

BOARD OF ARCHITECTURAL REVIEW
MEETING FEBRUARY 28, 2017 - 4:30 P.M.
BRIGHTON TOWN HALL

MEMBERS:

	Present
Stuart MacKenzie	<u>X</u>
Donald Streeks	<u>X</u>
Andrew Spencer	<u>X</u>
Chris Jahn	<u>X</u>
Brian DeWaters	___
Mary Scipioni	<u>X</u>
Casey Sacco	___

Minutes of January 24, 2017 meeting: ___ Approved X Not Considered

OLD BUSINESS

4AR-4-15 — 50 Indian Spring Lane — Selvakumar Chockalingam — Modification to approved plans for a front entry

Notes: * Revised plans, samples, photos were presented for review

- * The existing aluminum siding will be replaced with Hardi siding (“Woodland Cream”) and Azec trim (white)
- * Front porch will be red brick similar to chimney
- * The porch will be the same dimensions as the one approved by the ZBA
- * A new, iron, front door is proposed
- * Black shutters & shingles
- * All windows will be replaced with Andersens. They will be slightly different dimensions from existing. Existing windows are 8 over 8. Proposed windows will be 6 over 6.

Decision: Approved Approved with Conditions **Tabled**

Tabled for the following:

1. The project shall comply with zoning variances granted.
2. The proposed random stones in the brick shall not be used.
3. The brick field shall be reduced on the porch
4. Pilasters, the same color as the trim, should be considered to frame the brick field and wrap the corners of the porch.
5. Alternate materials shall be used in the pediment and shall match the trim color.
6. Downspouts shall be minimized visually on the porch.

4AR-1-16 — 27 Tower Drive — David Crowe — Review changes to approved ramp & deck on warehouse building

Notes: * Postponed by applicant until March meeting

1AR-1-17 — 160 Buckland Avenue — Ken Ramme & Kathryn Stimson — Enclose porch on Newton Drive side of house

Notes: * Plans, drawings, photos, were presented for review by the board

* Tabled at the January meeting

* The applicant was not present at the meeting.

Decision: Approved Approved with Conditions Tabled **Denied**

1. The design of the brick side wall with the window so close to the corner is inappropriate.
2. The proportions and position of the bathroom window are inconsistent with the new high window.

NEW BUSINESS

2AR-1-17 — 2613 W. Henrietta Road — SEI Design Group — Façade modifications for medical office building

Notes: * Plans, drawings, photos, were presented for review by the board

* Windows are being added and will match existing

* One existing door will be closed off

Decision: Approved **Approved with Conditions** Tabled

1. A Certificate of Compliance shall be approved prior to a building permit for the project.

2AR-2-17 — BHTL Road, 148.19-1-7, -8, -9, -10, including 1266 BHTL Rd — Antonelli Development, LLC — Construction of 72,725 sf of self-storage space

Notes: * Plans, drawings, elevations, photos, material samples were presented for review by the board

* The project consists of 600 sf of office and multiple storage units

* The front building will be Hardi board on the front and in the gable on the west side in a cream-colored stucco look

* Stone will be used at the base of the front building

* The front of the office building will have squares resembling window frames on the street side

* The rear and east sides of the office building and all walls of the storage units will be ribbed metal siding.

Decision: Approved **Approved with Conditions** Tabled

1. All required Planning Board and Zoning Board of Appeals approvals shall be obtained.

2AR-3-17 — 70 Westland Avenue — Gina DeJoe — Demolish existing porch & rebuild on existing footprint

Notes: * Plans, drawings, elevations, photos were presented for review by the board

- * Materials will match existing.
- * The addition will be painted white to match existing.

Decision: **Approved** Approved with Conditions Tabled

2AR-4-17 — 327 Allens Creek Road — Design Works Architecture, PC — Construct attached single bay garage

Notes: * Plans, drawings, elevations, photos were presented for review by the board

- * 8' extension to side of house
- * Two existing garage doors changed to one larger one
- * The existing cedar on the garage will be removed. Except for the existing stucco, which will be painted, and existing stone, the house will be sided with staggered-style vinyl shake
- * Garage doors will be steel or fiberglass
- * The new colors will be compatible with the existing stone.
- * Cream trim

Decision: **Approved** Approved with Conditions Tabled

2AR-5-17 — The Reserve — William Daly — Request to add vinyl as an allowed siding

Notes: * The colors will match the existing, approved Hardi colors

- * Vinyl shakes will be cedar impressions
- * Siding and cornerboards to be vinyl

Decision: Approved Approved with Conditions Tabled

The request to have the option of using vinyl siding is denied.

The planned and existing character of the project was/is established in part by the consistent use of Hardi siding. A change to vinyl siding would be detrimental to that character and would not adequately address the findings statement for the project.

SIGNS		
1469	1697 Monroe Avenue Vital Signs	Building Face Sign TT Nail Spa Tabled for the following: The sign shall be revised to be more legible.
1470	2541 Monroe Avenue Jay Hurzy	Building Face Sign Allstate Approved with the following conditions: 1. The approval is for the Allstate sign proposed in the sign band only. 2. Better photos of the existing signs shall be submitted.

Respectfully submitted,

Paul White
Secretary, Architectural Review Board