

Design Advisory Board Meeting Minutes

Date: March 1, 2024

Time: 6:30 PM

Location: Town Hall

Attendees: Pamela Potter, Jeff Hostetler, Dan Batt, Carol Jones

Absent:

Guests: Don Sampson, Owner 55 Prospect Street

Agenda:

- Review design proposed for 55 Prospect Street property

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

- Don Sampson presented a proposal for a new single-family residence.

The presentation consisted of a site layout plan, photo of the existing property exterior, floor plan and 3-D rendering of the proposed new residence.

The project was reviewed and is summarized in the attached Recommendation of the Design Advisory Board.

- Appointment of new members to the Design Advisory Board (4 additional needed) was discussed. Carol Jones to mention vacancies on the board in an upcoming "From the First Selectman's Desk" news post.
- A method to better communicate the mission and purpose of the Design Advisory Board was discussed. A tri-fold pamphlet was proposed by the board as an available handout at the Town Hall. The pamphlet would be complementary to the full Design Advisory Board Guidelines available on the Deep River Town website. Draft version of the proposed pamphlet attached.

Meeting adjourned: 7:15 PM

Minutes compiled by: Dan Batt

March 4, 2024

**Board of Selectmen
Planning and Zoning Commission
Town of Deep River, CT**

Recommendation of the Design Advisory Board

Project Address: 55 Prospect Street

Date presented: Mar 1, 2024

Presenter: Don Sampson (Owner)

Attendees: Pamela Potter, Jeff Hostetler, Dan Batt, Carol Jones

Project Description:

Demolition of an existing +/- 450 sf structure and construction of a new +/- 750 sf single family residence. The property is within the Village Mixed-use District.

1. Design Context

The existing structure to be demolished has no historical significance. There are mature trees along the backside of the property and small caliper trees in the front. Only dead larger caliper and small caliper trees are planned to be removed.

The front setback of the proposed structure from the street will be the same as the existing structure which is more or less parallel with Prospect Street.

The Design Board takes no exception to the proposed design context.

2. Site Design

The existing driveway and curb cut are anticipated to remain. An existing shed to the west of the existing residence is also anticipated to remain. If unable to be salvaged it will be replaced with a shed of similar size in the same location. The main entry door of the proposed residence will face Prospect Street to the east and will have concrete steps and metal railings of similar style to 54 Prospect Street (See attached photo 2).

The Design Board takes no exception to the proposed site design.

3. Building Design

The existing residence to be demolished is a 1-story building with no basement. The roof has an approximate pitch of 2:12 with asphalt shingle finish. The house has green vinyl clapboard siding, with minimal trim. The windows are a combination of 6 over 6 and jalousie windows with green shutters (See attached Photo 1).

The proposed residence is a 1-story building with a cast-in-place concrete basement. The proposed gable roof will have a 5:12 pitch, eave and gable end overhangs of approximately 12", and an asphalt shingle finish. The south door adjacent to the driveway may have a 3-4 ft deep gabled roof covered entry with pitch and finish to match the main roof. The exterior wall finish will be aluminum clapboard siding. The proposed windows are 6 over 6 double-hung windows with shutters (See attached floor plan drawing and 3D exterior rendering).

The overall scale, massing, style, and materials of the proposed residence is in keeping with the surrounding neighborhood.

The Design Board takes no exception to the proposed building design.

Signage and Lighting

The proposed entry doors will have wall sconce light fixtures on each side of similar style to 54 Prospect Street (See attached photo 2). There is no proposed signage associated with the project.

The Design Board takes no exception to the proposed signage and lighting.

Summary

The Design Board does not recommend that the PZC require any design revisions as a condition for zoning approval.

Attachments:

