

BOARD OF ARCHITECTURAL REVIEW  
MEETING OF November 26th, 2019 - 4:30 P.M.  
BRIGHTON TOWN HALL

MEMBERS:

	Present
Stuart MacKenzie	<u>X</u>
Andrew Spencer	<u>X</u>
Chris Jahn	<u>X</u>
Brian DeWaters	<u>X</u>
Mary Scipioni	<u>X</u>
Casey Sacco	<u>X</u>
Fran Schwartz	<u>X</u>

Minutes of September 24th, 2019 meeting: X Approved    Not Considered

Minutes of October 22nd, 2019 meeting: X Approved    Not Considered

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**OLD BUSINESS**

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5AR-2-17 — 2158 East River Rd. — Joe O'Donnell — Rereview of plans

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

Decision: **Postponed by Applicant**

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4AR-2-19 — 2323 Monroe Ave — Silas Patel — Revisions of current plans

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

- Railings are the only thing that changed from the previous submittal
- Proposing painted board railing will now be installed entirely around the perimeter of the 2<sup>nd</sup> story
- Same white as previously approved (ethereal white)
- Decorative scrolling in vertical posts will be removed above 42". Below 42" will be infilled with painted board covering the vertical posts creating a solid façade.
- New railing is not transparent – cannot see the second floor, creates a top-heavy appearance, and the white will contrast heavily with the dark color of the main building.
- Sign to come in the future
- New proposed railing meets with floor and offers no drainage from the second floor.

Decision: Tabled:

- **Spaces with open railing system shall remain as previously proposed matching composition with opaque railing sections according to the original concept.**
- **Updated drawings will be submitted showing updated railing system including railing details and color.**
- **Color choices will be consistent with those previously approved.**

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10AR-1-19 — 229 Howland Ave — Bob Cornell — Construction of a 16' x 5' front porch

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

- Extending the porch deck out to create space to access the right side of the porch and more space outside of the front door. Roof distance to remain the same.
- Materials will be the same as previously shown – to match existing
- Colors and materials will be as labeled on drawing

Decision: **Approved as Presented**

- **All required variances shall be obtained**

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## **NEW BUSINESS**

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11AR-1-19 — 35 Parkwood Ave — Joe Rebis — Roof-mounted solar

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

- Equipment will be under solar panels
- Wires will be routed internally then down the back of the house
- Panels to be located as in drawn plans

Decision: **Approved with conditions:**

- **No appurtenances shall be seen from the front of the house**

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11AR-2-19 — 885 S. Winton Rd. — Joseph O'Donnell — 310 sq. ft. addition to the existing office building

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

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Decision: **Tabled for lack of representation**

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11AR-3-19 — 157 Sawgrass Dr — 157 Sawgrass Drive, LLC. — Revised plans for a new medical building

Notes: \* Drawings, and photos were presented for review by the board

Decision: **Postponed by Applicant**

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11AR-4-19 — 91 Glenhill Dr. — Chris Duerr — Renovation of roof to adjust pitch and add solar

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

- Two outside roof slopes in rear of the house will be extended to meet in the middle of the house creating a new single gable and roof peak on rear portion
- Contractor mentioned only new roof areas will be re-shingled. It may be difficult to match new shingles to older existing shingles.
- Board raised concerns with respect to new solar panels on portions of old shingles.
- Solar conduit to run inside attic – will not be seen from the front

Decision: **Approved with Conditions**

- **Shingles shall match exiting in appearance and color**
- **Solar shall meet requirements of building code**
- **No appurtenances from solar installation shall be seen from the front of the house**

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11AR-5-19 — 185 Beverly Dr. — Jim Brasley — Expand 14' garage door to 16'

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

- Garage can't reasonably fit 2 cars
- Removing person door from the garage – the door is rarely used by current owners
- Garage door will have windows.
- Shake siding to match existing and will reuse current siding when possible
- Driveway will be widened at a gradual angle to meet widened garage dimensions

Decision: **Approved with conditions:**

- **Shake shall match existing in color and style**
- **The garage door will have windows as presented**

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11AR-6-19 — 50 Woodmont Rd. — Jim Brasley— New screen porch on side of the house

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

- There will be no glass in windows – screens only
- 2" wood frame for the screens
- Siding and roofing will match existing
- Removing fence only in the location of the new porch
- The door on side of the house will remain and be used to access the porch
- A door to the rear yard will come off the porch
- Gutters will be installed with downspouts on the corners
- No lighting on front and side of the porch, may be a light facing the rear yard
- Beadboard on ceiling and walls
- Proposing wood subfloor without drain for precipitation
- Meets current zoning for front setback
- Board mentioned the possibility of adding scuppers to the floor

Decision: **Approved with conditions:**

- **Ensure proper drainage from floor area**
- **All roofing and siding to match existing**

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11AR-7-19 — 76 Sonora Parkway. — Jim Brasley— Construction of detached garage

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

- New garage drawing is 1-foot wider
- Pergola above patio
- Garage door does not have a window
- Person door will be glass on the top half
- Window on the right face in the storage room
- 9' wide garage door
- Fence on left garage is around 6' tall
- A light will be above the porch and not above the garage door
- No windows on left or rear of the structure
- It will have gutters

Decision: **Approved with recommendation:**

- **Board recommends adding an additional window on the left side of the garage**

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11AR-8-19 — 482 French Rd. — Ben Antonucci — Mudroom addition – already constructed

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

- Previously constructed
- Siding is T1-11 enclosing a new mudroom over the sidewalk
- Interior siding and walls will be drywall
- Window is not trimmed and does not match existing in size or style
- 2"x 6" studs on sleepers

Decision: Approved with conditions:

- Double-hung window shall be replaced with a casement window matching dimensions of an existing window. Trim will also match that of existing windows.
- Siding shall not make direct contact with the ground
- Profile of siding shall match existing including dimension, spacing, and pattern and shall be continuous without horizontal seams. Color shall match existing
- Verify gas vent is not within the newly enclosed area
- A building permit must be obtained

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11AR-9-19 — 257 Pelham Rd. — Stephen Cass — New windows and façade materials – partially installed

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

- The garage was previously approved
- Stone veneer on left – stacked stone 'Beijing Green' and will be flush with the base
- White EIFS siding and stucco in middle
- Garage area to be horizontal cedar siding on the right of the house.
- Person door was added to the garage as well as a light
- All windows to have black trim
- There will be white and black gutters
- Lights being added into the soffit
- Chimney stone is blue stone

Decision: Tabled for:

- More complete drawings and details
- Provide information as required on the application including:
  - SCALED SITE PLAN SHOWING THE PROJECT AND EXISTING STRUCTURES
  - SCALED ELEVATIONS OF THE PROJECT FROM ALL SIDES. - The scale should be shown on drawings. Elevations should show enough of the existing structure to provide context for the project. Elevations should include labels to clearly explain

**styles and materials of the existing and proposed structure.**

- **LABELED, SCALED, DIMENSIONED FLOOR PLANS**
- **FOR ADDITIONS, PHOTOGRAPHS OF BUILDING SIDES WHERE PROJECT IS PROPOSED**
- **MATERIAL AND COLOR SAMPLES SHOULD BE BROUGHT TO THE MEETING**

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<b>SIGNS</b>		
1572	2920 Monroe Ave Premier Sign Systems	<b>Awning Sign Wax It All</b>  <b>Approved as Presented</b>
1573	339 East Ave. Sarah Latus	<b>Building face sign Relax and Wax</b>  <b>Approved as Presented</b>

**Respectfully Submitted,**

**Jeff Frisch  
Secretary, Architectural Review Board**