

Draft Minutes

TOWN OF GUILFORD Design Review Committee Minutes – 20th May, 2025

The Design Review Committee held a regular meeting via Zoom on Tuesday 20th May, 2025 at 4:00p.m. with Chairman William Thompson presiding.

In attendance: Whit Iglehart, William Thompson and Mary Repetti. Shavaun Towers joined the meeting in progress (4:25p.m.). Excused: Philippe Campus, Robert Charney, John Cunningham and Shirley Girioni.

Approval of Minutes: Mr. Iglehart made a motion to accept the Minutes of 15th April, 2025. Mrs. Repetti seconded the motion and it was carried with two votes in favor. Mr. Iglehart abstained since he was not present at the April 15th 2025 meeting. Mrs. Repetti made a motion to accept the Special Meeting Minutes of 22nd April, 2025. Mr. Iglehart seconded the motion and it was carried with two votes in favor. Mr. Thompson abstained since he was not present at the April 22nd 2025 meeting.

Public Forum: There were no members of the public in attendance.

REVIEW APPLICATIONS:

1940, 1960, 1968 Boston Post Road, Map 78, Lots 1, 39, 42, 43, Zone SC/BMU: Site plan

application for proposed mixed-use development (multi-family, retail, drive-through fast food): In attendance were attorney Marjorie Shansky, architect Robyn Kiernan and traffic engineer Neil Orlinsky (SLR).

Landscape Plan: Ms. Shansky stated that landscape designer Susan Fields was unable to attend today's meeting but she would present a message from Ms. Fields. Ms. Shansky showed a revised landscape plan noting that, as requested, the plantings in the islands had been changed to Honey Locusts, and more evergreens had been installed on the road to the residential area.

Traffic Section: Mr. Orlinsky said that a traffic study had been conducted and showed a plan of this. He said he believed that the Committee had been concerned about pick-up truck access around the quick serve buildings proposed for the front of the property because of a U-turn in the driveway. Mr. Orlinsky explained that a study had been done with a design vehicle which was approximately 19'-20' in length representing a fairly large personal vehicle. The dimensions were set by the American Association of State Highway Transportation Officials (ASHTO). The drawing showed a truck successfully making a right turn. Mr. Thompson felt a vehicle would be working very hard to make the turn and asked if there was a reason for such a tight turn. Mr. Orlinsky replied that what was shown would be bigger than most vehicles given that a typical SUV was 16ft. He added that he did not wish to over design the site and create more asphalt than was needed. The study showed the truck making the turn but he said he was open to feedback. Mr. Thompson said again that it seemed unnecessarily tight and that this seemed a little odd. Looking at the drawing, Mr. Iglehart felt the peninsula to the left of the access road could be

moved causing the loss of one parking space but this would make the turn slightly softer. Mr. Orlinsky was unsure if he could give up a parking space. However, Mr. Thompson believed in the aggregate for the whole site there were surplus parking spaces. Mr. Orlinsky said opening up the area would add more pavement and water runoff. Mr. Iglehart replied that the right side could be moved over without the plane getting any wider. Mr. Thompson said just straightening out the access might be a benefit for everyone, to just straighten the “S” out a little. He said he was talking about pushing the peninsula a little to the left, maybe losing one parking space, and then pulling the other side over to match, all of which would straighten out the “S” slightly. Mr. Iglehart thought this would not necessarily add more paving but would make the turn less acute. Mr. Orlinsky redrew his understanding of these comments on the plan which the Committee agreed illustrated its suggestion. He felt this would not be a problem and asked Ms. Shansky for comment. She replied that if this was what was necessary to happen then it would be accommodated. She pointed out that the project was nearing the end of its statutory clock with PZC so time was a factor.

Landscape Plan: Ms. Shansky returned to the landscape plan, again noting that the islands now had Honey Locust plantings. Ms. Towers agreed this was in line with earlier discussions. The evergreens on the residential access road were reviewed (Limber Pine, *Pinus flexilis 'Vanderwolf's Pyramid'*) and Ms. Towers felt this was acceptable.

Ms. Towers made a motion to approve the landscape plan with the changes to the trees as previously discussed, and with the modifications to the quick serve access road as discussed today. Mr. Iglehart seconded the motion and it was carried unanimously.

Ms. Shansky stated that she appreciated the Committee’s commitment to making this a better project.

Other Business: None.

Approval of Bills: Ms. Towers made a motion to approve the following bill: Katharine Stewart, secretarial services, \$260.00. Mrs. Repetti seconded the motion and it was carried unanimously.

The meeting was adjourned at 4:40p.m.

The next meeting of the Design Review Committee will be held on Tuesday 17th June, 2025 at 4:00p.m. via Zoom.

Respectfully submitted,



Katharine Stewart
Recording Secretary