

**Town of Southeast
Architectural Review Board
1 Main Street
Brewster, NY 10509**

Minutes – April 27, 2016

PRESENT: \ John Goudey, Chairman
 \ Thomas Frasca
 \ Virginia Stephens
 \ Mary Larkin
 \ Katherine Weber
 Ashley Ley, AKRF

ABSENT: Victoria Desidero, Administrative Assistant

CALL TO ORDER: 7:30 PM

AGENDA: Pledge of Allegiance

1. BREWSTER SUBARU, 1021 Route 22 (Tax Map ID 68.5-2-16) – Review of a Sign Program

This was a review of an application for a sign program as referred by the Building Inspector. The application contained the following documents:

1. ARB Application, prepared by Frohling Sign Co., dated 4/7/16
2. Memorandum to Victoria Desidero from Frohling Sign Co., dated 4/7/16
3. Three (3) Color Renderings of Signs, undated
4. B66694-1, Subaru, prepared by Philadelphia Sign, dated 2/17/16
5. B66694-2, Entrance Elevation, prepared by Philadelphia Sign, dated 2/17/16
6. B66694-3, Front Elevation, prepared by Philadelphia Sign, dated 2/17/16
7. B66694-4, Subaru, prepared by Philadelphia Sign, dated 2/17/16
8. B66694-5, Subaru, prepared by Philadelphia Sign, dated 2/17/16
9. B66694-6, Subaru, prepared by Philadelphia Sign, dated 2/17/16
10. B66694-7, Subaru, prepared by Philadelphia Sign, dated 2/17/16

Brian O'Conner of Frohling Sign Co. appeared before the Board. Mr. O'Conner explained to the Board that Brewster Subaru is looking to replace signs that were previously on the auto dealership to update them as part of the current renovation that is in progress. Mr. O'Conner explained the sign for the front elevation noting that each letter is an individual sign with each one being 5 in. deep and painted in brushed aluminum. He said the letters themselves are white acrylic with blue perforated vinyl on it so during the day it will look blue and at night it will light up white. On the side elevation the existing service sign is to be replaced, he said, with the same type of construction. The existing pylon sign is to be removed, he said, and a double-faced monument sign installed, which will be all aluminum with a routed sign face and the only portion of the sign that will be lit at night will be the letter area itself. Chairman Goudey asked if there was a sample of the blue color and Mr. O'Conner showed him the sample and said the code was 3M-3630-137 as well as Pantone 281C. Mr. O'Conner said the blue perforated vinyl is a custom color but showed a sample of it in black. Boardmember Frasca asked about the old signs

and Mr. O'Connor said they have all been removed. Boardmember Weber asked if the monument was illuminated from within and Mr. O'Conner replied from within and just the lettering. Boardmember Frasca asked if the logo on the building will be illuminated and Mr. O'Conner said yes the letters and the logo as it's a digital print on the inside lens of the acrylic. Boardmember Weber asked if the blue was the standard brand color for Subaru and Mr. O'Conner answered yes, this is their standard sign package. Chairman Goudey asked if the signs were lit 24 hours and Mr. O'Conner said typically they are off at 11 pm and are not 24 hours. Chairman Goudey asked about the location of the monument sign and Mr. O'Conner indicated that it should be in the same approximate location as they need to meet the 25 ft. setback requirement. Town Planner Ashley Ley said it was approved by the Building Department. The ARB voted to **approve** the sign program with the following conditions:

1. The old signs must be removed.

Motion to Approve: Virginia Stephens

Seconded: Thomas Frasca

Voice Vote: 5 to 0

2. MACO LAND PROPERTIES, 1651 Route 22, (Tax Map ID 46.-3-14) – Continued Review of an Application for Site Plan Amendment

This was a continued review of an application for a site plan amendment as referred by the Planning Board. The application contained the following documents:

1. ARB Application, prepared by Bibbo Associates, dated 5/12/16
2. SP-1, Site Plan, prepared by Bibbo Associates, dated 10/30/15; last revised 3/1/16
3. D-1, Details, prepared by Bibbo Associates, dated 10/22/15; last revised 4/20/15
4. ARB-1, prepared by ACM Builders, LLC, dated 3/11/16
5. ARB-2, Sign Details, prepared by ACM Builders, LLC, dated 3/11/16
6. Architectural Color Chart, MESCO Building Solutions, 09/14
7. Planting Plan, prepared by LADA, P.C., dated 10/25/15; last revised 4/13/16