- Photo 1
- Photo 2
- Floor Plan
- 3D Exterior Rendering



PHOTO 1



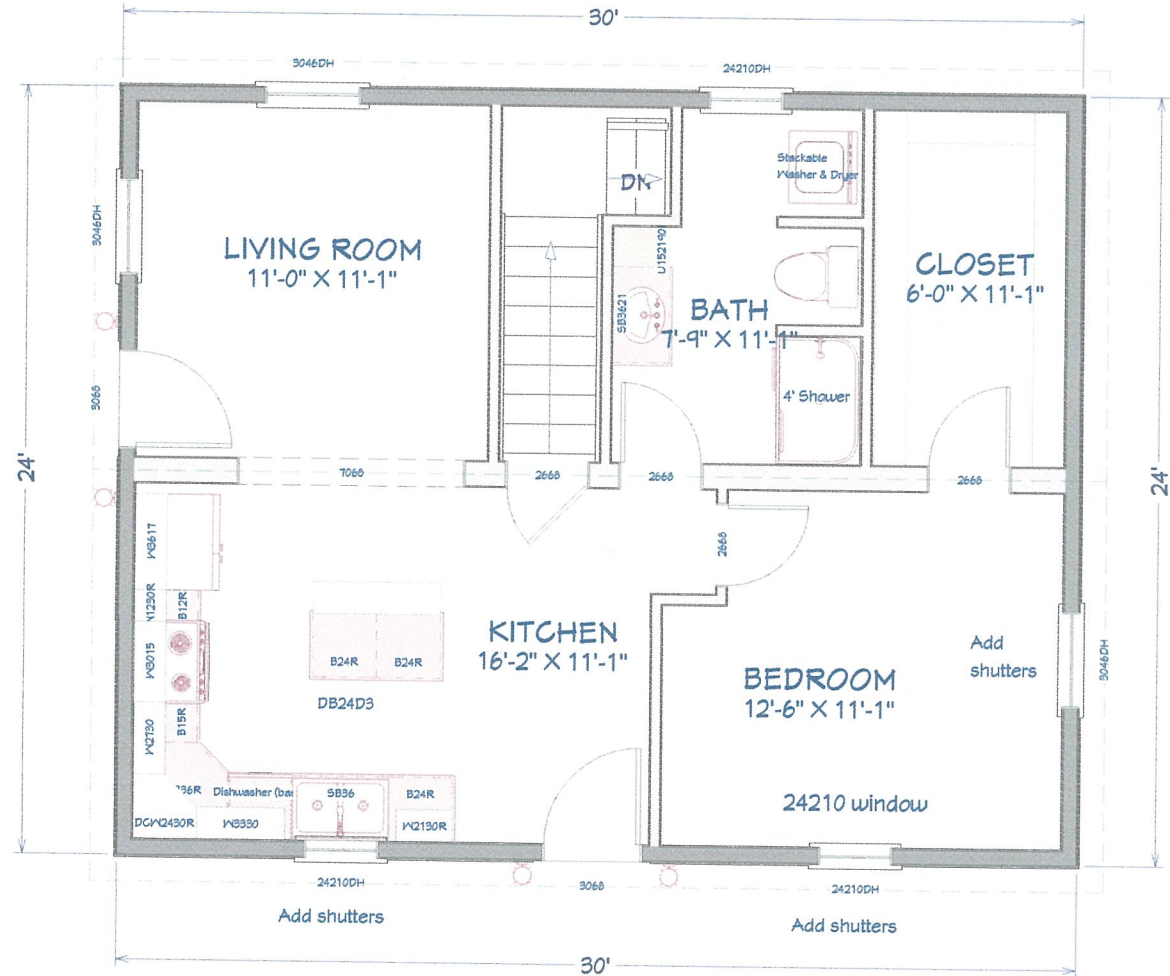
PHOTO 2

2-28-24
FINAL PLANS
W/ADDITIONS

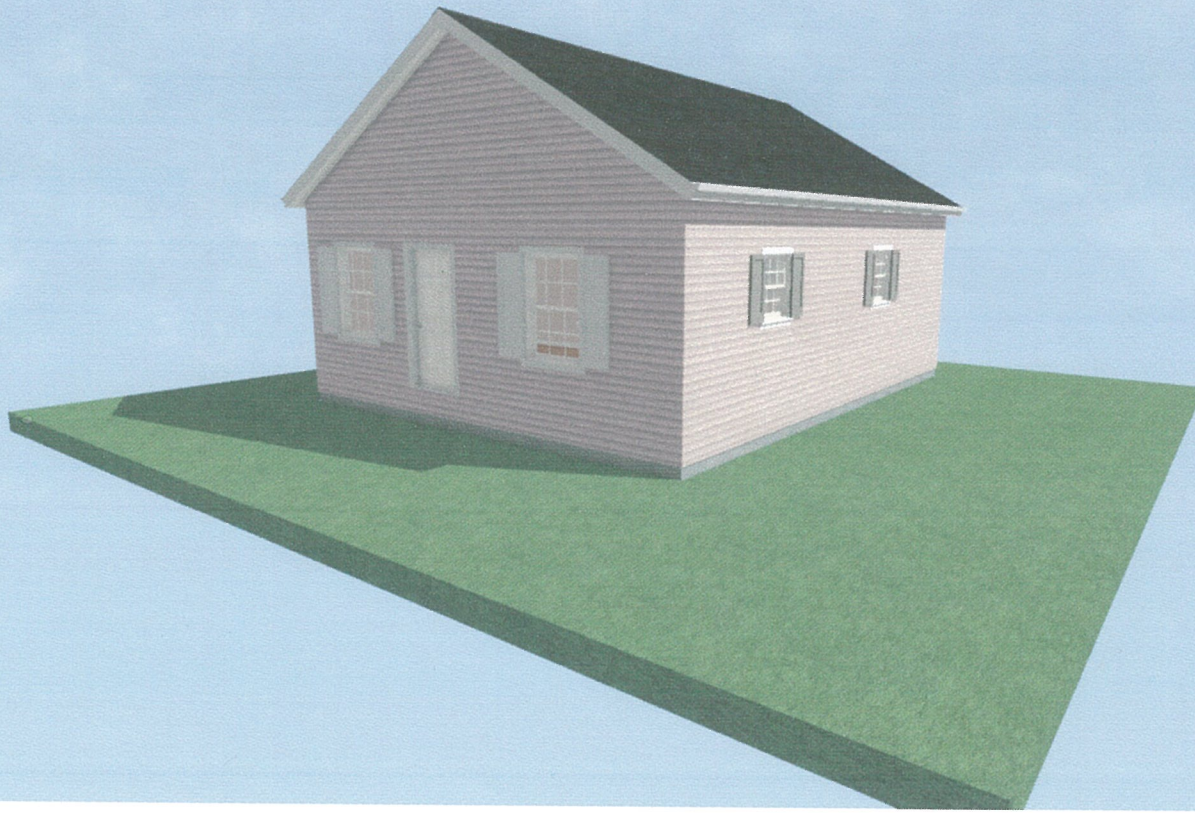
Don Sampson
55 Prospect St.
Deep River, CT 06417

