Meeting Location: Via video conference using Zoom

Date of Meeting: 8:00 PM, Monday, September 20th, 2021

Members Present:
- D. Emilio, Chairperson
- G. Anderson
- A. Hubener
- R. Kornfeld
- K. Sibilla
- M. MacDougall

Planning Board Liaison: None

Building Dept. Members Present:
- Charles Minozzi, Building Inspector
- Steven Stanislawczyk, Deputy Building Inspector

Property Owner: Dan Sbrega

Applicant/Property Owner’s Representatives:
- Kathleen Sullivan, Architect
- Dan Sbrega
- Daniel Abedon

Review of ARB Submission:

Project Type: Roof Deck, Window Replacement, and Rear Patio, etc.
Address: 583 Warburton Avenue
Presented By: Kathleen Sullivan

Status:
- ☑ Approved
- ☑ Approved with Comments
- ☑ Resubmission Based on Comments

ARB Comments:
- This application was informally presented to the ARB at the August 2021 meeting. No action was taken at that time. The application was formally reviewed at this meeting.
- The ARB had no comments regarding the application and materials presented regarding site plan approval; all comments were related to specific design elements and are noted below.
- The Architect for the applicant noted that they cannot yet speak to all specific design review comments by the ARB as they have not yet been fully designed.
- ARB design comments include:
  - The facades will be painted. Two-color swatches were provided in the application. Color names, manufacturers, and specific locations need to be identified on the elevation drawing.
  - The bulkhead enclosure between the second floor and the roof deck has been removed from the previous draft submission.
  - Per the ARB’s informal comments previously provided, the roof deck will be setback by 36” on the side facing Warburton Avenue.
  - The roof patio structure has not yet been determined, including heights. Only the roof decking (Trex Transcend) and the railing have been established. The design and final material selections need to be identified and detailed. Architectural sections will need to be provided, including the gap between the main roof and the underside of the roof deck.
  - The roof deck and rear stair will have an aluminum railing in black. The railing height needs to be added to the drawings, which was noted as 36” in height.
  - The material for the rear roof stair structure should be identified.
  - An existing small second-floor addition (west side) will be removed, allowing the stair to terminate in a recessed section of the northern slope of the roof. The demolition should be clearly shown on the drawings.
  - A new structure is proposed for the first floor at the rear elevation. Only basic information/comments were provided about the structure. No detailed information was provided about the structure, including the roof material, the slope of the roof, type of columns, etc.
A skylight is being proposed for the second-floor south-facing roof. Product data for the skylight needs to be provided.

The four (4) second windows on the Warburton Avenue façade are proposed to be replaced with Anderson 400 Series Woodwright Double Hung units in white.

A cut sheet for the two flag poles for the Warburton Avenue facing elevation was presented. Dimensions need to be shown on the drawings, including projection.

Three (3) new doors were proposed, two facing Warburton and one facing the rear façade. The doors will be painted the darker of the two proposed paint colors. The doors facing Warburton are two-panel type below with a clear glass panel above. No cut sheet was provided for the rear door.

A photo of the 6'-6" tall rear yard brick walls was provided. Specific product names or sizes need to be identified.

The concrete coping stone for the top of the rear patio wall was noted in the drawings. Final sizes and colors need to be identified. The cut sheet did not match the notes on the drawings.

A three-sided 6'-6" wood fence was also proposed for the rear yard. One additional 4'-0" section of fence is shown west facing. The proposed fence was noted as 6" wide "stained clear." The material selection needs to be identified.

The rear patio pavers were shown on the drawings, and cut sheets were provided. Specific material size and color need to be identified.

Four (4) metal gates were noted for the south property line, and a general cut sheet was provided. Final gate types and colors need to be identified.

The ARB had no objection to proposed wall-mounted light fixtures (by Rejuvenation) facing Warburton. Two at each door. The fixture height should be noted on the drawings.

The proposed lighting for the rear patio will be pole-mounted at the height of 10'-0" above grade. Two (2) are proposed along the north and two (2) along the south elevation. The lamp wattage and color temperatures need to be identified. The applicant indicated that they would like additional wall-mounted light fixtures. The ARB noted that the scale and lamping of any wall-mounted fixtures should be considered.

The ARB was concerned with the scale of the light fixture for the rear door as being too large.

There will be no constructed trash enclosure but trash cans stored in a fenced area.