

Jennifer Higgins
Principal Clerk
22 FEB 8 12:27PM

Architectural Review Committee Meeting January 13, 2022

Conducted via ZOOM, the meeting was called to order by chairwoman Macleod at 6:37 PM. Members present were : Macleod , Salley, Oakes, Marsh and Johnsmeyer.

First on the agenda was Compass Kinlin Grover real estate , 32 Main Street. The application for a replacement sign was presented by Mathew Andersen of Kiwi Sgns. The replacement sign will be the same size and in the same location as the existing sign. the sign will be of wood, carved and painted. Sign colors are black and white. Existing lighting will be retained as is. Oakes made the motion to approve the application and was seconded by Marsh. the vote ws 5,0,0 to approve.

Second on the agenda was Main Street Wine and Goumet, 42 Main Street, for two signs. Ryan Gomes, co-owner, presented the application. Sign one is a new post and ladder sign to replace the existing similar sign at the same location. Sign two is a building sign 29"x96" to be mounted on the second floor above the entrance and between the two bay wndows. The existing awning will be removed. Existing lighting will remain unchanged. A discrepancy between the color samples submitted and the proposed colors was noted. MacLeod suggested that final samples consistent with the build sheet submmitted with the application be added to the file as soon as they are available. Oakes approved. Salley moved that the application be approved provided that the correct color samples as called out on the build sheet are added to the file . Johnsmeyer seconded the motion and it was approved 5,0,0.

Third on the agenda was the application by Old Colony Village , 52 Old Colony Way , to remove five trees and certain shrubs indicated on a sketch site plan included in the application. John Economos presented the application, Johanna Geurlin, unit owner and condominium board member was present. The discussion opened with Economos reviewing the reasons for the tree removals.: They are too close the the buildings, they obstruct the placement of staging needed for exterior maintenance , they are a structural hazard if they blow over onto the building or uproot and break the foundation. The shrubs are antiquated. In particular the 85 year old oak tree west of Hancock 4 at the entrance to the parking lot has out grown its raised brick planter and the planter has fractured.

Macleod asked about the design of the foundation and removal of roots. The foundation is slab on grade. Roots cannot be entirely removed. MacLeod asked which shrubs will be removed . The shrubs are between the parking lot and the street front of Hancock 3. Salley asked exactly what the applicant wanted the committee to approve. It is to remove the five trees and the line of shrubs as indicated on the sketch site plan. Other issues such as landscaping and replanting due to the removals or future projects such as the sewer connection are not included. Oakes raised the question of the Committee's juristdicton in the matter. The By Law was consulted. Salley referred to Sec164-33.1 item D procedure 3 a It states that the site plan will show all trees on the site 6" in diameter at chest height and note which are to be removed and which retained. Oakes questioned the removal of the shrubs and and their

replacement. Economos stated that the replacement work will be specified on a landscape plan prepared by a professional. The plan will be submitted with a separate application in the spring. MacLeod recommended that future submittals be comprehensive and include any landscape changes as well as architectural changes. Salley asked if the present and future applications would represent a consensus of the property owners. Economos said consensus on a landscape plan will be difficult due to lack of involvement by the owners, but efforts are being made to engage them.

MacLeod asked if anyone else wished to speak. Johanna Geurlin (referenced above) stated that she had recently bought her unit especially because it had a tree next to it. MacLeod suggested that planting of new dwarf trees be considered. Salley suggested that failing to approve the removal of the trees might create liability for the committee if storms brought down the trees causing property damage or personal injury. Oakes stated that she expects a comprehensive landscape plan including what trees and shrubs will be replaced.

Oakes moves approval of removal of the five designated trees and the designated shrubs and removal of the brick planter as shown on the sketch site plan as Phase 1 of a comprehensive landscape site plan that will be brought before the committee in May or June. Johnsmeyer seconded and the motion passed 5,0,0.

A brief discussion followed as to the screening trees at the Church of the Holy Spirit. They have not been planted. MacLeod said follow up is necessary.

the minutes from 12/9/21 were read and approved 3,0,2 and the meeting was adjourned at 7:27 Pm