

Design Advisory Board Meeting Minutes

Date: Feb 25, 2021

Time: 6:30 PM

Location: Gotomeeting

Attendees: Pamela Potter, Mike Cole, Jeff Hostetler, Leigh Balducci, Dan Batt

Guests: Nicole Desrosiers

Agenda:

- 144 Union Street – new addition review
- DAB pamphlet discussion

Minutes: The meeting was called to order at 6:30.

Nicole Desrosiers presented the proposed new addition at 144 Union Street. The presentation was well considered and comprehensive.

The proposed addition is located to the west of the existing house and equal in width to the existing house, viewed from Union Street. The addition is set back approximately 7ft from the Union Street existing house façade.

The proposed addition finishes, vinyl board and batten siding and standing seam metal roofing, contrast the existing house materials of wooden clapboard and asphalt shingle roofing. Three small square windows, set high for privacy, are the only fenestration on the Union Street addition elevation.

The addition's overall proportions, scale, materials and character were considered to be in keeping with typical residential structures found within the Village District, however, the contrasting material palette with the existing house does not. Examples of contrasting material palettes are found in the neighborhood but limited to between the house and detached garage/outbuilding.

The Design Advisory Board was in favor of the applicants proposed addition, but strongly recommends using siding material consistent with the with the existing house and incorporate historic details such as water table trim, budget permitting. The applicant was also asked to consider using rectangular windows with divided lights to better complement the existing window's proportions & scale.

The applicant was thanked and left the meeting.

DAB members reviewed the latest pamphlet design. The pamphlet is a condensed version of the official DAB guidelines and meant to be a readily available online and as a handout to applicants. The design was unanimously approved and it was agreed to present the tri-fold pamphlet to the Town Hall & PZC at the next possible opportunity.

Meeting adjourned: 7:30 PM

Minutes compiled by: Dan Batt

Narrative for Proposed work at 144 Union Street

The proposed addition to the existing house was designed with intent for dual purpose: the first is to create a spacious bonus room suited for entertaining in a house divided up into small rooms, and the second is to establish an “age in place” living. This allows the owner to stay located at this property for years to come by converting this room into a bedroom once stair climbing becomes difficult. The new room is equipped with a full bathroom to accommodate future elderly facility needs as well as furnishing the house with a first floor bathroom. The owner will be removing the existing decrepit shed and use the tall underside of the addition as new shed space.

The exterior design is simple in nature with one shed roof pitch. The direct perspective from Union Street will mimic the existing roof line, but in the rear it creates a taller height space which also gives relief to the short 7'-2" ceiling heights in the rest of the house. The exterior siding is white vinyl board and batten with evergreen aluminum roofing.

