

Town of Brighton Architectural Review Board Minutes

Meeting of March 28, 2023 - 4:30PM
Brighton Town Hall

Members Present:

Stuart MacKenzie	_____
Chris Jahn	_____x_____
Casey Sacco	_____x_____
Fran Schwartz	_____x_____
Mary Scipioni	_____x_____
Andrew Spencer	_____
<i>vacancy</i>	

October 25, 2022 minutes: _____ Approved ☒ Not Considered

November 22, 2022 minutes: _____ Approved ☒ Not Considered

December 20, 2022 minutes: _____ Approved ☒ Not Considered

January 24, 2023 minutes: _____ Approved ☒ Not Considered

February 28, 2023 minutes: _____ Approved ☒ Not Considered

OLD BUSINESS

2AR-4-23, 2500 Elmwood Av

Robert Piazza Palotto

Second floor addition on side of single family dwelling, new front portico, front window change

Notes: * Revised plans were presented by Robert Piazza Palotto, applicant, for review by the board

- Revised plans included floor plan for second floor addition and reconfiguration of windows on east elevation
- All windows will have grids
- Board asked for explanation of greenhouse window on front (south) and confirmation that it was installed without ARB approval [Staff note: the building permit 20210306 for the kitchen renovation did not include the window replacement; permit remains open]
- Applicant explained that the front of the house was the only place to put a greenhouse window because the front of the house faces south
- There are ways to mitigate the unapproved garden window on the south (front) facade

Decision: Denied

1. While the submittal of additional information (floor plans and window placement) was appreciated, the applicant did not adequately mitigate the massing of the addition and composition of the east elevation.
2. Due to the proximity to the property line, the massing of the proposed second floor addition needs to be sensitive and appropriate to the neighboring dwelling
3. The unapproved greenhouse window can be mitigated by façade treatments including but not limited to extending the stone water table to the same height as presented on the proposed garage addition.

NEW BUSINESS

3AR-1-23, 130 Chelmsford Rd

Michael & Devon Roberts

Addition on side and rear of single family dwelling

Notes: * Plans, drawings, and photos were presented by Mauro Cringoli, architect / applicant, for review by the board

- Addition between house and garage, interior space will be a new kitchen
- House is unique in that it is made of concrete
- Addition will have a parged stucco finish that will match the existing. Roof shingles on the addition will match those on the existing structure.
- Questioned size / positioning of large front window on addition – faces northwest. Applicant explained that the purpose is to maximize natural light coming into the interior space.

Decision: Approved as presented

3AR-2-23, 79 Monteroy Rd

Allen & Jeannine Rossignol

Addition on single family dwelling

Notes: * Plans, drawings, and photos were presented by Christina Fluman, designer, for review by the board

- Addition to add bedroom suite on west side of house
- Will match materials to existing house: clapboard siding (cedar), windows (aluminum clad wood), shutters (polyurethane [Fypon]), roof (dark gray asphalt shingles)
- Board expressed concern that ganged double-hung windows on front of addition do not match individual double-hung windows on the existing house
- Flared siding to mimic existing

- Attic space above addition is not accessible (roof truss construction). Gable windows will look into unfinished space and have a film on glass.

Decision: Tabled

1. Elevation drawings lacked notations and details on certain materials
2. Discrepancy between presentation (cedar clapboards) and drawings (cement fiber clapboards)
3. Details on re-purposed pilasters, eave returns, window trim

3AR-3-23, 12 Elmwood Hill Ln

Chuck Smith, Design Works Architecture

New 2-story house with walk-out basement and attached 3 car garage

ARB heard informal presentation by Kim Bailey, owner/designer. Due to recusal of one of the ARB members, the board lacked a quorum to take any action. Project will be placed on 4-25-2023 ARB agenda

3AR-4-23, 343 Cromwell Dr

Patrick & Judith Gavin

Porch addition

Notes: * Plans, drawings, and photos were presented by Patrick and Judi Gavin, applicants, for review by the board

- Stucco over chimney to bring in line with proposed addition wall
- Roof of proposed addition will wrap around chimney. Board questions feasibility of construction as presented
- Two layers of stucco to match Tudor-style features on existing house
- No exterior light fixtures on addition
- Medina stone to be used down to grade

Decision: Tabled

1. Existing window is too crowded by the location of the proposed porch wall
2. Reconsider location of porch addition: relocate the wall in southerly direction so wall and roof fully terminate at face of brick chimney.

SIGNS		
1681	1829 Monroe Av Carlo Peretti Image360	Building face sign CP Antiques & Collectibles Buy Sell Trade <i>Approval pending by HPC and Planning Board; included for reference only</i>
1682	1709 Crittenden Rd Thuong Truong Gupp Signs	Building face sign TR Nail & Spa Recommend approval
1683	3108 East Av Quicklee's Skylight Signs	Building face sign Quicklee's <i>Approved by HPC and Planning Board; included for reference only</i>
1684	1900 South Clinton Av Kristen Macleod AJ Sign Company	Building face sign Metabolic Fitness Recommend approval
1685	2425 Clover St Connor Ewing Elevated Sign Solutions	Building face sign Kroll Proukou LLP Trust, Estates, & Elder Law Recommend approval with condition: the sign text shall comply with Brighton Town Code with regard to business name (i.e. 'Trust, Estates, & Elder Law' may be considered advertising and not part of the business name).

1686	2750 (2780) Monroe Av Laura Chow Jones Sign	Building face sign Sephora Recommend approval with condition: sign shall comply with Brighton Town Code (Incentive Zoning) with regard to sign height (i.e. no part of the sign shall be higher than 27'2" above finished grade).
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**Submitted by Jason Haremza, AICP
Secretary, Architectural Review Board**