Jim McNamee appeared before the Board. Mr. McNamee explained where the site is located and that it will be an office building with their company occupying part of it. He said each floor will be approximately 3,000 sq. ft. and the building will be three floors high. He said that originally the project was started in 2003 and with the moratorium and Zoning changes, as well as other circumstances, the owner opted not to proceed at that time. The owner has decided to now move forward, he said. Mr. McNamee explained that the last time they were before the Board they only had a front elevation and the Board wanted to see the sides of the building including what it will look like and the types of materials being used as well as signage. He continued: the footprint of the building will remain the same with a concrete foundation but it will be a metal building with a brick veneer at the front entry with the same white trim and false balcony front with columns. Boardmember Larkin asked for some clarification of what the various materials on the outside of the building will be and Mr. McNamee answered. Boardmember Weber requested a sample of the roofing material but Mr. McNamee said he did not have a sample although it is standard metal roof. Boardmember Frasca said the north and south elevations will not be brick veneer and Mr. McNamee said correct, the only place to have brick

veneer will be at the front elevation in the area of the false balcony. Boardmember Frasca said the side elevation you are proposing to be a medium bronze and asked if it would match the brick. Mr. McNamee said correct, medium bronze and showed the color of the bronze and the brick but noted they would not match. A discussion was held regarding the height of the brick veneer which will be 10 ft. high x 75 ft. long. Mr. McNamee explained how the metal panels are constructed and installed as well as how they are capped at the windows and roof. Chairman Goudey and Mr. McNamee discussed the foundation and how it will be installed. Chairman Goudey asked about a planting plan and Mr. McNamee said there is a planting plan in the packet that was presented previously. He said I don't think the landscape plan was part of the package last time and you also requested the signage. Chairman Goudey asked if these plans that he brought tonight were previously sent out and he said they were hand delivered to Victoria (Desidero) who said just bring them to the meeting. Boardmember Weber asked for a sample of the finished product of the metal paneled wall system or any images. Mr. McNamee said it would be similar to the Honda dealership on Allview Avenue and talked about the similarities to what he is proposing. Chairman Goudey said I'm not uncomfortable with the idea of the metal and the brick but I'm not sure I'm comfortable with the roof color and how all that would come together. Mr. McNamee said if you have a recommendation for a more appealing color, I am sure they're open to it. He said the systems work together, it is all one system and all the colors on the chart are available. He said the trim on the building is an off-white; there are so many whites out there. Boardmember Stephens said that is why we like to see the samples. Mr. McNamee said that can be decided later, depending on what the Town Board wants. Ms. Ley said typically the ARB (Architectural Review Board) is the Board that looks at the design of the building and, although it gets referred to the Town Board for their final approval, the majority of the discussion really happens with this Board. She asked if the Town Board voted on their Zoning yet and Mr. McNamee said yes. Boardmember Larkin asked about where the 240 hydrangea that are proposed to be planted are on the plan. He said I don't remember seeing those. Boardmember Larkin said I would mix them because I am not sure they will weather well. He said her concern is about the types of plants being used and whether they will last in the areas proposed, as well as the size of things. They discussed some other aspects of the planting plan. Boardmember Larkin said she is not a fan of the roof color either. Boardmember Stephens said she is having trouble envisioning the project and feels it is a little piecemeal and not a full packet of what the project is going to look like. Boardmember Frasca said to echo that comment, it's hard to have an idea of the decorative PVC column; the false balcony and if there any reveals on it; the windows facing south and north don't repeat the 8 over 8, which is in the front of the building. He said as far as the roof coloring, you might want to examine some of the shopping centers on 22 to see if it's as close as you think it is to their color but with all the details the Board needs to look at there really is not enough information presented to be able to make a determination. He said to me, this is more like a sketch plan. Chairman Goudey said I'm not sure we're going to be able to vote on this tonight: without a roof sample to see how it goes with everything and with the color chart you brought, we are not very comfortable with what has been presented. He said the white trim sample would be a good idea and the detail that Boardmember Frasca was talking about would be a good idea. He said I am not sure you really want us to vote tonight because I don't think you would be happy with the outcome. Chairman Goudey said I commend Mary (Boardmember Larkin) for looking at the plantings here but I think we need a little more time with that. Mr. McNamee said as far as the details for the trim, what do you need? Boardmember Frasca said we need an architectural

