

BOARD OF ARCHITECTURAL REVIEW
MEETING OF FEBRUARY 22, 2022 - 4:30 P.M.
BRIGHTON TOWN HALL

MEMBERS:

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

Minutes of December 28, 2021 minutes: x Approved Not Considered

Minutes of January 15, 2022 minutes: x Approved Not Considered

OLD BUSINESS

1AR-2-22 Revised— 830 Highland Ave — New single-family home

Notes: * Plans, drawings, and photos were presented by Jarrad Coon, architect for the applicant, for review by the board

- No downspouts. Roof drains to rear center (corner of patio) to internal drainage.
- Concerns about potential for tinted or mirrored glass. Jarrad Coon: windows not spec'd at this time but will need to deal with solar gain. Attested they will not have a mirrored finish.
- Second level windows: expanse will be divided into four main sections by vertical structural dividers. Each of the four sections, in turn, will have three equally sized panels of glass in each.
- Mechanical equipment will be interior (first level mechanical room) or on north side of building.
- Clarify whether and what type of door at pedestrian entrance at SW corner of building (floor plans and renderings conflict). The owner said it may be a roller door and they would try to have the style consistent with the garage doors.
- Exterior material changed on mass section to smooth ACM – will be proud of the concrete.
- Roof sections and stair cover details provided.
- Wood trellis outside glazing.
- Garage door windows to be frosted glass.

Decision: Approved with conditions

- Provide detail on pedestrian entrance door at SW corner. Door will be coordinated with the design of the garage doors as discussed at the meeting.
- Garage door windows to be frosted glass as discussed.
- No mirrored glass on second level.

NEW BUSINESS

2AR-1-22— 65 Brookside Dr — GreenSpark — Roof Mounted Solar

Notes: * Plans, drawings, and photos were presented by Sean Mullen, contractor for the applicant, for review by the board

- Pattern of panels on east (front) façade. Missing panels are due to existing roof penetrations. Sean Mullen: Alternative patterns were explored; the pattern presented is most efficient for energy production.
- Conduit mostly routed internally except for exposure behind the house.

Decision: **Tabled**

- **Resolve panel arrangement on east façade to increase symmetry and reduce ‘holes’ in array**
 - Explore installation of “dummy” panels to fill gaps if necessary
 - Provide front elevation with existing roof color

2AR-2-22— 2715 W. Henrietta Rd— Alliance Fleet — Enclosing area under a building overhang

Notes: * Applicant not present

Decision: **Tabled for lack of representation**

2AR-3-22— 90 Bradford Rd — 3rd Rock Solar — Roof Mounted Solar

Notes: * Plans, drawings, and photos were presented by Steve Reed, contractor for the applicant, for review by the board

- Layout of panels is erratic
- Vertical and horizontal layout on same roof plane is awkward
- Conduit is substantially visible

Decision: **Tabled**

- **Resolve design problem**
 - Reduce exposed conduit runs on top of roof
 - Rearrange panels for a more cohesive layout

SIGNS		
<u>1637</u>	1850 BHTL Rd Pathfinder Engineers	Building Face Signs Helio Health -Approved as Presented

Respectfully Submitted,

Jeff Frisch
Secretary, Architectural Review Board