

DESIGN ADVISORY COMMITTEE
TOWN OF GREAT BARRINGTON
ZOOM MEETING

WEDNESDAY, NOVEMBER 10, 2020
5:00 P.M.

PRESENT: **PEDRO PACHANO, CHAIR**
JONATHAN HANKIN
HOLLY HAMER
REES SHAD
JENNIFER CLARK
ED MAY, STAFF LIASON

I. CALL TO ORDER

Mr. Pachano called the Zoom meeting to order at 5:02 P.M. Mr. Pachano read the notice from the agenda. He stated that the meeting is being recorded. He called for a roll call of those present.

Mr. Hankin, present; Mr. Shad, present; Ms. Hamer, present; Ms. Clark, present; Mr. Pachano, present.

II. MINUTES: SEPTEMBER 16

MOTION: Ms. Hamer to approve the minutes of September 16, 2020

SECOND: Mr. Hankin

ROLL CALL VOTE: Mr. Hankin, aye; Mr. Shad, aye; Ms. Hamer, aye; Ms. Clark, aye;
Mr. Pachano, aye

III. 271 MAIN STREET: TD BANK

Terry Meissner was present on behalf of TD Bank to discuss a sign application for signs at 271 Main Street.

The application shows several signs but the Committee only has jurisdiction over two signs mounted to the building. This clarification was made by Mr. May the Building Commissioner.

The Committee had extensive discussion of the application. There was concern about the internal illumination behind the green color of the sign being too bright even though the existing wattage would not be increased. There were concerns that the sign was not

compliant based on the internal illumination, that the sign would not be identifiable to anyone other than a customer and that the sign is not attractive.

The Committee discussed the light transfer through the green with opinions that the sign would be too bright at night.

MOTION: Ms. Clark to approve the sign with the green completely opaque with no electric light transfer through the green. Light is only to be transmitted through the text.

SECOND: Mr. Shad seconded
There was discussion of the motion.

Mr. Hankin said the sign would be very unbalanced. He said it is an 11 foot sign that would only have a 2 foot square illuminated. It said there would be a missed opportunity for the sign to be a sign at night.

Ms. Clark said she is fine with only the letters being illuminated. There is enough light from the street.

Mr. Hankin said the problem is not knowing how bright the green would be when illuminated. He said he would like to see a picture of the sign illuminated at night. He said if it is a soft green glow it isn't a big deal.

Mr. Shad said his concern is light pollution.

Mr. Hankin said Town hall is much worse.

Ms. Hamer said she is not happy about waiting for a photo that could be deceptive as it would be hard to capture the light. She said the proposed sign is more commercial than the existing sign. She asked if there is a regulation on the amount of wattage.

Mr. May said no.

Mr. Pachano said the green would provide a muted effect.

Mr. Pachano called for a vote on the motion.

ROLL CALL VOTE: Mr. Hankin, no; Mr. Shad, aye; Ms. Clark, aye; Ms. Hamer, aye;
Mr. Pachano, no

Mr. Pachano said the applicant has the recommendation and will need to make the adjustments.

Mr. May said he would need a picture of the sign at night for the application.

Mr. Pachano thanked Mr. Meissner for attending.

148 MAPLE AVENUE

Mr. Pachano explained that the application for 148 Maple Avenue is for the Committee's review of the intent of the design. The Committee is not reviewing for any other type of compliance.

Present to discuss the project is Sam Van Sant and Nick Elton.

Mr. Elton went through the application by sharing his screen with the Committee. His overview explained that the existing structure is 2 ½ stories with have a story below grade. There is 11,000 square feet of area per floor. The structure was built in 1968 and there are 49 parking spaces that are not laid out efficiently.

Mr. Elton said the proposed use will have 48 living units with a U-shaped courtyard in the back. There will be 50 parking spaces provided.

Mr. Elton said the proposed changes include an additional floor that is slightly smaller than the existing floors. The portico will be removed adding a more contemporary metal marquis. The natural grade will be used to provide handicap access.

Mr. Elton said the parapet level have steel rods. The parapet will project out 2 feet. It is intended to at more interest to the structure. He said all proposed lighting will be night sky compliant with zero-foot candles at the property lines.

Ms. Hamer said she is wondering about the windows. She said the existing windows are a detriment and not pleasing. She said if the windows are not black, as shown on the plan, they would not emphasis the squatness.

Mr. Elton said a different color can be considered. He said he would prefer to not use white but perhaps a gray tone would work. He said he would prefer to not over emphasize the windows. He said the new windows on the third floor will be casement windows. He said the plan is to use the existing window openings to minimize cost. He said he would prefer larger windows but there is a cost consideration. He said the windows on the third floor are slightly larger.

Mr. Pachano asked about the material to be used on the front of the building.

Mr. Elton said a fiber cement panel will be used on the new addition and on the right side of the existing building.

Mr. Pachano asked if there will be a balcony over the former portico.

Mr. Elson said yes and another balcony to the left of that.

Mr. Hankin asked if there has been any consideration given to an architectural cornice and solar.

Mr. Elton said 60% of the flat roof will have solar. He said heat pumps units will be at the north end of the roof.

Ms. Clark said she is a big fan of the work Mr. Elton did at Bostwick Gardens. She said she wants to love this project as much. She said the jutting out parapet feel out of character from what you have done in the past.

Mr. Elton said he will take that comment into account.

Ms. Hamer said she loves Bostwick Gardens. She said the parapet doesn't bother her. She said she likes how it breaks up the building.

Mr. Pachano asked if there is public space.

Mr. Elton said yes on the lower level toward the back. He said there will be a gym on the lower level, storage for 30 bikes, a dog groom room, common laundry and tenant storage space. Also, on the lower will be a maintenance workshop, office spaces and restrooms.

Mr. Shad said there is a major hill behind the building.

Mr. Hankin asked if there will be a guardrail in the back.

Mr. Elton said yes, there will be a decorative guardrail around the entire building with a gate and a step for emergency egress. He said if there is a 4-foot change in elevation there will be a guardrail. He said he would eliminate the guardrail where it is not necessary.

Mr. Van Sant said the housing is intended to be workforce housing for all units.

Mr. Hankin commended Mr. Elton for Bostwick Gardens and for taking on this building to repurpose it.

Ms. Clark agreed.

MOTION: Ms. Hamer to send a positive recommendation to the Planning Board

SECOND: Mr. Hankin

ROLL CALL VOTE: Mr. Hankin, aye; Ms. Hamer, Mr. Shad, abstain; Ms. Clark, aye;
Mr. Pachano

Mr. Pachano thanked Mr. Vansant and Mr. Elton for bring the application to the Committee.

IV. DESIGN ADVISORY COMMITTEE BUSINESS:

No DAC business discussed

V. CITIZEN'S SPEAK TIME:

There was no one present to speak.

Having concluded its business, Mr. Pachano adjourned without objection at 6:25 P.M.

Respectfully submitted,

Kimberly L. Shaw

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Secretary