rendering with the scale, is there a lot of relief off the face and the columns, and I would recommend you review the window sizing and how the front windows match the side facing windows. He said you need to give the Board more detail and to see everything in some sort of scale. Boardmember Weber agreed stating it would be better if the renderings had more detail so we can envision how the metal and brick will look together. Chairman Goudey said this is a large building and very visible on Route 22 so we need to be sure of the details. Boardmember Frasca said what we sign off on is what the Building Inspector is going to be looking for when he goes out there. Mr. McNamee said it is not a permit set of plans. Ms. Ley said the Building Department will not issue a permit for your project unless what you submit matches what this Board approves so the Board needs to see more detail on how the façade works, how the panels fit together, how the colors all go together and if you could bring more material samples, I think that would be helpful. The Board talked about some other things they cannot be sure about in looking at these plans. Everyone agreed what they are looking at is a sketch plan. Chairman Goudey said you are moving in the right direction and I hope that you are hearing some of the concerns that we need to resolve before we move to our next vote.

3. FORTUNE RIDGE RECREATION CENTER, Stonehollow Road and Deans Corner Road, (Tax Map ID 67.-3-79) – Review of an Amendments to Landscaping and Lighting on a Previously Approved Site Plan

This was a review of an application to amend the lighting and landscaping plans on a previously approved site plan as referred by the Planning Board. The application contained the following documents:

1. Memorandum to Chairman Goudey from Kellard Sessions, dated 4/13/16
2. ARB Approvals for Signage and Site Plan, dated 01/31/11
3. Wadsworth Aluminum Pole Utility Arlington LED by Holophane Product Specs
4. Lithonia Lighting Specs, prepared by VISUAL, dated 3/1/16
5. LP-1, Landscape Plan, prepared by Robert Sherwood, Landscape Architect, dated 11/29/10; last revised 2/23/16

Architect Robert Sherwood and Chris Munch of Fortune Home Builders appeared before the Board. Mr. Munch said they have lighting poles for the Rec Center and, through the Planning process, we made some amendments to the wetlands and so the mitigation grew. Mr. Sherwood said the Town of Southeast submitted a lighting plan and there are three different things going on with the plans. He said the lighting is well off the main road that goes up so all the lighting is just security lighting for the parking lot and some security lighting around the pool area. Mr. Sherwood said they are all LED lighting and there is a different style wall-mounted light on the building. He said that's the light aspect of this application, which never got approved back in the 2011 approval. He said there were some minor changes that increased some of the disturbances so we added on to the landscape bay. Most of that landscaping dealt with the entry drive and some of the grading around the back parking lot that drops down, he said. He said I added more shrubs and trees to the list and a meadow mix. Chairman Goudey said the lighting is black from the ground to the top and Mr. Sherwood said yes. Mr. Munch said I think there are 21 poles total that go around the perimeter and this plan shows its casting so, as you can see, it stays inside and the Rec Center site is tucked in the woods. Chairman Goudey asked about the building mounted lights and Mr. Munch said they are all black and there are four. He said the closest house is probably a 40 ft.

elevation change and approximately 600 ft. away through the woods. Mr. Munch said it is the Rec Center for the subdivision so they will have control but the operating hours in the summer will end at 10 as it's just a pool and, during the winter, the pool will be closed but the building may be available and then they will have the timer delay where when the last person leaves it will shut off 45 minutes later. Boardmember Frasca said so the only thing on during non-operation hours would be security lighting and Mr. Munch said correct. Boardmember Frasca asked if the pole lighting is for event lighting and Mr. Munch said for the most part. Chairman Goudey asked for the physical description of the pole and Mr. Munch responded that there is a base which will be mounted on a cement block, the pole is not tapered, and it is smooth. The Board discussed more details of the lighting plan. The ARB voted to **positively recommend the project** to the Planning Board as presented.

Motion to Approve: Mary Larkin

Seconded: John Goudey

Voice Vote: 5 to 0

4. BREWSTER FORD, 1024 Route 22 (Tax Map ID 68.5-2-32) – Review of an Application for Site Plan Amendment

This was a review of an application for site plan amendment as referred by the Planning Board. The application contained the following documents:

