

Architectural Review Board  
Thursday, June 7, 2007

Jeffrey Plank, chair, called the meeting to order at 7 p.m. in the meeting room of the Municipal Building. Also present were Nancy Gill, Ruth Klippstein, and Fred Schneider; as well as Clark Draper, Dennis Bost, and Steven Meeks. We revise the order of the agenda. We accept the minutes of the May meeting with a verbal addition reporting a meeting two weeks ago with Jeffrey, Fred, Nancy, Clark, and Larry Barnett. They discussed the project of Larry's roof at the Bruce's Drugs building; the ARB indicated it would accept the roofer's plan to do repairs, not replacement, including the rubber membrane on the flatter part of the roof. Clark says Larry now finds the repairs too costly and is looking at alternatives. We withhold action until further information is offered.

Maintenance and Repairs: Clark says he is working with the town attorney on a letter to the owner of 115 Moore's Hill on the matter of required repairs; he will circulate the letter to us when it is ready. The owner of 550 Valley Street says he is starting to address our several issues; Jeffrey asked Clark to monitor the work to see "forward progress within 60 days." The building at the end of Main Street we assumed owned by Janie Caldwell is now owned by someone said to live in Richmond. Clark will check the ownership and contact the person to convey our concerns about repairs to the structure.

Old Business: Dennis Bost, project developer for Bondurant architects, showed various plans for Food Lion; Jeffrey noted that we had "signed off on the building in May" and were now looking at signage and landscaping. Fred posed a question about the size of the "monument sign," double-sided and lit, to be put along the Route 6 side of the building. Our discussion, which included Dennis agreeing to a ground-lit sign, foundered on differences in varying editions of the Ordinances. Clark will research the matter further to assure Dennis what his total sign area can be. For the landscaping, Jeffrey asked for more planting along the Route 6 side of the new building, to screen that side and back of the structure, merging it into the woods west of it. We assured Dennis of our "provisional consensus" on the sign, lighting, and landscaping, and requested final plans and application before our July meeting so we will all be able to work on it before vacations. Town Council is to understand that we have no concerns outstanding with the project.

Inventory Project: Bob O'Halloran met with Nancy and Jeffrey prior to our full meeting, and agreed that if ARB proceeds with its publication as outlined, the Tourism Committee can drop its walking tour brochure and do something different. Jeffrey showed a mock-up of the cover and sample inside pages. He noted that a "denser, more complete list of buildings would be on the website." The quote for design and printing are within the budget. Nancy will work with Fran Smith on this; ARB will now choose what photographs and text to include.

With no further business, we adjourned at 7:55.

Respectfully submitted,

Ruth Klippstein, secretary