

**Stony Creek Architectural Review Board**  
**Canoe Brook Senior Center, 11 Cherry Street**  
**Regular Meeting**  
**Meeting Minutes – December 04, 2019**

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

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

Missing: George Buchanan

Staff: Rich Stoecker – Assistant Planner

Others: David D’Atri - Owner/Developer, Bill DeCossey – Project Architect

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**In -Formal Review**

4 Three Elms Road: David D’Atri, owner and applicant and Bill DeCossey , Project Architect discussed some Site Plan details and architectural drawings. 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 will need to submit a variance application and a formal review by the Stony Creek Architectural Review Board.
- 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 include a code compliant septic system.
- Reduction of apartment units from 7 units to 6 units.
- Bill DeCossey 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.
- The Board members noted the scale of the building appears to be better than the previous proposed design. The heat pump compressors will be placed on the unit balconies. Two of the units will continue to have radiant heat in the ceiling and electric hot water heaters.
- Board members discussed the gutter design and stone materials for the foundation and retaining walls.
- Chairman Ames noted that informal reviews are encouraged. The Board will have the staff convey to the Zoning Board of Appeals that the Stony Creek Architectural Review Board is comfortable with the architectural elements of the proposal

Sam Kirby made a motion to have staff convey to the Zoning Board of Appeals that the Stony Creek Architectural Review Board is comfortable with the direction of the architectural elements of the proposal. 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