



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

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### **Design Review Subcommittee 12/4/14 Approved Minutes**

Subcommittee Members in Attendance: Peter Griffin, David Demers, Babar Kahn, Tom Garden, and Brenda Behling

Staff Present: Laura Scott, Community Development Director

The meeting was called to order at 11am

#### **Review and Comment - Administrative Changes to Approved Site Plan**

49 Range Road (18-L-400) Case #2012-34. Proposal to remove the windows along the back of the building

Shayne Gendron from Edward Herbert's Office was present to review the request – previously approved vs request. The property owner is in discussions with potential tenants and they are all medical users. The approved windows are not wanted by the potential tenants because the space would be used for office and medical exam rooms, where windows are not wanted. There may also be imagining equipment, which does not work well with windows.

Tom asked if the doors that will be remaining will be glass or solid. Shayne stated that the doors will not change from what was approved.

Babar was asking general questions about the site and the previous approvals. Peter pointed out that only the question of the windows was before the Subcommittee.

David did not support the removal of the windows and asked why not do install faux windows instead? This way, the building will still be pleasing too look at.

Shayne felt that this site had an adequate buffer from the abutting property and this was essentially the back of the building.

David wants to retain the look of the façade that was approved and feels that this is a lost opportunity if the windows are to be removed. The abutting property will be developed and will be looking at this building.

Tom felt that the façade as proposed will look nice and will not be detrimental. It is not the Subcommittees role to plan for what adjacent landowners may or may not do in the future.

Brenda suggested that instead of windows that plantings along the building would be nicer. The potential for the development of the area is great.

Peter polled the Board on the available options

- 1) David supported faux windows
- 2) Brenda supported landscaping instead of windows
- 3) Peter, Tom and Babar supported the proposal as presented

It was commented on by many that the site is much improved from what was there previously and an unnecessary burden on the developer is not in the best interest of anyone.

Babar felt that it was premature to plan for abutting properties, that landscaping seems redundant due to the existing buffer and there are other ways to break up a façade but he is ok with the proposal.

Tom made a motion to support the proposal as presented. Babar seconded the motion. 3-2 in favor of the motion with David and Brenda voting against.

David made a motion to approve the minutes of 9-11-14 as written. Brenda seconded the motion. 5-0 to approve.

David made a motion to adjourn. Babar seconded the motion. 5-0 in favor. The meeting adjourned at 11:30am.

Submitted by Laura Scott, Community Development Director