Under cabinet lighting in kitchen
Double light at each exterior door
Shutters on 3 windows

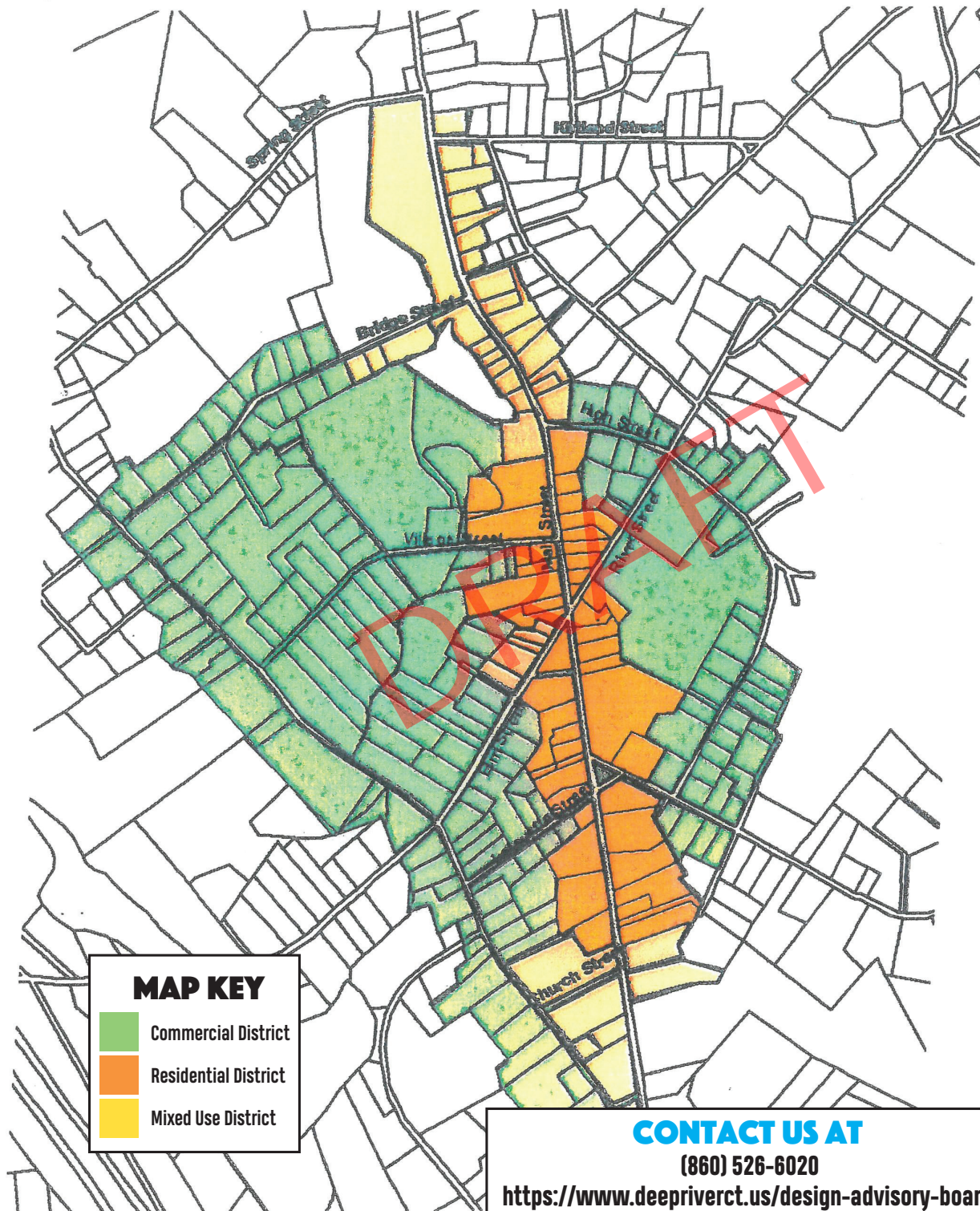
Southern New England Modular Living 860-537-4669



FLOOR PLAN



3D EXTERIOR VIEW



MAP KEY

- Commercial District
- Residential District
- Mixed Use District

CONTACT US AT

(860) 526-6020

<https://www.deepriverct.us/design-advisory-board>



DESIGN ADVISORY BOARD (DAB)





DESIGN ADVISORY BOARD (DAB)

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.