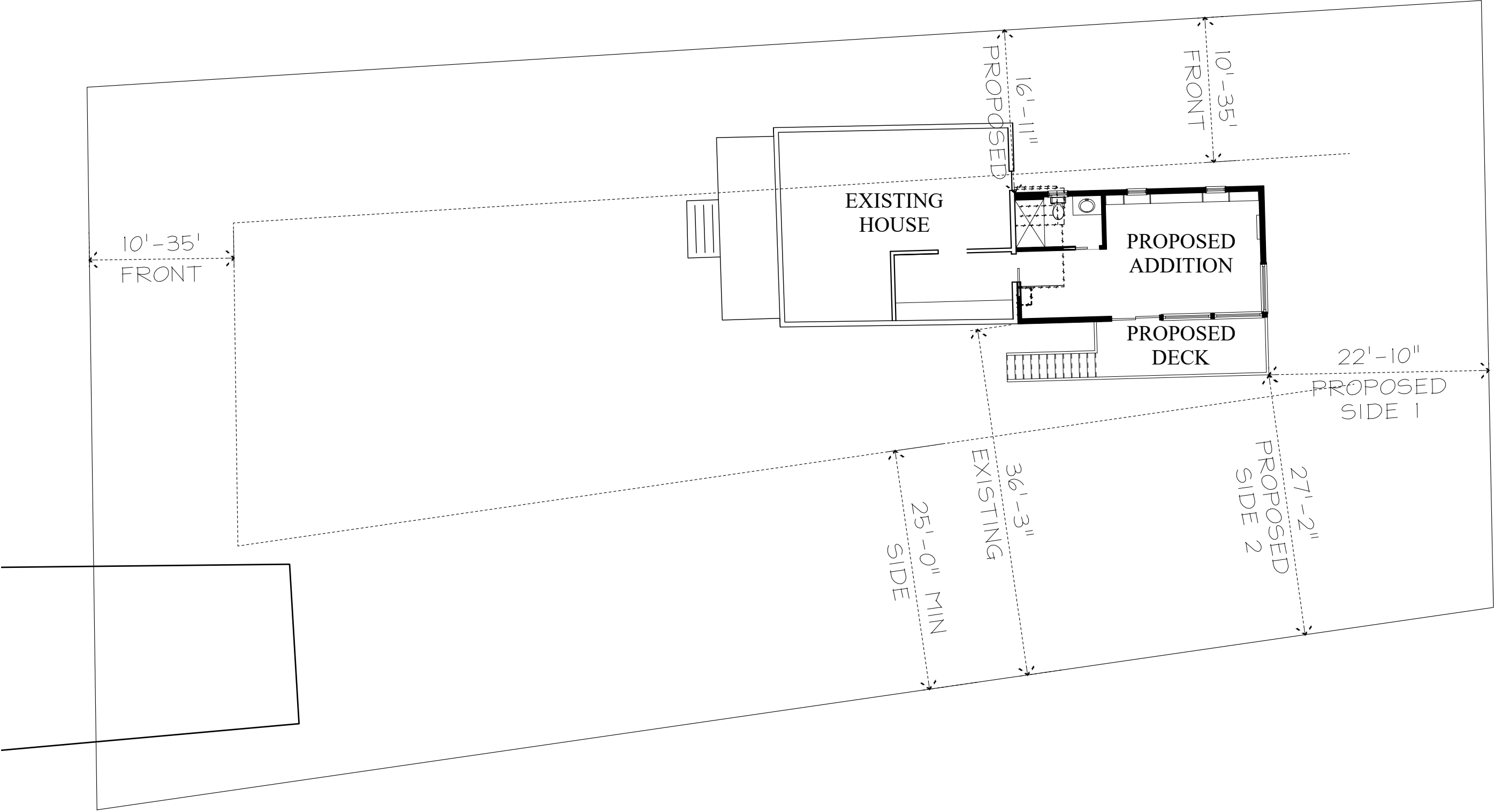
The owner takes their gardens very seriously, giving the community something beautiful to view and they want to do the same with their home. The owner loves their quaint traditional home, but likes to have pops of flare as seen in the existing front door. I think this addition does this by keeping the street views simple and traditional with more windows and deck with cable railings in the back that is almost not visible from the either of the streets.

