

**Design Review and Historic Preservation Board**  
**Minutes**  
**July 22, 2021**

**PRESENT**

Dirk Schneider, Chairman; Paul Whitbeck, Bonnie Salem, Leticia Fornataro, John Mitchell

**ALSO PRESENT**

Allen Reitz, Building Inspector; Bill Zink, Assistant Building Inspector; Susan Donnelly, Secretary to the Board

**ABSENT**

Robert Koegel, Dave Wigg, Kathleen Cristman

Dirk Schneider, Chairman, opened the meeting at 6:00 pm.

**HISTORIC PRESERVATION DISCUSSION**

The Board complimented Town staff for the article in the Town E-News regarding the historic banners.

The historical marker for the East Street Burying Ground will soon be ordered with an installation date potentially in late October.

It was discussed that a list of the Town designated properties should be placed on the Town website.

Discussion of another reception for inventoried home owners will be tabled until later in the year due to the current pandemic.

**RESIDENTIAL APPLICATION FOR REVIEW**

• **305 West Bloomfield Road**

The Applicant is returning for design review for the construction of approximately a 2150 sq. ft. addition to add a great room, 2 bedrooms, rear entry and covered porch.

The architect for the project, Paul Morabito, was present.

Mr. Morabito is returning to the Board with revised plans for a previous submission.

The Board reacted positively on the revised plan which included a door on the front elevation and the wrapped porch. They made comment that the steps lead up to a window and are not centered on the front door. Skirting to match the color of railings will be added under the porch.

Bonnie Salem moved to accept the application as submitted with the recommendation that the entry steps on the front elevation be moved to center on the door.

Leticia Fornataro seconded.

All Ayes.

• **55 North Country Club Drive**

The Applicant is returning for design review for the addition of an approximately 336 sq. ft. single car garage with storage as well as an approximately 120 sq. ft. kitchen addition off the back of the house.

The contractor, Aaron Wolfe, was present.

Mr. Wolfe is returning with a revised submission.

The existing roofline will be kept in this revision.

John Mitchell moved to accept the application as discussed on 7/22/21.

Dirk Schneider seconded.

All Ayes.

- **24 Harleston Lane**

The Applicant is requesting design review for the construction of approximately a 262 sq. ft. addition to the existing garage.

The homeowner, Tom Quinzi, was present. Mr. Quinzi is proposing to add a third bay to a two car garage. The addition will have a window in the back. The vertical siding will match the existing vertical siding on the house.

The garage addition will be set back two feet from the original garage.

Leticia Fornataro moved to accept the application as submitted.

John Mitchell seconded.

All Ayes.

- **8 Sugarbush Lane**

The Applicant is requesting design review for the construction of approximately a 220 sq. ft. addition of a three season room off of the existing kitchen.

The homeowner, Josh Fernandez, and contractor, Kevin Jackson, were present.

This applicant received a setback variance from the Zoning Board of Appeals on July 19, 2021.

The Board had several questions about detailing on the new addition. Sliding glass doors and steps will be added on the front and rear elevations. The side elevations will feature double hung windows like that on the home. The window trim will match the house. Lattice skirting will cover the 18" exposure below. Lighting sconces will be added on the front and back elevations.

Dirk Schneider moved to accept the application as submitted with the following conditions:

1. The siding will match the original on the home.
2. The windows on the side elevation will be double hung, trim to match existing.
3. The sliding glass doors on the front and rear elevation will be 6' with color to match trim.
4. Gutters on the new addition will match existing.
5. Code compliant stairs will be installed on the front and rear elevation on the site of the sliding glass doors.
6. Wall sconce lighting will be installed on each side of the sliding glass doors on the front and rear elevations.

Bonnie Salem seconded.

All Ayes.

- **19 Creekside Lane**

The Applicant is requesting design review for the construction of approximately a 716 sq. ft. addition to expand the garage and add a second story space above for a master suite of the existing house.

The architect, Paul Morobito, was present.

The garage addition will be set back 4 foot from the house. The siding and trim will match the front door.

Leticia Fornataro moved to accept the application as submitted.

Dirk Schneider seconded.

All Ayes.

- **38 Amber Hill Drive**

The Applicant is requesting design review for the construction of approximately a 266 sq. ft. roof structure over the existing patio off the back of the house.

