

Design Advisory Board Meeting Minutes

Date: April 28, 2022

Time: 6:30 PM

Location: Deep River Town Hall

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

Absent: Leigh Balducci

Guests: Matt Verry, Christine Nucci

Agenda:

- Review proposed exterior improvements for 169 Main Street, Deep River for Matt Verry (Property Owner)
- Discuss DAB engagement opportunities regarding the Plan of Conservation Development (POCD)

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

- POCD engagement discussion:
Jeff Hostetler updated the group on his progress documenting properties along Main Street. He is compiling a spreadsheet of addresses for all properties located within the DAB's purview but focusing on Main Street for purposes of the POCD. Once complete, current street view images as well as historical images of the buildings associated with the addresses will be compiled. Current street view images will be gathered from Town records and historical images from a trove of postcards found at the Historical Society.

Dan Batt to reach out to Tony Bolduc at the PZC regarding DAB's involvement in ongoing POCD coordination meetings with other Town Boards and Commissions.

- 169 Main Street proposed exterior improvements:
Matt Verry presented a proposal for new exterior improvements to 169 Main Street that would serve as an outdoor auxiliary space for his commercial tenants.

The presentation consisted of drawings prepared for the Deep River Planning and Zoning Commission – PZC (attached). Proposed improvements are to a lawn area between the 169 Main Street property and River Street. They consist of a hard surface area approximately 32ft long by 12ft deep with a line of evergreen shrubs along the backside. The hard surface was shown as brick pavers on the presentation drawings, but verbally described as a combination of

2'x2' concrete pavers and brick by Matt. The brick would match the material of the existing Town sidewalks to the greatest extent possible.

The proposed improvements also included painting the exterior clapboard siding. Matt submitted a proposed color sample (Ben Moore "Platinum Gray"). Existing cedar shake siding to remain as-is. The board was in favor of painting the existing clapboard siding but recommended choosing a color from the Ben Moore Historical Colors palette.

The meeting members walked across the street to visualize the design on site. The group discussed including a row of low planters separating the sitting area from the River Street sidewalk. Matt was receptive to adding planters along the River Street edge of the outdoor space.

The in place vertical advertisement banners were also discussed while on site. Opposition their presence was voiced by Christine Nucci and backed by members of the Board. Building mounted advertisement signage was discussed as an alternate.

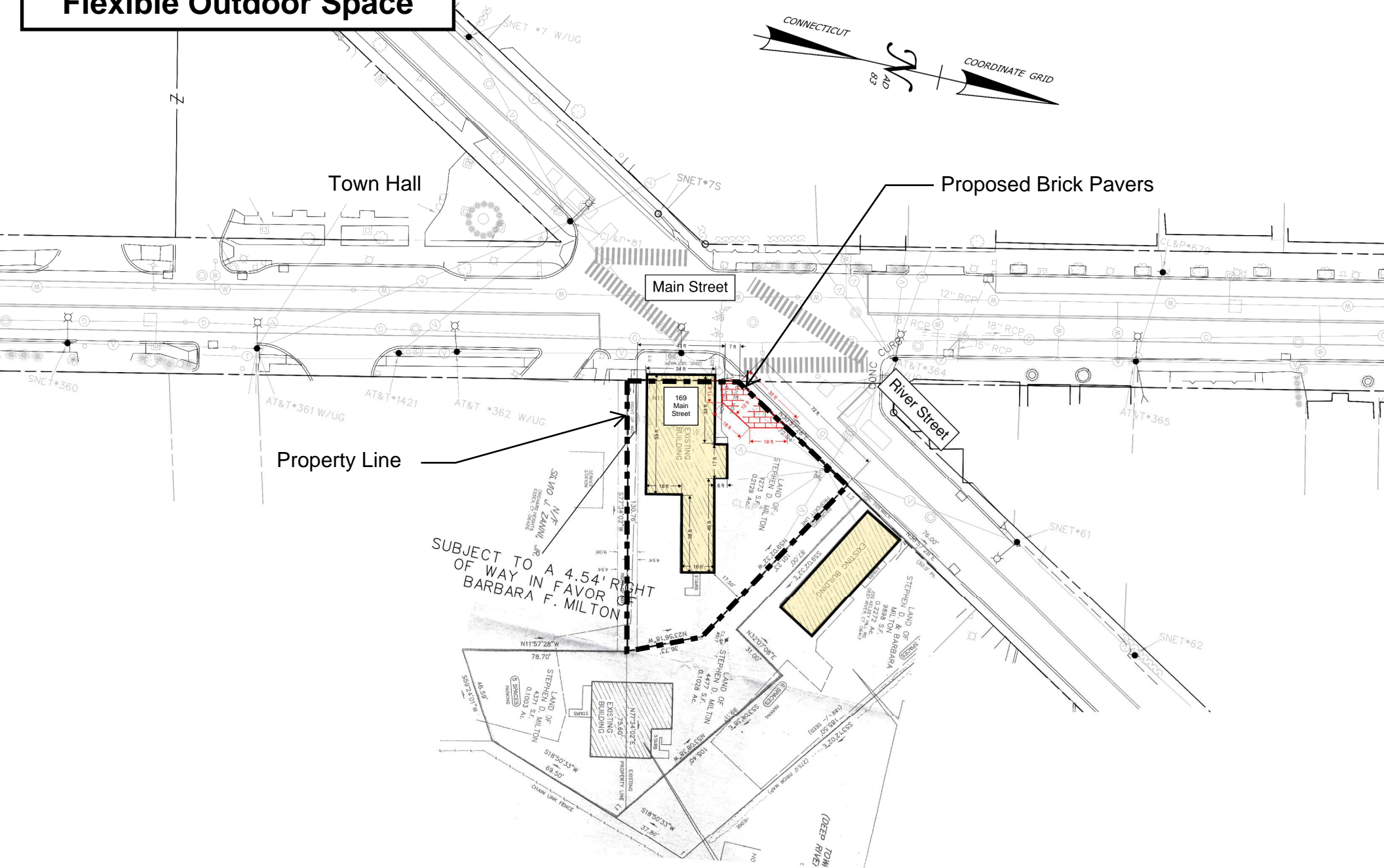
The overall proportions, scale, materials, and character of the proposed exterior improvements were in keeping with typical residential gardens found within the Village District and the Board supports the proposal but encourages a historical gray paint color for the building, the addition of planters to provide a border/division between the River Street sidewalk and the outdoor sitting area, and replacement of the vertical advertisement banners.