Agent : Nicole Desrosiers

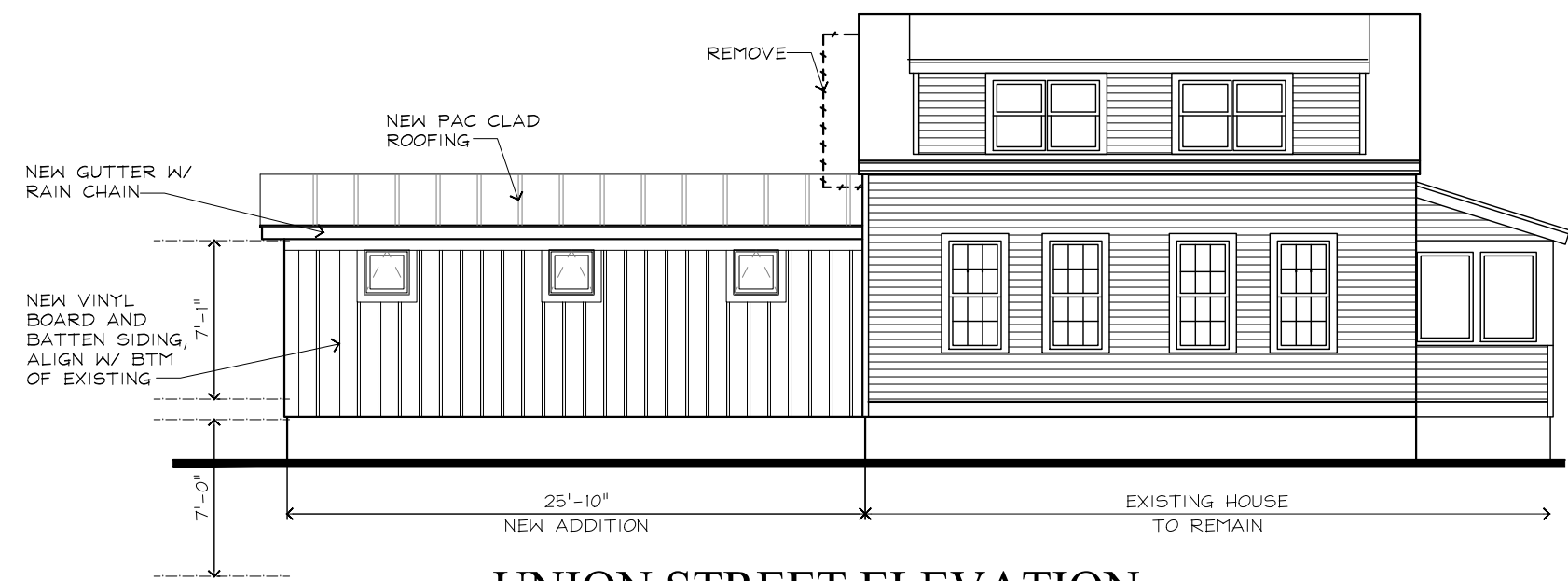
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Neighbor and Architect

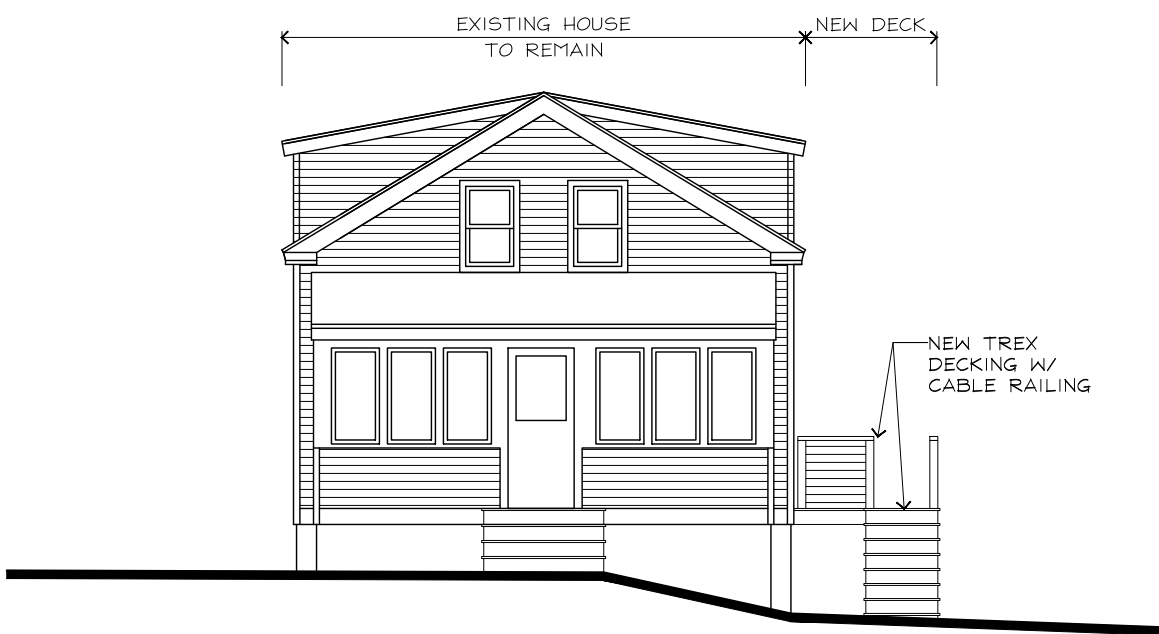
144 UNION STREET
DEEP RIVER, CT
SITE PLAN