The contractor, Mahlon Esh, was present.

The Board made note that the new square columns do not match the round existing of the rear porch area and the shingled materials in the new gable do not match the vertical siding of the home.

The colors will match the original materials.

Paul Whitbeck moved to approve the application as submitted.

John Mitchell seconded.

All Ayes.

- **12 Ravenna Crescent**

The Applicant is requesting design review for the construction of approximately a 310 sq. ft. porch roof and deck including an outdoor fireplace to the rear of the house.

Paul Zachmann of Boardwalk Design was present to represent the homeowner.

Mr. Zachmann noted that there is a slight change in the plans regarding the steps. The planters will be eliminated and 16 ½" platform steps will replace the originally planned stone steps. The same roofing, fascia and trim will be utilized to match. The skirting will be vertical trex decking.

Paul Whitbeck moved to approve the application as submitted.

John Mitchell seconded.

All Ayes.

#### **RESIDENTIAL APPLICATION FOR REVIEW – NEW**

- **11 Evesham Place**

The Applicant is requesting design review for the construction of a two story single family home. The home will have a total living area of approximately 5180 sq. ft. and located in the Malvern Hills Subdivision.

Marie Kenton of Ketmar Building Corporation was present.

Ms. Kenton highlighted some details of the new construction including a standing seam shed roof on the front elevation and timber columns on the front porch.

Bonnie Salem moved to approve the application as submitted.

Paul Whitbeck seconded.

All Ayes.

#### **COMMERCIAL APPLICATION FOR REVIEW**

- **145 Kilbourn Road**

The Applicant is requesting design review for the construction of two guest cottages. The cottages will be approximately 3645 sq. ft. and will front Chapin Way near the Knollwood neighborhood.

Carmen Torchia and Teresa Winship were present to represent Oak Hill Country Club.

Mr. Torchia described the materials to be used on the guest cottages – asphalt shingles, Hardi textured panels and trim, brick veneer, cultured stone driveways and faux wood trim. The columns will be painted to match the trim. The cottages will be identical but are placed well within the Oak Hill property and on a curved road with landscaping.

The Board recommended steel windows.

Leticia Fornataro moved to accept the application as submitted.

Bonnie Salem seconded.

All Ayes.

#### **CERTIFICATE OF APPROPRIATENESS – RETURNING**

- **810 Allens Creek Road**

The Applicant is returning to request a Certificate of Appropriateness, pursuant to Code Section 185-196, for an addition and exterior changes to a designated historic home as well as the construction of an oversized accessory structure on the property of said home.

This public hearing remains open.

The applicant Kim Bailey was present.

This application received Zoning Board approval for an oversized and over height accessory structure application on July 19, 2021.

Ms. Bailey described the gutter systems, proposed to be white, will match the trim however she is also considering copper gutters and downspouts which would match the existing home.

The Board noted that they have not received plans for the addition including details on the materials that will be used. Ms. Bailey indicated they are replicating details on the main house on the addition. The Board indicated once again that they would like to see plans. Ms. Bailey also indicated that she plans on replacing all windows on the home. The Board indicated they needed to see specifications on the proposed windows. Allen Reitz indicated he has sent the applicant an e-mail that included the material guidelines for historically designated homes.

In lieu of receiving more details plans on the addition, the proposed materials and the replacement windows proposed for all elevations, the Board chose to leave this hearing open.

## **DISCUSSION**

A discussion was held regarding the historically designated home at 181 Sylvania Road. The owner has requested to meet with the Board regarding the designation. Bonnie Salem requested that this should be a public meeting. It is requested that the Town Attorney attend this meeting in order to answer any legal questions which may arise.

## **OTHER**

Bonnie Salem indicated she will not be at the next meeting on August 12 and Dirk Schneider said he may have a conflict also.

## **REVIEW OF MINUTES OF JULY 8, 2021 MEETING**

Bonnie Salem moved to accept the minutes of July 8, 2021 with a date change.

All Ayes.

## **ADJOURNMENT**

Chairman Dirk Schneider moved to close the meeting at 7:55 pm.

All Ayes.

Respectfully submitted,

Susan Donnelly  
Secretary to the Design Review and Historic Preservation Board