

Design Review and Historic Preservation Board
Minutes
September 23, 2021

PRESENT

Dirk Schneider, Chairman; Kathleen Cristman, Paul Whitbeck, Leticia Fornataro

ALSO PRESENT

Robert Koegel, Town Attorney; Allen Reitz, Building Inspector; Bill Zink, Assistant Building Inspector; Susan Donnelly, Secretary to the Board

ABSENT

Bonnie Salem, John Mitchell, Dave Wigg

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

HISTORIC PRESERVATION DISCUSSION

There was no historic preservation discussion.

RESIDENTIAL APPLICATION FOR REVIEW -RETURNING

- **21 Warder Drive**

The Applicant is requesting design review for the construction of approximately a 1,700 SF addition with first floor laundry, great room, full bathroom and sunroom with the second floor addition including bedroom, bathroom and enclosed porch.

The homeowner, Monir Hossain, was present.

The Board discussed the project with the additional drawings which were presented.

Paul Whitbeck moved to approve the application as submitted with the additional drawings.

Leticia Fornataro seconded.

All Ayes.

RESIDENTIAL APPLICATIONS FOR REVIEW - NEW

- **5 Sandy Lane**

The Applicant is requesting design review for the construction of approximately a 150 SF sunroom off the back of the existing house.

Phil Hart of Unlimited Enclosures was present. He indicated that this home has a private backyard with woods and commercial property to the rear.

Mr. Hart presented some additional drawings for the Board's review. The existing deck will be removed. The shingles will match the existing home.

Leticia Fornataro moved to accept the application with the addition of four drawings that were submitted to the Board on September 23, 2021.

Dirk Schneider seconded.

All Ayes.

- **23 Butternut Drive**

The Applicant is requesting design review for the construction of approximately a 484 SF addition off the back of the existing house.

This application will be hard at the October 14, 2021 meeting.

- **220 Overbrook Road**

The Applicant is requesting design review for the addition to an existing home. The addition will be approximately 272 square feet and will be located to the rear of the property.

The contractor, Terry Masci was present.

The Board expressed concern that the rear elevation is not centered on the left hand side. It is not balanced with the right side of the elevation. Mr. Masci explained that the client needs closet space and closets were added to accommodate that. He stated that the back yard is fenced in and out of sight.

Kathleen Cristman moved to approve the application with the recommendation that the semi-circle window on the left hand side of the rear elevation be removed.

Paul Whitbeck seconded.

All Ayes.

- **72 Coventry Ridge**

The Applicant is requesting design review for the construction of a two story single family home. The home will have approximately 2800 square feet of livable area and is located in the Coventry Ridge Subdivision.

Jim Connaughton of Coventry Ridge Building Corporation was present.

Mr. Connaughton indicated this style of home featuring vinyl and board and batten is present in the existing subdivision approximately 1/3 mile apart.

Kathleen Cristman moved to accept the application as submitted.

Dirk Schneider seconded.

All Ayes.

- **73 Coventry Ridge**

The Applicant is requesting design review for the construction of a two story single family home. The home will have approximately 3310 square feet of livable area and is located in the Coventry Ridge Subdivision.

Jim Connaughton of Coventry Ridge Building Corporation was present.

The Board had no questions regarding this application.

Leticia Fornataro moved to accept t the application as submitted.

Kathleen Cristman seconded.

All Ayes.

- **15 Evesham Place**

The Applicant is requesting design review for the construction of a two story single family home. The home will be approximately 3875 square feet of living space in the Malvern Hills Subdivision.

Marie Kenton of Ketmar was present to discuss the application with the Board.

Ms. Kenton indicated this home is angled on a private drive and will be all the same gray color.

Paul Whitbeck moved to approve the application with the rendering submitted on 9/23/21.

Kathleen Cristman seconded.

All Ayes.

- **40 Nature View**

The Applicant is requesting design review for the construction of a two story single family home. The home will have approximately 2940 square feet of livable area and is located in the Country Pointe Subdivision.

Lou Masi of Mascot Inc. was present.

The Board expressed concern about the massing and lack of fenestration on the left and right elevations. There was discussion about adding transom windows to add architectural interest.

Dirk Schneider moved to approve the application as submitted with the condition of adding two transom windows flanking the fireplace on the left elevation and the recommendation of adding one transom window on the right elevation.

Leticia Fornataro seconded.

All Ayes.

COMMERCIAL APPLICATIONS FOR REVIEW - SIGNS

- **3240-3246 Monroe Avenue**

The Applicant has requested design review for the addition of a business identification signs. The building sign will be approximately 54.1 square feet centered over the entrance. The sign meets the zoning for this area and will identify the business "Spectrum".

No representative was present to discuss this application with the Board.

The sign includes the company logo lit by white LED lights.

Kathleen Cristman moved to accept the application as submitted.

Paul Whitbeck seconded.

All Ayes.

REVIEW OF MINUTES OF SEPTEMBER 9, 2021 MEETING

Dirk Schneider moved to accept the minutes of September 9, 2021 as written.

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