144 UNION STREET
DEEP RIVER, CT
ELEVATIONS



UNION STREET ELEVATION



BRIDGE STREET ELEVATION

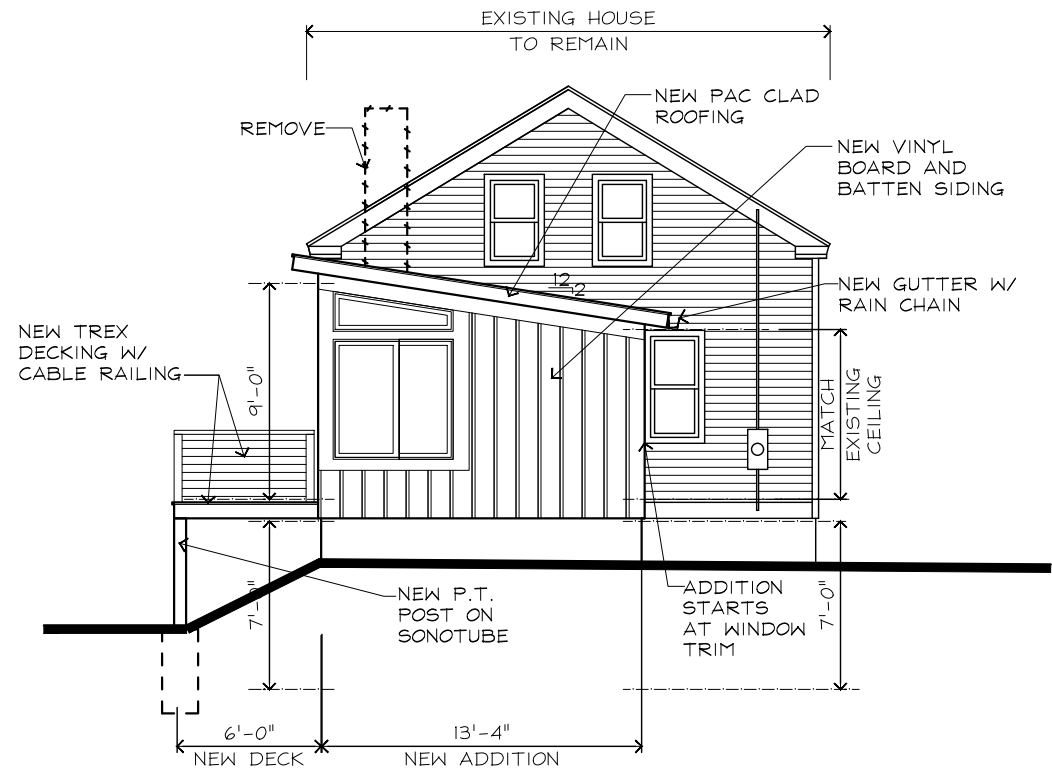


SIDING:
WHITE VINYL BOARD AND BATTEN

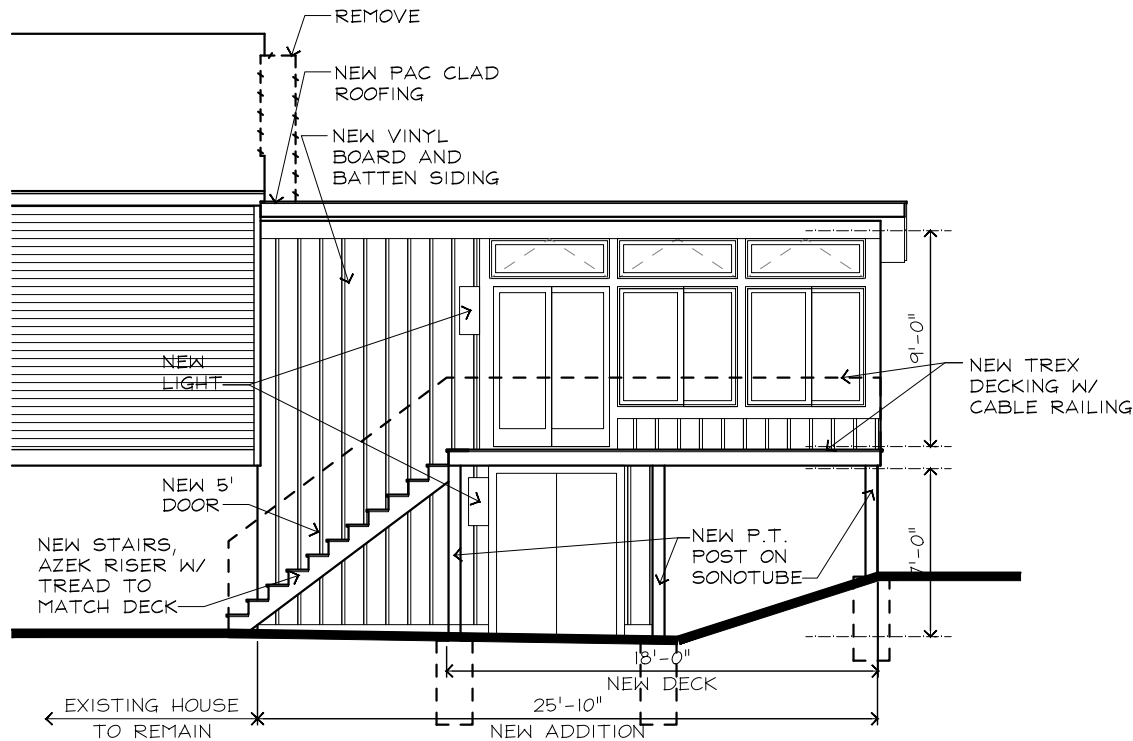


ROOFING:
EVERGREEN PAC CLAD ALUMINUM ROOFING

144 UNION STREET
DEEP RIVER, CT
ELEVATIONS



SIDE 1 ELEVATION



SIDE 2 ELEVATION

144 UNION STREET
DEEP RIVER, CT
EXISTING STREET VIEWS



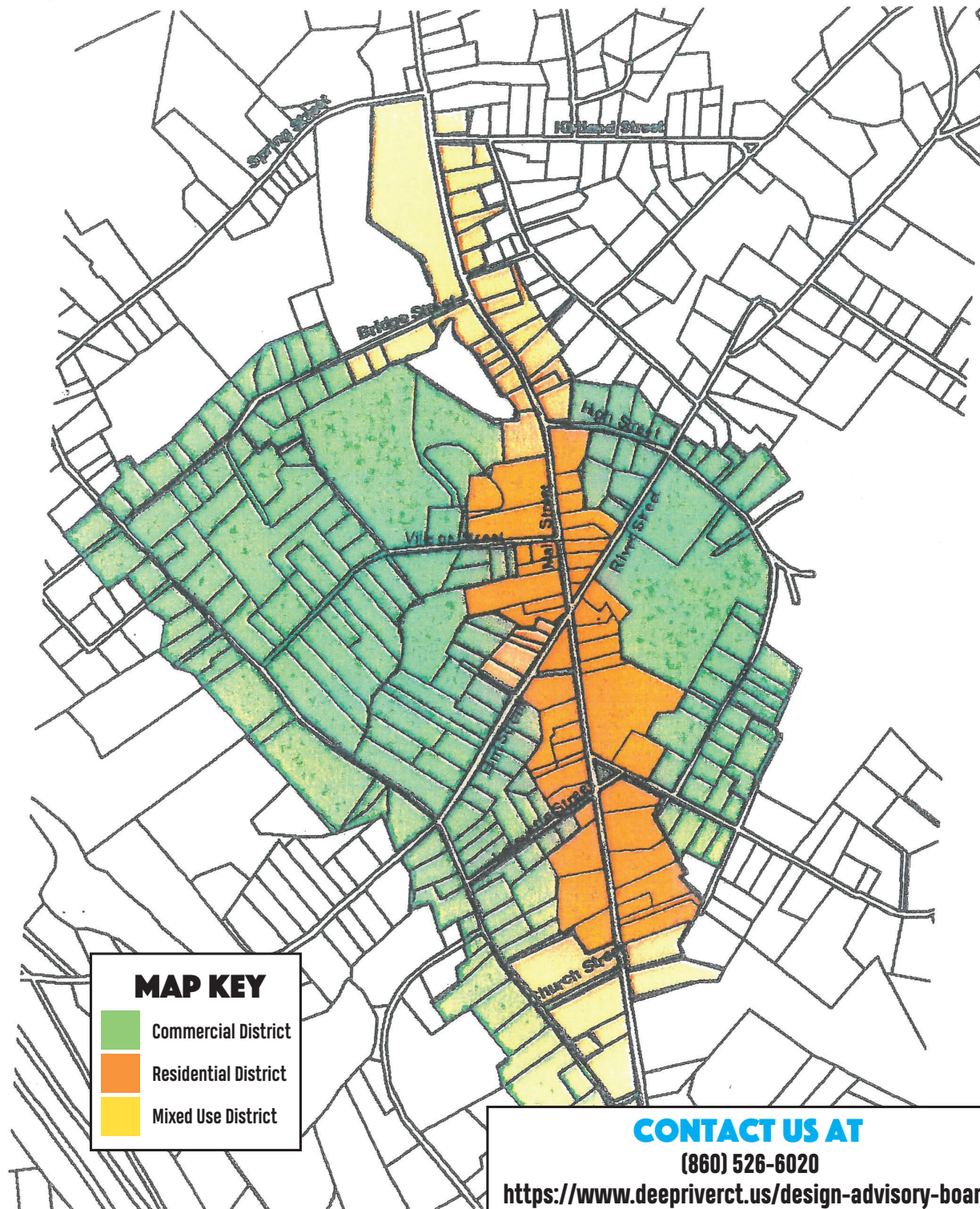
BRIDGE STREET VIEW



UNION STREET VIEW



UNION STREET VIEW



DESIGN ADVISORY BOARD (DAB)





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WHO WE ARE

DAB is comprised of a group of town residents who generally have backgrounds in the areas of design, engineering or historical preservation and who are appointed by the First Selectman to serve on the DAB.

