

Architectural Review Board  
June 2, 2016

NB: The May 2016 ARB meeting was cancelled due to lack of business.

At 7:00 pm Chair Jeffrey Plank called the meeting to order in the committee room at Victory Hall; also present were Barry Grove, Ruth Klippstein, Seth McDowell, and Craig Stratton; George Goodwin attended; and Mike Pickwood, to represent the Methodist Church shed project. We ascertained a quorum; agreed to the agenda; and unanimously accepted the minutes of the April meeting as presented.

Summary of Business: We request the Town have the storage shed at the old jail painted the same color green as the jail and add metal flashing above the front door within 30 days.

Old Business: Plank reported that after study, the ARB recommends Town Council use unpainted, perforated, break-away poles and the street signs suggested by the County, and make no attempt to differentiate them from other types of signs, such as stop or speed limit signs.

New Business: Due to façade changes at Lovin Oven in the shopping center, in the Entrance Corridor, Plank and McDowell will meet with the new owner for discussions before our next meeting.

Maintenance, Repair, Enforcement: 135 Warren Street: an enforcement action has been brought by the town, but in light of the property owner beginning to remediate problems, further action has been withheld. We discussed what constitutes progress in the absence of documentation; and decided that the town administrator can ascertain it visually. Plank noted that when repair work moves above the level of the foundation, there should be new COA for the work, as the former has expired.

380 East Main Street: Grove fears the building is deteriorating, but knows this will be a difficult job on which to find common ground. Goodwin said the property owner wants advice from the ARB about possible removal of the rear addition, which would benefit the main structure. Plank and McDowell will inspect the property and attempt to determine the age of the addition.

Storage shed, old Jail Building: this structure was unapproved by ARB and is not close to what we had originally discussed with town or to the sketch that Fred Schneider provided—at the Town's request. We had agreed that what was built could remain if it was painted the same color as the jail, making it recede visually. Goodwin has researched types of appropriate paint; Plank offered that the ARB would make up a work crew to do the job so it could be completed. At Grove's suggestion, we moved, seconded, and unanimously agreed that these minutes stand as a request that the town paint the storage shed the same color as the jail (shed, door, flashing, everything except the doorknob), and add the missing flashing over the front door within 30 days.

Mike Pickwood joined the meeting, bringing some plans for a COA for the storage shed at the United Methodist Church. Discussion of the change of placement of the door and grading revealed that a further meeting on-site will be helpful, both resolve all issues and to produce to detailed plans that will show the exact location of the door; sidewalk and grade changes;

retaining wall; new sidewalk from the kitchen annex to the new shed; possible use of Hardiplank rather than parging of the concrete block. The meeting will be scheduled within the next week and it is not seen as difficult to pull the material together for COA review by the next meeting.

We agree to accommodate travel schedules by moving our July meeting to June 30. With no further business, we adjourned at 7:55.

Respectfully submitted,  
Ruth Klippstein, secretary