks and that he tried to align the front of the proposed buildings with those of the adjoining properties.
- J. Schiffer also said that he has obtained approval from the East Shore Health District for the proposed septic system.
- J. Schiffer referred to the new colored site layout drawing and the composite view of the proposed house and garage from the road (Buena Vista Rd.) and discussed possible choices of the material to be used to side the structures and various other design elements (frieze, roof, windows, and proposed connecting pergola/fence between the house and garage).
- The use of heat pumps, the location of a possible generator (and how to screen it), and lighting to be added to the structures were also discussed.

J. Herzon made a motion to recommend to the Planning and Zoning Commission that they accept the application as submitted subject to the following modifications:

1. The applicant shall review with the SCARB at a future post-approval meeting final selection of materials for the windows, roof, and exterior walls as well the proposed fence by submitting literature and bring samples.
2. The fence option showing a pergola along the top shall be used.
3. The side porch shall be constructed with a “low slope.”
4. That screening for utilities such as exterior HVAC shall be provided.

S. Kirby seconded the motion, which passed unanimously, 4-0.

2. Other Business There was no other business.

3. Adjournment The meeting was adjourned at 8:10 PM.

Minutes prepared by Harry A. Smith, Town Planner