DAB may also consist of anyone who expresses a high level of interest and commitment to the work that the DAB provides to Deep River.

WHAT WE DO

DAB provides guidance and advisory recommendations to developers and property owners on the exterior design characteristics of development and improvement.

The DAB has no regulatory powers and our scope is limited to aesthetic considerations outside of the Planning and Zoning Commission regulations and responsibilities.

WHERE WE FOCUS

Our focus is within the village area's commercial and industrial districts, as well as projects which are visible from any public way within these districts, and the residential special permit proposals within the Gateway Conservation Zone.

WHEN WE FORMED

The DAB was established by the Deep River Board of Selectmen in 2010.

WHY WE FORMED

DAB was formed to help protect and enhance Deep River's small town way of life and its architectural heritage by encouraging design harmony within the surrounding neighborhoods through the use of elements that are common, compatible and appropriate for the existing street scape.

HOW WE WORK

- The applicant should submit their plans, elevations or renderings of the proposed construction, photographs of the site showing its relationship to its surroundings and samples of the proposed materials.
- Projects with substantial new construction should plan to submit to the DAB *prior* to the submission to the Planning and Zoning Committee.
- Within 15 working days of receipt of these plans, the DAB will meet and prepare a review that will then be distributed to the applicant, the Board of Selectmen and the Planning and Zoning Committee.
- DAB's recommendations may be approved, partially accepted or rejected by the Planning and Zoning Committee.