

Design Review and Historic Preservation Board
Minutes
July 8, 2021

PRESENT

Dirk Schneider, Chairman; David Wigg, Vice Chair; Paul Whitbeck, Bonnie Salem, Leticia Fornataro

ALSO PRESENT

Allen Reitz, Building Inspector; Bill Zink, Assistant Building Inspector; Susan Donnelly, Secretary to the Board

ABSENT

Robert Koegel, John Mitchell, Kathleen Cristman

Dirk Schneider, Chairman, opened the meeting at 6:00 pm.

HISTORIC PRESERVATION DISCUSSION

The Board finalized the wording and the spacing for the historical marker for the East Street Burying Ground. Dave Wigg offered to do the installation. Dirk Schneider thanked Bonnie Salem for her efforts to research and acquire the marker for the Town.

RESIDENTIAL APPLICATION FOR REVIEW - RETURNING

- **111 Overbrook Road**

The Applicant is returning to request design review for two additions. There will be an addition to the front of the home to expand the dining room and kitchen. There will also be an addition to the rear of the home for an owners suite, mudroom and laundry room. The applicant has received a variance from the Zoning Board for the side setback.

Roger Langer, of Greater Living Architecture, was present to represent the application for the homeowner, Claudia Rubino.

Mr. Langer reviewed the elevation modifications since the last meeting. He noted the addition of a shed roof above the bay window and the elimination of the distressed stone. A window to the garage has added.

Mr. Langer showed examples of a variety of architectural styles on this street.

David Wigg moved to approve the application with the drawings reviewed on 7-8-21.

Dirk Schneider seconded.

All Ayes.

RESIDENTIAL APPLICATION FOR REVIEW

- **441 Marsh Road**

The Applicant is requesting design review for the construction of a new entryway.

Todd Jones was present to represent the homeowner, Duane Schenk.

Mr. Jones discussed the construction of the porch. The front posts will be 6 x 6 wrapped vinyl for maintenance free finishing.

Paul Whitbeck moved to accept the application as submitted.

Leticia Fornataro seconded.

All Ayes.

- **7 Whispering Meadow**

The Applicant is requesting design review for the construction of 2-story addition approximately 328 sq. ft. off the back of the house. The first floor will consist of a mud/laundry room and the second floor will be a new master bathroom.

The homeowner, Fred Brundige, was present.

Mr. Brundige indicated that the windows and roof will match the existing as closely as possible.

Bonnie Salem moved to accept the application as submitted.

Dirk Schneider seconded.

All Ayes.

- **522 Marsh Road**

The Applicant is requesting design review for the addition of a two-car garage and renovation. The current carport will be enclosed for living space and an approximately 696 square foot garage will be added to the west.

The homeowner, Nancy Booth, was present.

Dirk Schneider expressed his approval of the symmetry of the design.

The homeowner stated that the garage will be shingled black and the entire roof will eventually be shingled black to match.

Leticia Fornataro moved to accept the application as submitted.

Bonnie Salem seconded.

All Ayes.

- **7 Lusk Farm Circle**

The Applicant is requesting design review for the addition of a roof structure over an existing deck. The roof structure will be approximately 480 sq. ft. and located to the rear of the property.

The contractor, Keith Nally, was present.

Mr. Nally indicated that the current deck will be demolished and a new deck will be enclosed as a three-season room with all glass. Lattice will be installed underneath the deck. The vinyl windows will be custom colored to match the existing. The roof will also match existing.

Dirk Schneider moved to approve the application as submitted.

Leticia Fornataro seconded.

All Ayes.

- **26 Parker Drive**

The Applicant is requesting design review for the addition of a covered front entry. The entry will be approximately 24 sq. ft. and located on the front of the home.

Eric Neu of Graves Bros. will present to represent the homeowner.

The Board commented that the chosen rounded tapered columns (not in evidence in the renderings) are not in character with the proposed porch. It was recommended that a square column with a square base would be more appropriate.

Dirk Schneider moved to approve the application as discussed on 7-8-21 with the recommendation of using square columns.

Bonnie Salem seconded.

All Ayes.

- **29 French Road**

The Applicant is requesting design review for the construction of approximately an 800 sq. ft. addition off the back of the existing house.

The homeowner, Nick Elliott, and contractor, Jeff Lambert of Gaslight Construction were present.

The siding will be vinyl and the windows will be upgraded. The shingles will match the existing.

Paul Whitbeck moved to accept the application as submitted.

Dave Wigg seconded.

All Ayes.

RESIDENTIAL APPLICATION FOR REVIEW - NEW

- **99 Coventry Ridge**

The Applicant is requesting design review for the construction of a two story single family home. The home will have a total living area of approximately 3200 square feet and located in the Coventry Ridge Subdivision.

Jim Connaughton of Coventry Ridge Building Corporation was present.

The Board discussed the textures and the Azek panel on the front elevation.

Leticia Fornataro moved to accept the application as submitted.

Bonnie Salem seconded.

All Ayes.

- **8 Evesham Place**

The Applicant is requesting design review for the construction of a two story single family home. The home will have a total living area of approximately 5888 sq. ft. and located in the Malvern Hills Subdivision.

Marie Kenton of Ketmar Building Corporation was present.

The exterior will be white with black window trim and stone elements.

The roof will be all asphalt.

Bonnie Salem moved to accept the application as submitted.

Dirk Schneider seconded.

All Ayes.

- **5 Stable View**

The Applicant is requesting design review for the construction of a two story single family home.

Lou Masi of Mascot Building Corp. was present.

The Board discussed concerns regarding the busy detailing of the front elevation and the lack of stone returns. They felt that the front elevation should be simplified and all of the bull nose returns were unnecessary. Also, to provide consistency with previous design approvals, that stone returns need to be a condition of approval.

Dirk Schneider moved to approve the application as submitted with conditions:

1. Removal of the bull nose roof detail on two locations on the front elevation extending the associated materials in those gables to the ridgeline.
2. The stone shown on the front elevation at the area of the water table to return to the garage door trim and also full height return to the gable projection and a minimum 2 ft. return on the left hand side with the recommendation of running the brick all the way back to the porch.

David Wigg seconded.

All Ayes.

Mr. Masi requested that the changes be sent to him in writing.

DISCUSSION

Discussion was held regarding the Wright House and the designated home at 181 Sylvania Road.

OTHER – REVIEW OF 6/24/2021 MINUTES

Bonnie Salem moved to accept the minutes of June 24, 2021

Dirk Schneider seconded.

All Ayes.

ADJOURNMENT

Chairman Dirk Schneider moved to close the meeting at 8:15 pm.

All Ayes.

Respectfully submitted,

Susan Donnelly
Secretary to the Design Review and Historic Preservation Board