



SPRINGFIELD DEVELOPMENT REVIEW BOARD

Tuesday, June 12, 2018 - 7:00 P.M.

MINUTES

- A. **CALL TO ORDER:** Chair Steve Kraft called the meeting to order at 7:07 p.m.
- B. **ROLL CALL: Members:** Chair Steve Kraft, Karl Riotte, Walter Clark, Joe Wilson, Lori Claffee
Applicants: William & Patricia Handly
Also present: Rick Bowen (agent for applicant), Nathan Wardwell, Joseph Trombly, Walter Wallace, Walter Martone, Jessie Webster, and Renee Vondle, Board Secretary/Town Planner/Zoning Administrator
- C. **ADMINISTER OATH:** I hereby swear that the evidence I give in the cause under consideration shall be the whole truth and nothing but the truth. Bill and Patricia Handly, Richard Bowen, Nathan Wardwell, Joseph Trombly and Renee Vondle took the oath.
- D. **CONFLICT OF INTEREST:** Chair Kraft asked if any member board member has a conflict of interest regarding any matter scheduled for public hearing? None declared.
- E. **REQUESTS AND PUBLIC HEARINGS:**
1. **Application 18018 Factory Falls, LLC**

The application is a request for Design Review Approval by William Handly, owner of Factory Falls, LLC for exterior renovation to East elevation of building to include metal siding, replace existing doors and add dock door on North elevation.

The application was warned in the newspaper, posted and a hearing notice was mailed to abutters as required by law.

Documents submitted: Application, East/South/North elevation drawings and catalogue cut sheet of the loading dock door on the North Elevation. The Board also received minutes of the June 5, 2018 Downtown Design Review Committee hearing. The DDRC recommended approval of the application as presented and directed the applicant to bring samples of the vertical metal siding and the horizontal vinyl siding to DRB hearing for board review.

Chair Kraft stated that the DRB was here to approve what the DDRC recommended. Chair Kraft asked for comments from Chair of the DDRC, Nathan Wardwell. Mr. Wardwell stated that Mr. Handly did a fine job at DDRC hearing and noted that he has brought in samples to this meeting which is what the DDRC had directed him to do.

Chair Kraft called on the applicant to present the application.

Walter Clark asked for clarification on which materials were definitely going to be used for both the vertical and horizontal siding. Mr. Handly stated that he was going to use the metal siding for the vertical and the vinyl siding for the horizontal. The vinyl siding will go from the bottom of the windows up to the roof. The metal vertical siding will fit into the overlap of the brick molding. There will be a trim piece in between the metal vertical and vinyl horizontal sections. Mr. Handly showed the sample of the metal siding to the board.

Walter Clark noted that he visited the site and asked for clarification on how the South elevation wrap around brick wall portion would be anchored. He stated that he believes there is nothing to support the new wraparound brick portion. He noted that on the drawing it appears that there is a wall that the wrap around portion is sitting on and asked if there was a ledge protruding out from the building that the bricks can anchor on or if the wrap around wall was going to be freestanding and just adhered to the edge of the building?

Chair Kraft asked Walter Clark if he was inquiring if there is anything on the South elevation to support the bricks like there is on the East side which has the sidewalk to support the brick wall and the dock section of the East elevation which has a cement ledge that can be the anchor? Mr. Clark indicated that is his question.

Town Planner, Renee Vondle presented the board with photographs of the South elevation from the original application. The Board reviewed the photo. It was noted that on the first level of the building is a brick wall just below the wooden portion of the building. Mr. Clark asked if there is a ledge there that the bricks can adhere to and noted that it looks like a straight wall to him. Chair Kraft noted that the board approved the brick wall at the last meeting and noted that the progress looks good so far.

Mr. Handly stated that the minutes of the last meeting mentioned 4" brick , but did not mention the 2" brick cap and asked for assurance that the 2" brick sample he was presenting was agreeable. The brick cap will be on a slant. Chair Kraft indicated that the choice of 2" brick cap is acceptable.

Discussion followed regarding the siding. Mr. Handly stated there are irregularities in the wall that would show up if the wall did not have any breaks in the siding because the building has such a long expanse. Mr. Handly stated that he plans to put five posts, made of five-quarter vinyl on the outside of the vertical metal siding to break up the long expanse and protect against the propensity of the siding to buckle or wave. This will also cover up imperfections as well.