1. ARB Application, prepared by Insite Engineering, dated 4/13/16
2. Memorandum to Chairman Goudey from Insite Engineering, dated 4/13/16
3. ASP-1, Layout & Landscape Plan, prepared by Insite Engineering, dated 10/19/15; last revised 4/13/16
4. ASP-2, Grading, Utilities and Erosion & Sediment Control Plan, prepared by Insite Engineering, dated 10/19/15; last revised 4/13/16
5. D-1, Details & Notes, prepared by Insite Engineering, dated 10/19/15; last revised 4/13/16
6. Brewster Ford Building Addition Renderings, prepared by Insite Engineering, undated
7. A, Aerial Photo, prepared by Insite Engineering, dated 8/3/15
8. A 601, Brewster Ford Sales, Proposed Front Exterior Elevation, prepared by FordLand Dealership Facility Design, dated 6/11/13
9. A 602, Brewster Ford Sales, Proposed Exterior Elevations, prepared by FordLand Dealership Facility Design, dated 6/11/13
10. A 603, Brewster Ford Sales, Proposed Exterior Rendering, prepared by FordLand Dealership Facility Design, dated 6/11/13
11. L1, Brewster-Meadowland Capitol LP, Architectural Site Plan, prepared by Nehring & Associates Architecture, dated 9/8/14; last revised 12/8/14
12. SK-1, Brewster-Meadowland Capitol LP, Proposed Foundation Plan, prepared by Nehring & Associates Architecture, dated 9/8/14; last revised 12/8/14
13. SK-2, Brewster-Meadowland Capitol LP, Proposed First Floor Plan, prepared by Nehring & Associates Architecture, dated 9/8/14; last revised 12/8/14
14. SK-3, Brewster-Meadowland Capitol LP, Proposed Second Floor Plan, prepared by Nehring & Associates Architecture, dated 9/8/14; last revised 12/8/14
15. SK-4, Brewster-Meadowland Capitol LP, Proposed Roof Plan, prepared by Nehring & Associates Architecture, dated 9/8/14; last revised 12/8/14

16. SK-5, Brewster-Meadowland Capitol LP, Proposed Front & Side Elevation, prepared by Nehring & Associates Architecture, dated 9/8/14; last revised 12/8/14

Architect Chad Nehring and Jamie LoGiudice of Insite Engineering appeared before the Board. Ms. LoGiudice reviewed the details of the project and the reasoning behind the additions and changes to the parking and the landscaping plan. She said security is an issue at this site so lighting will be on the majority of the time but she does understand from the manufacturer of the lighting that there are sensor options that can be put in place so it would come on with movement and turn off when there is no movement. She talked about the fencing along the property line. Mr. Nehring gave the Board supplementary handouts and photos, saying these should help explain the Ford-mandated update being done to the Brewster Ford building. He said we have a new ACM panel, the tower and the Ford identifier and the siding which is Alpolc hairline aluminum in slate gray. He continued: the tower will be in the center of the building with showroom windows in the front. The metal roofing which happens along the rear and the front of the service area will be a standard seam metal roof colored in Grimm's gray, he said, and all the walls that are non-metal, that are stucco will be Universal gray. Mr. Nehring said the windows and doors are a satin anodized gray with solar glass and the main service garage door will be the same. He said the rear bay and the new bay will be painted Slate gray to match the metal siding. Boardmember Weber asked the current surface area of the building, are there any plans beyond making it the third gray, are there any plans to marry that to the more modern façade? Mr. Nehring answered it's concrete block now and it will be painted and the windows are going to be swapped out from the original metal single panes to the same storefront windows. He talked about the reason the size of the one bay door being so large is that they service school buses and need the entrance for that. Boardmember Frasca asked are there any thoughts to maybe mimic the window line on the new construction from the old building construction? He said the roof is going to be painted, is there a way that the windows could be divided in such a way to capture the proportion here? Mr. Nehring said I don't think that would be a good idea as we're doing a transition to the new metal siding and to put standing seam in front of windows, I think would block the layout. Boardmember Frasca said I'm not saying standing seam, I'm saying the window itself, you have this façade here and nothing is breaking this up. It's very utilitarian-looking and it's a high exposure, he said. Mr. Nehring asked so you'd like to see some vertical mutton bars to divide the windows? Boardmember Frasca said something that marries this thing together a little bit. Mr. Nehring said I think our take on it was the shop windows mimic the showroom windows in their width proportion, their sills are existing at that height now and on the inside of the shop bays, they have their workbenches and tools and cars drive up to it so to drop the window lower... Boardmember Frasca said what I was suggesting was something like the mutton bars you suggested, something that repeats this. Mr. Nehring said the repetition actually happens on the standing seam that is above the entire area. They discussed options to handle this in detail. Chairman Goudey asked are you changing the roofline? Mr. Nehring said this roofline is staying the same. The existing roofline on the left-hand side of the building is remaining; we're going to mimic that on the right-hand side of the building, he said, and this ACM trim line hides all that and then the tower sits in the middle of that. Chairman Goudey said I'm wondering what if that were darker and kind of disappeared a little bit more and didn't stand out so what you were looking at was more of the new frontend. Mr. Nehring said so you have that gray color to match and I can run it by Ford as it's Ford's mandate but it's a well worth a question. They discussed the best options for how to