- Christine Nucci, resident of 14 Union Street, expressed a grievance with the placement of a portable toilet adjacent to her property. The 'porta pot' serves the horseshoe league that plays on the lawn across from the Congregation Church. Besides being a visual eyesore, the portable toilet odor can be smelled from adjacent properties and on multiple occasions has been the target of vandalism and tipped. The portable toilet is not in keeping with the small-town character of the Deep River Village District. The DAB strongly recommends it be placed on the Church grounds in a more discrete location and not near the residences that border the field. A visual screen (like the portable toilet on Ivoryton's town green) should be added.

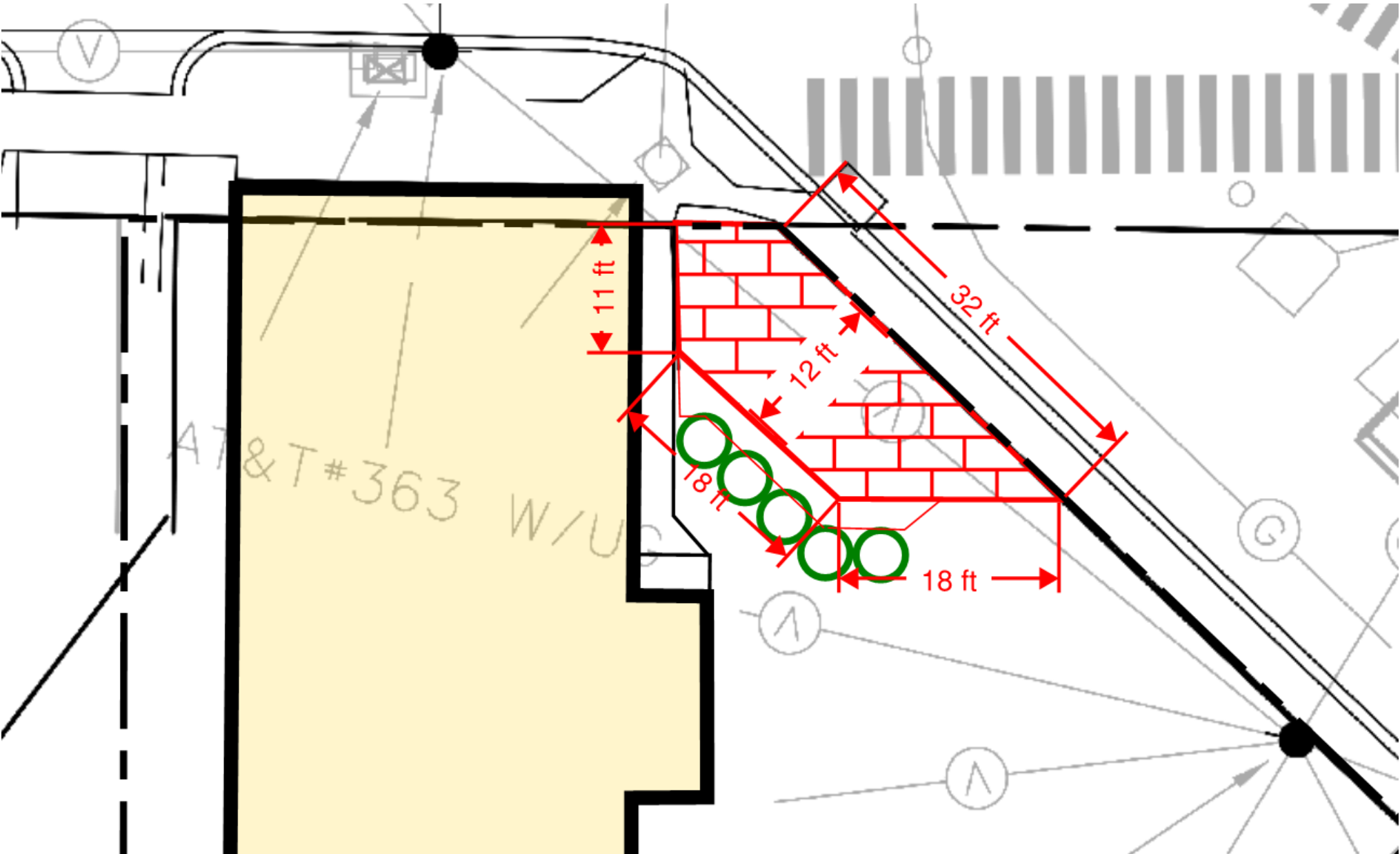
Meeting adjourned: 8:00 PM

Minutes compiled by: Dan Batt

169 Main Street Proposed Brick Paver Area Flexible Outdoor Space



169 Main Street
Proposed Brick Paver Area
Flexible Outdoor Space



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Proposed Brick Paver Area
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