

**MINUTES**  
**BOARD OF ARCHITECTURAL REVIEW REGULAR MEETING**  
**APRIL 19, 2016, 7:30PM**  
**TOWN HALL COUNCIL CHAMBERS**

**PRESENT:** Pat Giglio, Chairman  
Dan Piper, Vice Chairman  
Mark Ippoliti, Board member

**ABSENT:** Jim Gloeckner, Board member

**STAFF:** Daniel Galindo, Senior Planner  
Tucker Keller, Planning and Zoning Technician

**CALL TO ORDER:**

Chairman Giglio called the Regular Meeting of the Board of Architectural Review to order at 7:30PM.

**PUBLIC COMMENTS:**

None

**ACTION ITEMS – ADDITIONS, ALTERATIONS & DEMOLITIONS:**

**a) CDA16-10 – Total Pools Repainting (730 E. Main Street)**

The applicant came forward and talked about paint color options.

Chairman Pat Giglio made a motion that BAR approve CDA16-10 Total Pools Repainting as presented with the requirement that the paint color be Labrador Blue from Benjamin Moore and that the downspouts will also be painted the Labrador Blue to better blend as well as the guttering. The motion was seconded by Board member Ippoliti and approved unanimously with one absent.

**b) CDA16-11 – Monk's BBQ Deck (251 N. 21<sup>st</sup> Street)**

The applicant, Brian Jenkins, came forward and reviewed pictures of the type of deck he is interested in as well as the area it would cover. Chairman Giglio talked about the history of when the shed was first installed and approved under a CDA at that time. Chairman Giglio added that part of the requirements of the previously approved CDA was that the shed was to be painted to match the building, and noted that when the BAR looks at buildings, the view from the street is important.

Chairman Giglio made a motion that the BAR approve CDA16-11 Monk's BBQ Deck with the following required conditions:

1. The existing shed will be painted grey to match the existing building;
2. The roof structure covering the wood on the front elevation will be lowered to below the hand rail and existing corrugated roof will be painted black;
3. The railing and vertical wood elements will be painted to match the building;
4. The smoke pit area will terminate in a front facing gable roof with vertical board siding on the upper gable with a roof that will be V5, a metal roof to match the existing roof on the shed. The wood will also be painted grey to match the building and in keeping with the other.

The motion was seconded by Board member Piper and approved unanimously with one absent.

**c) CDA16-12 Petit Lou-Lou Exterior Alterations (713 E. Main Street)**

The applicant came forward and reviewed the proposed changes. Vice Chairman Piper asked about the relocation of the downspout. The applicant noted that issue was pending landlord approval, and if not approved, the downspout would be placed over one of the frames and have it match.

Chairman Giglio made a motion that the BAR approve CDA16-12 Petit Lou-Lou exterior alterations with the following three conditions for the window alterations:

1. That they have a concrete sill which is 4 to 5 inches to match the existing concrete sills in the Center;
2. The wood cornice and trim surrounding the windows be designed to match the existing with built-up lintels and a trim cap;
3. The windows be white with muntins and that the window panes will be similar in size to the others in the center.

The motion was seconded by Board member Ippoliti and approved unanimously with one absent.

**ACTION ITEMS – AMENDMENTS:**

None

**ACTION ITEMS - NEW CONSTRUCTION:**

- a) CDA16-03 Southern States (261 N. 21<sup>st</sup> Street)

The architect, Peter Juanpere with Southern States, reviewed the changes made since the February meeting. Mr. Juanpere added that all four facades have been modified based on recommendations and reviewed those modifications with the BAR.

Board member Piper made a motion that the BAR approve CDA16-03 Southern States with the following requirement:

1. That on the west elevation the person door (man door) on the very right-hand side sets the height for the remaining windows and faux shutters along that facade.

Board member Ippoliti made a friendly suggestion that this also includes the east elevation. The motion was seconded by Chairman Giglio and passed unanimously with one absent.

**ACTION ITEMS – OTHER:**

None

**DISCUSSION ITEMS:**

None

**INFORMATION ITEMS:**

None

**APPROVAL OF MINUTES:**

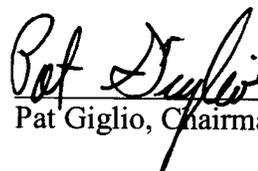
- a) March 15, 2016 Regular Meeting

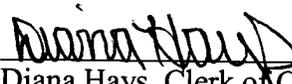
Chairman Giglio noted a few items that needed to be cleaned up and submitted his notes to Tucker Keller.

Chairman Giglio made a motion to approve the minutes from the March 15, 2016 Regular Meeting as amended. The motion was seconded by Board member Piper and approved unanimously with one member absent.

**ADJOURNMENT:**

There being no further business, Chairman Giglio made a motion to adjourn the meeting at 8:37PM. The motion was seconded by Board member Ippoliti and approved unanimously with one absent.

  
Pat Giglio, Chairman

  
Diana Hays, Clerk of Council