handle the color transitions. He continued: these ACM panels are so eye-catching that you could drive by 1000 times and you won't see the windows we were discussing and Colonial Ford in Danbury is a good example of this as they have been updated. Chairman Goudey talked about Powers Fasteners on Mt. Ebo and how the darker gray colors work well. Boardmember Larkin said I agree. Boardmember Frasca asked about the mutton bars again and they discussed this in detail. Chairman Goudey said to Boardmember Frasca: I am trying to make the back end disappear and you are trying to make it pop so I have to disagree a little bit. Chairman Goudey said you are going to look into auto dimming and I would just be concerned about the color change that may occur when it changes from full light and then as it dims down, if it has a reddish look, and if that is what you are looking for. He said I think it's a great idea but sometimes the light change impacts the color in a negative way. Boardmember Frasca said he was not addressing the back of the building but the side that faces and 6 and 22. Chairman Goudey said that is the same as what I am saying might be better darkened so the front color pops more. The Board discussed Powers Fasteners and how that looks. Chairman Goudey discussed future signage with Mr. Nehring and that they will be coming back in as they get to that part of the process. Ms. LoGiudice explained the directional signs and the landscaping design showing the two-way entrance from Route 22, showing where the customer parking would be, how customers would enter for service, and where employee parking is. Boardmember Larkin and Ms. LoGiudice discussed the guardrail and what it will look like noting it will be pressure treated wood and some of the landscaping that could be improved but might be difficult due to sight line issues on Route 22. The Board asked about paving and Ms. LoGiudice said it will all be re-paved. They discussed the guard rail and how it adds structure to the plan. Boardmember Larkin said the selection of the Lime Juniper is really good and they should stay with that. The ARB voted to **positively recommend the project** to the Town Board with the following condition:

1. The shop portion of the building shall be painted Slate grey instead of Universal grey.

Motion to Approve: Mary Larkin

Seconded: John Goudey

Voice Vote: 5 to 0

5. BREWSTER HONDA, 930 Route 22 (Tax Map ID 68.-1-4) – Review of an Application for a Field Change

This was an application for a field change as referred by the Building Inspector. The application contained the following documents:

1. ARB Application, prepared by Bibbo Associates, dated 4/15/16
2. Memorandum to Chairman Goudey from Bibbo Associates, dated 4/19/16
3. FC-1, Field Change Plan, prepared by Bibbo Associates, dated 4/18/15

Nicholas Gaboury of Bibbo Associates and Eric Masterson of BBL Construction appeared before the Board. Mr. Gaboury discussed with the Board two field changes: the retaining wall and the refuse container. The area by the bike trail encompassed more area than what was originally thought to be and a retaining wall is now required which was discussed with Town Engineer Tom Fenton. The retaining wall will be 4 ft. high and approximately 60 ft. long and will be VERSA-LOK

