

MINUTES
REGULAR MEETING of the ROSS ADVISORY
DESIGN REVIEW GROUP
TUESDAY, SEPTEMBER 22, 2009

1. **7:00 P.M. Commencement.**

Jim Kemp called the meeting to order at 7:05 pm and made introductory comments. Jim Kemp, Mark Fritts, Josefa Buckingham and Noreen Slivon were present. Elise Semonian, Senior Planner, was present for Town staff.

2. **Approval of Minutes.**

The ADR Group approved the August 24, 2009 meeting minutes.

3. **Open Time for Public Expression.**

No one wished to comment during the open time.

4. **15 Fernhill Avenue, Charles Almond, A.P. Number 73-091-36 (R-1:B-20)**

Application for variances and design review for a remodel and addition to the existing residence. The project involves demolition of the existing garage, trellis, mudroom and bathroom on the west side of the residence and construction of a new garage and trellis with a bedroom above the garage. A balcony is proposed above the garage, on the north-facing elevation of the residence. A variance is requested to maintain the existing side yard setback for the garage, trellis, and 2nd floor addition (20 foot setback required, 3.75 feet proposed). The project involves new landscaping, including new plants and modification of the driveway and patio areas. A patio, level with the first floor, would be constructed at the rear of the residence, within the west and east side yard setbacks (20 feet required, 5 feet proposed). The pool equipment would be relocated within the rear yard setback (40 feet required, 5 feet proposed). Exterior modifications include a new slate roof and replacement of several windows and doors.

Lot area	17,764 sq. ft.	
Existing Floor Area	23.4%	
Proposed Floor Area	24.8%	(15% permitted)
Existing Lot Coverage	18.9%	
Proposed Lot Coverage	18.9%	(15% permitted)

Neighbors Brian and Rachel Wells, Fernhill residents, introduced themselves to Mr. Almond. Mark and Molly Gamble, Norwood residents, were also present. Project architect Wendy Posard, reviewed the project.

Mr. Gamble liked the design of the residence but expressed concerns regarding the floor area variance and setback proposed for the garage and master bedroom. He felt the site, which is already above the permitted floor area for the zoning district, should be limited to the existing floor area. He did not believe the Council could make the findings for the

variances requested. Mr. Gamble did not have concerns regarding the proposed location for the pool equipment, which is in an area where mechanical equipment already is located, and will be located on adjacent sites.

Mr. Wells was concerned with increasing the height of the garage structure and new floor area proposed in the setback adjacent to their shared property line.

The ADR Group asked some questions and discussed the project.

The ADR Group (Kemp, Fritts, Buckingham, Slivon) made the following recommendations regarding the proposed project at 15 Fernhill Road

- ADR recommends the applicant pursue alternative design solutions to the proposed location of the new 2nd floor Master suite. Specifically explore solutions that do not locate additional living space within the side yard setback.
- ADR recommends the applicant revise proposed fenestration and dormers to be more consistent with existing conditions or update existing dormers to be more compatible with proposed dormers.
- ADR recommends the Staff should clarify the existing legal floor area to be removed to account for accurate FAR and Lot coverage numbers.
- ADR recommends the applicant carefully consider the material and drainage design of the rear yard improvements, and provide as much pervious surface as possible.
- ADR highly encourages the applicant to meet with neighbors to discuss impacts of proposed or revised project design.
- Provide color board and finishes for review

The ADR Group encouraged the applicant to return to the ADR Group with modified plans before going to the Council.

5. 21 Fernhill Avenue, Brian and Rachel Wells, A.P. Number 73-091-37 (R-1: B-20)

Proposal for redevelopment of the site, which would involve applications for design review, variance, demolition permit and second unit permit. The project includes demolition of the existing residence and construction of a new residence, 485 square foot detached garage, 160 square foot pool house and landscape improvements including a 16 foot by 32 foot pool. The exterior materials proposed include cement plaster siding, slate roofing and painted wood windows and doors. A floor area ratio variance is requested for a 700 square foot, attached, second unit.

Lot area	27,802 sq. ft.	
Existing Floor Area	13.7%	
Proposed Floor Area	17.5%	(15% permitted)
Existing Lot Coverage	11.1%	
Proposed Lot Coverage	9.9%	(15% permitted)

Rachel Wells and Gregory Johnson presented the project and answered questions by the ADR Group. Mr. Gamble requested the landscape plan for both Fernhill projects to include two-story evergreen screening landscaping in order to reduce pool noise and light to his site.

The ADR Group (Kemp, Fritts, Buckingham, Slivon) made the following comments and recommendations regarding the proposed project at 21 Fernhill Road:

- ADR concurs that the design and style are in keeping with the town's design guidelines .
- ADR recommends the applicant design the proposed residence to fall within the maximum allowable floor area ratio of 15%.
- ADR recommends that if a floor area ratio variance is requested by the applicant, that the design for a second unit be clearly isolated and distinguishable from the primary residence.
- ADR recommends the applicant consider incorporating sustainability measures within the design and limit impervious surfaces in the proposed landscape design.

6. **186 Prospect Avenue, James T. Proctor, A.P. Number 72-152-01 (R-1:B-10)**
Application for variances, design review and demolition permit for a significant remodel and addition to the existing residence. The project involves modifications to each elevation of the residence and demolition of the existing garage and greenhouse. A new, 2-car, garage and turnaround area would be located in the rear yard setback area (40 feet required, 12 feet proposed). New decks are proposed at the rear and north sides of the upper level. A front yard setback variance is requested in order to expand the residence towards the street (25 feet required, approximately 17 feet existing, 14 feet proposed).

Lot area	13,595 sq. ft.	
Existing Floor Area	15.7%	
Proposed Floor Area	20.7%	(20% permitted)
Existing Lot Coverage	10.2%	
Proposed Lot Coverage	14.8%	(20% permitted)

James Proctor and Louis Rojo, project architect and contractor, explained the project and introduced others present. A representative for the Margoliash Estate explained that it has been a difficult property to sell. Kathleen McLord, Prospect resident, and Kelly Reid, Wellington resident, were present. Louis Rojo, project architect and contractor, answered questions

The ADR Group (Kemp, Fritts, Buckingham, Slivon) recommended that the project for 186 Prospect go forward to the Council and made the following comments and recommendations:

- ADR strongly recommends the use of high quality materials (windows, siding and roofing material) for this project due to the proximity to the street and scale of the house.

- ADR recommends that the applicant simplify the windows on the street elevation by eliminating the half round/arched windows.
- ADR supports the request for the front setback variance as it improves the design of the front elevation.
- ADR supports the request for a rear setback variance for the garage location. The applicant should carefully consider garage placement in relationship to the house and it is recommended to keep the height and roof of the garage as suppressed as possible.
- The ADR notes that the small floor area ratio variance is offset by the inclusion of a second covered parking space and the removal of the greenhouse, resulting in a more desirable property.
- Provide all required information for Town Council consideration, including existing elevations, garage elevations, a detailed landscape plan and material board.

7. Adjournment

The meeting adjourned at 9:00 p.m.