Mr. Handly informed the board that there was an issue with putting bricks on the loading dock section of the East elevation. He stated that when he pressured washed the building, he discovered that there is a sidewalk which goes right up to the building and that it is in terrible shape. He originally thought it was dirt. He stated that he is thinking about anchoring the wall with an angle iron against the building and put the bricks on top of that, but he is unsure. His mason is not in favor of that solution. He stated that whoever did the sidewalk, poured cement on top of bricks. The wall sticks out an inch from the other wall, but is not constant as it bulges. He asked the board if he could do a stucco wall instead of brick on that portion instead.

Town Planner, Renee Vondle stated that she had informed the Town Manager of the situation and was directed to tell the applicant and the DDRC that the Town Manager and staff will work with Mr. Handly to rectify the situation so that the brick wall can be built.

Discussion followed. Mr. Handly indicated that he has been told by both the Town Manager and town staff in the past that he cannot touch the sidewalk. Lori Claffee asked if he was told that since he has spoken to the Town Manager. Mr. Handly stated that he has not met with the Town Manager recently. Ms. Vondle clarified that it was she who talked with Town Manager and was informed that the town would work with Mr. Handly and that she communicated this in the DDRC hearing. The DDRC then encouraged Mr. Handly to communicate with the Town Manager to work it out.

Discussion followed regarding the possibility of doing something totally different such as doing stucco with a tint similar to the color and look of the brick. Chair Kraft noted that he did not want to go back over the brick portion of the application because it has already been approved and that it is up to the applicant to do it. Mr. Handly stated if he can do it he will, but if he can't he will not. Discussion followed. Joe Wilson asked if this could be handled as an amendment to the permit if the applicant decides this is the only way he can go? Ms. Vondle stated that if the DRB so directs the zoning office to handle it that way, then she is at the discretion of the board and she will proceed with the amendment process.

The applicant's agent, Mr. Bowen noted that he believed a pathway forward that would be good is for his client to work with the DDRC and present the changes of the new plan to them. He stated that historically they have always worked with the DDRC in this way. It would start with the applicant presenting the amended paperwork to just the DDRC for their approval. In this case Mr. Handly would submit new plans showing the color tint of the stucco and what the mason wants to submit. Then the DDRB would bring that to the DRB and if the DRB thought it is a good replacement or fit then he felt that the DRB could leave that part open and the DRB can then make an adjustment on the permit so that it can be allowed. Joe Wilson asked if he meant that the applicant would not have to go through the whole process again?

Ms. Claffee noted that this *is* going through the whole process again. Mr. Bowen stated that it really isn't because hearings would not have to be set and things like that and that it is really done by paper. He stated that the DDRC has previously done a site visit and reviewed the new paperwork and, if satisfied, they write a letter to the DRB and the DRB decides if they think it is satisfactory and then they write an amendment onto the permit that it will be a modification to the original permit and sign off on it without having to wait weeks, do publications and notify neighbors because he believes we are just talking about details. Ms. Vondle noted that details are what design review is all about. Mr. Bowen agreed, but stated that they have checked in with the neighbors and all the neighbors have all agreed that it is a minor modification to the project and they did not have any objections to it. Mr. Bowen stated that he believes there needs to be some flexibility built into a project when you are working on an old building.

Chair Kraft decided to proceed with the rest of the application. The board discussed the rest of the application. The application includes horizontal metal siding, vertical metal siding, replacing the existing doors, adding a new dock door on the North elevation and repairing a roof leak. The application includes a catalogue cut sheet of Model 3216, 26-Gauge Polyurethane Garage Door with notations marked stating that the loading dock will be 10' high with three windows. The applicant indicated that the color is grey. The applicant noted that the existing double door on the East elevation will be the same model, but will be the 7' model, also grey in color with two windows which will be set near the top so that pedestrians cannot peer into the building. Mr. Handly stated that the single metal door on the East elevation needs to be special ordered because it is a 42" door and noted that he has not ordered it yet because he did not wish to order it prior to approval. Although the law does not allow color to be regulated by local zoning, Lori Claffee asked what color the door will be. Mr. Handly stated that the door will be light grey so that it will not show the dirt. The building is exposed daily to dust, exhaust and salt as it is located on the main thoroughfare through downtown Springfield.

The board discussed the soffit material. Mr. Handly stated that the soffit will probably be either hardy board, cement board or vinyl depending on what fits the best and he will probably put break metal on the outside trim. He is trying to fix it so it looks good. Mr. Handly reviewed the roof repair

process for the board.

Lori Claffee restated that the only issue seems to be the problem with putting brick on the loading dock section of the East elevation due to the cement sidewalk encroaching on the applicant's land. Discussion followed.

