

Stony Creek Architectural Review Board
Canoe Brook Senior Center, 11 Cherry Street
Regular Meeting
Meeting Minutes – June 05, 2019

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

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

Staff: Rich Stoecker – Assistant Planner

Others: Nickolas Fischer - Owner /Applicant

Formal Review

3 Watrous Avenue : Nick Fischer discussed the elements of the 2 family project to tear down the existing two family house and the rebuild of a two family house on the same basic location, use and bulk. Nick Fischer explained the variances required to keep the new construction within the same basic house footprint of the existing house. The non-conformity for the new two family structure will be maintained. The Board is reviewing the 2 family residential project due to the fact that the new two family construction requires a Special Exception based on recent zone changes for two family structures in the R-2 zone. All PZC Special Exception applications are required to be formally reviewed by the Stony Creek Architectural Review Board.

The Site Plan and Architectural drawings were reviewed with the Board. The following issues were discussed:

- Intent was first to rehabilitate the structure. However, after gutting the structure the structural integrity did not allow for reuse without reframing of the house which was cost prohibitive for the project.
- Discussion of parking, and other site elements (retaining walls, screening, landscape design, drainage, sidewalks, etc.)
- The need for the simplicity of house design to blend with the house characteristics on the east side of Watrous Avenue.
- The floor plans, elevations and materials including window design and siding were thoroughly discussed. Nick Fischer was receptive to the proposed changes and will have the Architect make Architectural revisions. 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 architectural modifications:
 - 1) Removal of the panels located under the windows.
 - 2) Include vinyl siding and with trim returns on the gable ends of the structure.
 - 3) The windows on the gable ends to have transoms removed..

John Herzan seconded the motion which passed unanimously, 4-0.

The meeting was adjourned at 8:15 PM

Minutes prepared by Richard H. Stoecker, Assistant Planner

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