

ARCHITECTURAL REVIEW COMMITTEE

SPECIAL MEETING MINUTES

APRIL 24, 2019 – 6:00PM

ARC members present: Denton Butler, Donna LaPlante, Pat Casey, Bob Howson.

Staff: Zoning Officer Mike Lucas

1.A Dean's Stove & Spa LLC -376 Main Street – Plans for the exterior renovation project.

Member Denton Butler called the meeting to order at 6:05PM. Dean Michchonczyk the owner appeared with his Assistant Shawn who presented a photo of what the finished building would look like. The exterior features include a green metal roof, grey vinyl siding and stone on the lower portion of the front and north side.

Mike Lucas brought up the issue of parking. Although the plan shows parking in both the front and back, Mike expressed concerns that the number of spaces did not comply with the regulations. An approved site plan is necessary, and at this point there isn't one. Mike suggested the applicant meet with he and Rista Malanca ASAP to get the parking issue resolved. Since parking not the concern of ARC, the members continued with questions relevant to their area of concern.

Denton Butler questioned the plans for a buffer to the property to the east – either shrubs or fencing. Dean replied there was none planned at this time. Denton felt there should be a buffer of some kind if that was a requirement of the regulations.

Dean showed the commission the location of the storage building yet to be erected on the lot plan. This building will store pellets and be located in the rear easterly corner of the property. The area under the overhanging porches will have pavers installed and will be an outdoor sales area for spas, furniture and outdoor kitchen appliances. There will be an 8x10 sign located on the A frame with barn style down lights. There will be down lighting under all the porches. Site planting are not planned at this point, only patio planters.

Although the commission felt there should be a planting plan, without an approved site plan such discussion is premature. Therefore, the commission felt that once the parking issues are resolved and there is an approved site plan, then Dean should return to ARC for Review. Mike will let the commission know as soon as there is resolution of the site plan issue so the commission may meet with Dean as quickly as possible, to minimize any delays caused by parking issue.

2.A Head Shoppe – 516 Main Street – Sign Application/Barber Pole.

Denton Butler commented it was important that the pole be located high enough so no one could injure themselves and that it should be illuminated only when the Head Shoppe is open. Motion Denton Butler to approve the Barber Pole with the above condition. Second Bob Howson. Unanimously approved.

2. Other Matters:

Adoption of a meeting calendar for 2019.

After some discussion, it was decided to continue meeting on the 1st and 3rd Wednesday's of the month at 6:00PM and the calendar should include January 2020. Members felt it was not a good idea to try to meet on the same night before P&Z as there might not be enough time to adequately review applications. Meetings will be cancelled whenever there is no business. Motion Denton, second Bob to adopt the calendar as discussed. Unanimously approved.

Election of a Chair.

Motion Denton, second Pat to elect Donna LaPlante as Chair. Unanimous. It was agreed among the other members present that they would rotate to fill in the secretary's position. Denton requested that Mike Lucas provide the commission with a device to tape the meetings and Mike agreed.

Meeting adjourned at 7:15.

Donna LaPlante, Secretary