stone in a light gray shoal color. The detail on the plan was a 4 ft. by 8 ft. cedar enclosure on the plan but will not be large enough for the facility and it is now proposed to be an 18 ft. by 12 ft. enclosure with a concrete pad and a chain-link fence with black privacy slats in it. Mr. Masterson said the wall has been built and, by no means, were we trying to be disingenuous by putting this up but it was discussed with Mr. Fenton onsite. Mr. Gaboury noted the area between the retaining wall and the pavement will be filled in with grass. Chairman Goudey asked if the bike path hill will be Honda's responsibility to maintain and Mr. Gaboury said no they will only be responsible for 3 ft. between the wall and the bike path property but it will not be a manicured lawn that will be mowed but instead will be a green space that is maintained. Chairman Goudey asked about the enclosure and what the view will be of it from the housing. Mr. Masterson said it is still in the approved location but the shape and dimension has changed. He said that the closest resident is about 350 ft. from the enclosure and the approved plantings will be the same. Chairman Goudey asked if the black slats had been approved and Ms. Ley said it had not been approved as it was previously approved as cedar fence. Mr. Masterson said the owners want to utilize a compacter that they use for compacting boxes on this site for the boxes as well as having a secondary trash dumpster and this size enclosure can accommodate both the existing box compacter and the trash dumpster. Chairman Goudey asked if there will now be electric in this enclosure and a machine? Mr. Masterson said yes that's correct. Chairman Goudey said he appreciates them coming forward with this new information but it brings up new issues as with machines being so close and the noise that it may produce. He said it raises questions about the noise level, when it will be used and such. Mr. Masterson said the hours of operation have been identified and the compacter will only run during those hours. He said he can take a video of the machine running but he doesn't know how loud the machine would be. Ms. Ley asked how the increase in size impacts the development coverage for the site. Mr. Gaboury said the actual area that was on the original area for the trash enclosure was a 20 ft. by 20 ft. space for it so there was a large extra paved area already for that and it's still 6 ft high. Boardmember Frasca said he is concerned about it being outside as it could metastasize and overflow but inside they need to be more conscious of that and he is not happy about this site change. He said he can see this becoming an issue in the future if someone is not doing their job. Mr. Masterson said this was just told to them by the owner and now they are not increasing the impervious area that was originally designated but increasing the enclosure size and keeping the height the same. Boardmember Frasca continued to express his concern about how this was handled and the problems it could cause in the future. Mr. Masterson said that he knows they have daily garbage pick-up there. Boardmember Larkin said the container will be used for other garbage besides boxes and will be picked up by a commercial waste, correct? Mr. Masterson said yes. Ms. Larkin said she has a similar situation with her property on Route 22 and she is worried about how this will look to the neighbors in the future if stickers are placed on the container and things like that. Mr. Masterson said he would be willing to discuss going back to a cedar style door, self-closing or motorized gate. They discussed how this might be better handled, including how the garbage is going to be picked up. Mr. Masterson said we are open to discussing the cedar style door, self-closing or motorized gate because we are completely open to your suggestions on this. Boardmember Weber said you are taking the least attractive part of the property and giving it a bigger space now so to take a step back going from cedar to chain link is not ideal and would like to see it stay in a cedar style with a self-closing or automatic gates. She asked what is the height of the compacter; is it higher than the fence? Mr.

Masterson said he did not know but did not believe it was higher than the fence. Chairman Goudey asked about traffic in that area and Mr. Gaboury said it is a delivery area, employee parking, and vehicles currently being serviced. Chairman Goudey said if it's an area where customers are coming around, it will be more likely to be maintained but if it's around the back of the building the maintenance may tend to lacking. Mr. Masterson noted that there will be customer parking and drop off in this area. Chairman Goudey said that makes him feel better about the maintenance and then discussed that cedar tends to be heavier and may sag over time and with the enclosure being 18 ft. wide, creating 9 ft. doors, it may be better to have chain link doors with black slats and cedar around the remainder of the enclosure. The Board discussed that there are steel doors that can be used or rollers could be put on the bottom of the gate and the ground needs to be maintained so the wheels don't get sunken in. Mr. Masterson suggested the hybrid door with the cedar three sides and then the doors be on a steel frame with a cedar façade and the Board agreed. Chairman Goudey asked if there was excess room for overflow within the enclosure and Mr. Masterson said there is a little bit of room between the one dumpster and where the trash compacter is going to go as well as setbacks around it but there isn't a lot. Chairman Goudey wanted to be sure the height of the fence is greater than what's contained within and Mr. Masterson will confirm that but the only way to see it would be from the front and they can make that higher if that would work for the Board. Ms. Ley said they would have to check with the Building Department to make sure the height of the fence meets setback requirements. The light pole in front of the retaining wall was discussed and Mr. Gaboury noted that they may rub the concrete with another product to make it smooth and then paint it or put a plastic sheathing over the top of it but they are undecided right now. The Board agreed that it needed to be blended in better as the wall looks very nice.

The ARB voted to approve the change with the following condition:

1. The enclosure is to stay cedar.

Motion to Approve: Virginia Stephens

Seconded: Mary Larkin

Voice Vote: 5 to 0

6. Approve Meeting Minutes March 23, 2016

Motion to Approve: Virginia Stephens

Seconded: Katherine Weber

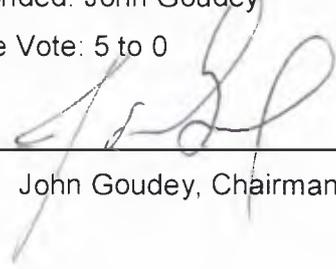
Voice Vote: 3 to 0 with 2 abstaining

7. Close Meeting

Motion to Approve: Thomas Frasca

Seconded: John Goudey

Voice Vote: 5 to 0

Signed By:  _____

John Goudey, Chairman

Date: 6-22-16