

Members Present:

Matthew Griffo, Acting Chair
Susan Richardson, Member
Dori Farthing, Member
Jim Kernan, Member

Other Village Representatives Present:

Attorney J. Thomas Reynolds
MRB Group Engineer, Kurt Rappazzo

Applicant(s) Present:

Brian Burri, Bergmann Associates, Goddard Development, Mavis Discount Tire, Lakeville Road

1. Meeting Opened:

Acting Chair Griffo opened the meeting at 4:30pm.

2. Meeting Minutes:

The July 23, 2014 meeting minutes were reviewed. S. Richardson moved to approve the minutes as amended. J. Kernan seconded the motion and the motion passed with ayes from all.

3. Code Enforcement Office Report:

	July 2014	August 2014
Building Permits	08	04
Sign Permits	01	00
Rental Housing	21	16
Fire Inspections	00	01
Temporary Structure/Tent	02	01

4. Goddard Development/Mavis Discount Tire – Lakeville Road – Site Plan:

Brian Burri, Bergmann Associates appeared before the Board on behalf of Goddard Development/Mavis Discount Tire for proposed changes to the building as originally approved in August 2013. Mr. Burri stated that the south or front elevation now includes two gables and one peak which will allow for the teal metal sign to be reduced to over the main entry of the building instead of over the five most western bays. The “HardiePlank” fiber cement lap siding will continue down the sides of the front of the building and split faced painted block will be added along the bottom as a decorative element. There are no changes to the colors originally proposed. The peak on the front of the building will have the “HardiePlank” fiber cement lap siding. The west and east side of the buildings will have split faced block along the bottom then the “HardiePlank” fiber cement lap siding. The back of the building will consist of painted concrete block. The block is being substituted for the stone that was originally approved.

The Board asked if the teal banding on the west side of the building had been originally approved. It was agreed that it had been approved with no lettering and only on the west side. The Board realized that the stucco and stone originally approved and now eliminated was a cost saving measure. Mr. Burri stated that was correct, but that in the process of building this type of building elsewhere, using the now proposed materials is quicker with the same aesthetic appearance.

Acting Chair Griffo asked for the Board’s opinion on what has been proposed. The Board was concerned that the stone accents had been removed from the front of the building. The Board was also concerned with the rear of the building being plain painted concrete block as that part of the building does back up to a shopping plaza. The Board is also concerned that the paint will peel over time. The Board suggested that only part of the back of the building be plain painted cement block. Further discussion continued and the Board did agree that the changes proposed still gave the building a

“house” type aesthetic appeal compared to a manufacturing/industrial looking building. Mr. Burri continued by stating that the color scheme is not changing, only the materials.

After further discussion, the Board agreed to:

South/Front Elevation

“HardiePlank” Fiber Cement Lap Siding in the two small dormers over the bay doors:

Color P-7

The wall lights are to be pointed down and be dark sky compliant.

West, East and North (back) Elevations

Split Faced Block will be used up to the white band:

Color P-6

From the white band to the roof line, “HardiePlank” Fiber Cement Lap Siding will be used:

Color P-7

The white band will be a plastic maintenance free material.

The wall lights are to be pointed down and be dark sky compliant.

The door on the east side of the building will match the split faced block:

Color P-6

The Board agreed that they would prefer that the “HardiePlank” Fiber Cement Lap Siding and split faced blocks arrive on site as the proposed color instead of being painted on site. Mr. Burri was not sure if this was possible, but will look into it and submit color swatches and material swatches to the Board as soon as possible.

With no further discussion, J. Kernan moved to approve the exterior design change as listed above and according to notes on drawing A-200 last received and revised on 09/24/2014 by B. Burri. D. Farthing seconded the motion and the motion passed with ayes from all.

5. Other Business:

The Board asked if there has been any update from the Church of Christ of Latter Day Saints regarding the possible remedying of the drainage issues between their property and the NOYES Health Services property on East South Street as discussed at the July 23rd Planning Board meeting. MRB Group Engineer Rappazzo stated that CEO Maxwell is in the process of getting as built plans from them.

A Board member asked about the new sign at the vehicle oil change garage on East South Street. Secretary Mack noted that CEO O’Keefe had stopped by to give them an application and will follow up with them the week of October 6th.

A Board member noted that they had seen a storage trailer within the garden center at Wal*Mart and asked if there had been anything new from them. Secretary Mack noted that she was not aware of anything. The Board agreed to follow up on this with CEO Maxwell.

6. Meeting Closed:

S. Richardson moved to close the meeting at 5:38pm. J. Kernan seconded the motion and the motion passed with ayes from all.

Aprile S. Mack, Secretary