

Stony Creek Architectural Review Board
Canoe Brook Senior Center, 11 Cherry Street
Special Meeting
Meeting Minutes – February 27, 2019

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Chairman Ames called the meeting to order at 7:00 PM

In Attendance: G. Ames – Chairman, J. Herzan, S. Kirby, W. Murray,.

Absent: G. Buchanan

Staff: Rich Stoecker – Assistant Planner

Others: Steve Lazarus - Architect, Michelle Burgess - Owner

Formal Review

40 Thimble Islands Rd. : The Board members introduced themselves. Mr. Lazarus noted that he was the architect for the detached accessory apartment project. Michelle Burgess introduced herself as the property owner and explained the process for seeking a Special Exception for a detached accessory apartment. R. Stoecker noted that the Special Exception (#19-2.1) required for the accessory apartment was before the Planning and Zoning Commission for approval. All PZC Special Exception applications are required to be formally reviewed by the Stony Creek Architectural Review Board.

The Board reviewed plans presented by Architect Steve Lazarus of (Lazarus and Sargeant) that showed the floor plans, elevations and materials to be used for the construction of the detached accessory apartment. The Board reviewed key features of the site plan and were impressed with the scale and appearance of the overall project. After a lengthy discussion, Sam Kirby made a motion to send a favorable recommendation to the Planning and Zoning Commission for acceptance of the Special Exception with the following modifications:

- 1) The colors and materials of the proposed cottage (accessory apartment) shall match the main structure.
- 2) Window muntins to have profile on the inside and outside of windows.
- 3) No scored joints on the foundation and retain the stucco foundation finish.

John Herzan seconded the motion which passed unanimously.

Annual Report – 2017-18 The Board reviewed and approved the 2017-18 Annual Report.
No other matters were addressed.

The meeting was adjourned at 8:05 PM

Minutes prepared by Richard H. Stoecker, Assistant Town Planner