

Architectural Review Board

March 1, 2012

Chair Jeffrey Plank called the meeting to order at 7:03 in Council chambers of the Municipal Building; also present were Fred Schneider and Ruth Klippstein, as well as Spencer Marshall and Lee Capps. The agenda was approved, and minutes of the February meeting were approved as presented.

Summary of actions: We recommend to Council approval of the addendum to the COA for the project at 280 Valley St., the former Skippy's, with one condition.

Old business: Jeffrey and Fred reported that they met on site with Spencer Marshall and others at 280 Valley St., getting a better understanding of constraints inherent in the project. Tonight we reviewed final decisions for each façade, with Fred describing each requested change on a series of photographs of the building.

The one outstanding problem is that of the northeast corner entrance. Jeff Sprouse has not yet made a commitment to a final change here and he hopes to open the business in April with nothing further done to that area. We discussed the proposed bluestone scheme designed by Fred, which Spencer liked; he thanked the ARB for that work, and hoped it might eventually be put in place. We agreed to let the entrance stay as it is for now, with the understanding that it is not in its final form, and that a further addendum to the COA will have to be approved for it when that corner is completed.

East façade: we noted that the current awning will be removed and replaced; wall sconce light fixtures flanking the door; black iron guard railing at the door. Clark was to look into the possibility of moving the route and other signs at the corner, which are at head level; it is hoped the Town can still accomplish this.

South façade: similar wall sconce light fixtures to flank the door; black metal railing around the patio area to match existing railing on the ramp, including the steps to the south and continuing around until it reaches the coolers and employee door, as drawn by Fred.

West façade: glass door on second floor porch. Fixed glass panels with interior and exterior simulated divisions similar to the existing panel shown on north porch face. Walls to be completed with flat casing trim. Stairway material to be painted. New wall to be board and batten, painted white, or Fred will suggest a darker color to be less obtrusive. Pitched standing seam red metal roof. A privacy wall around the coolers so no element of them will be visible; board and batten acceptable, painted to match the darker color when decided upon. Lighting at top of stairs and delivery area the same shaded fixture used elsewhere.

North façade: Some of the black slate of the bulkhead is missing and will eventually be repaired in kind. Town to investigate a remedy for the sloppy utility connections at the top west corner; the metal utility conduits there could eventually be painted to be less obvious. The entrance on the northeast corner, as described earlier, will remain as it is until further plans are made and approved by ARB.

It was unanimously voted that our resulting annotated photographs are to become the addendum to the COA, with the condition that further work on the northeast corner entrance will be brought to us for approval at a later date; we recommend approval for these changes to Town Council.

Other: Lee Capps talked with us about his interest in the Town Administrator position, and about ARB's history and work.

With no further business, we adjourned at 8:45.

Respectfully submitted,

Ruth Klippstein, secretary