Ms. Vondle stated that the fact that the sidewalk is poured all the way back to the building is the problem and that the town knows they poured the sidewalk already back to the building and they are willing to work with Mr. Handly to rectify the situation. Ms. Vondle stated that the Town Manager assured her that Mr. Handly's recollection of the situation years ago was indeed the case, but that he will now direct John Johnson to work with Mr. Handly so he can fulfill the requirements of the approved zoning permit. Discussion followed. Chair Kraft stated that the DRB cannot do anything about the sidewalk issue and that the DRB has already approved the brick wall.

Ms. Vondle stated that she had reported this to the DDRC at the meeting on June 5, 2018. Discussion followed. Mr. and Mrs. Handly stated that they were not aware of the town's offer to work with them regarding the sidewalk issue.

Discussion followed regarding the minutes of the DDRC hearing. Mr. Handly stated that he did not remember the portion of the meeting as stated in the minutes. Ms. Vondle read from page 3, 4th paragraph of the June 5, 2018 DDRC Minutes stating "that the DDRC asked if Mr. Handly had spoken recently to the Town Manager about this issue? Mr. Handly stated that he has not addressed this with the Town Manager." Nathan Wardwell, Chair of the DDRC stated that as the DDRC chair, he had asked Mr. Handly if had talked to the Town Manager regarding the sidewalk issue and recommended that he speak with the Town Manager before meeting with the Development Review Board.

Walter Clark asked if the stucco change will go back to the DDRC? Renee Vondle stated that the change in the brick to stucco should go back to the DDRC.

Steve Kraft asked for a motion to accept the DDRC recommendation and move on. **Walter Clark moved that the board accept the DDRC recommendation as presented (approve the exterior renovation to East elevation of building to include metal siding, replace existing doors and add dock door on North elevation) Karl Riotte seconded.** Discussion followed. Lori Claffee asked if there was a way to approve with the exception that the application come to a solution with the town staff. Steve Kraft stated that the applicant will still need to deal with the highway department. Lori Claffee stated that it sounds like there is some history with the highway department and felt like it needed to be made clear that the approval is contingent with the applicant working with the town staff before the second option is declared.

Ms. Vondle addressed the board. She noted that the current motion is to accept the DDRC recommendation, but the stucco was not recommended by the DDRC. Ms. Vondle stated that the DDRC recommended approval of the application as presented and directed the applicant to bring a sample of both the horizontal vinyl siding and the vertical metal siding material to the DRB meeting.

Discussion followed.

Walter Clark moved to amend the motion to accept the recommendation of the DDRC with the provision that the first alternative of wall material on the dock portion of the East elevation will be brick unless it becomes unfeasible and then second alternative is stucco. Karl Riotte

seconded.

Discussion followed. Steve Kraft stated that the DRB wants to see the project move forward. Joe Wilson stated that the preference is brick and the board is directing the applicant to work with the town.

Lori Claffee asked to go on the record to say that she feels it is better to approve an alternate plan to be worked out should the brick not be possible rather than just calling for stucco. Walter Clark stated he was willing to amend the motion again. Joe Wilson stated that he believed the board should leave the amended motion like it is with either brick or stucco. Lori Claffee asked for clarification whether the applicant still needs to work with the town. The board affirmed that the applicant does need to work with the town; however the applicant does not have to go through another review. The applicant needs to work with the town to cancel out the possibility of using brick for that portion of the wall.

Chair, Steve Kraft called for the vote:

Motion passed 4-1 (Lori Claffee against).

F. OLD BUSINESS:

No Old Business

G. New Business:

Ms. Vondle stated that the DDRC is having a site visit and hearing on June 28, 2018 with the owner and agent of the Woolson Block to amend their original permit. During interior work on the building it was discovered that there was extensive damage at the back of the building on the Mineral Street section and that part of the building needs to be taken down. The State Division of Historical Preservation has been contacted and approves of this plan.

Renee Vondle, Zoning Administrator announced that there will be training workshop at the SWRPC building in Ascutney on Monday, June 25th at 6:00 p.m. on the Essentials of Land Use Planning and Regulations. Dinner is included. The topics will be Roles and Responsibilities and Meetings, Hearings and Due Process. Ms. Vondle encouraged the board members to attend and asked for an RSVP so that the SWRPC can plan dinner accordingly.

H. Public Comments:

No public comments

I. Approval of the Minutes:

Joe Wilson moved to approve the minutes of May 8, 2018 as presented. Walter Clark seconded. Motion passed 5-0.

J. Adjournment:

Joe Wilson moved to adjourn at 8:07 p.m. Lori Claffee seconded. Motion passed unanimously.

Respectfully submitted,

Renee L. Vondle
Board Secretary
Town Planner/Zoning Administrator

DRAFT