

DESIGN REVIEW BOARD

**TOWN OF CLINTON
WILLIAM STANTON ANDREWS MEMORIAL TOWN HALL
54 EAST MAIN STREET
CLINTON, CONNECTICUT 06413**

Minutes

**Regular Meeting
January 27, 2021
6:00 P.M. – Via Zoom**

Members Present: Sandy Allen, Chair; John Allen, Paula Tunney, Dara Onofrio, Alan Kravitz, Chris Burke, Gloria McQueeney, Clerk

Visitors Present: Tony Bolduc, Thomas A. Stevens Associates; Jay Kurup, Owner, 151-153 East Main Street; Ben Weylan, Builder; Peggy Adler, Member of the Public

S. Allen called the Regular Meeting to order at 6:00 p.m.

Application:

DRB 21-01: 151 153 East Main Street, Sliver Sand Condominiums; Applicant/Agent: RESYNC Property Solutions, LLC/Thomas A. Stevens & Associates, Inc., Tony Bolduc; Project: Construct 32 condo units on 2 parcels with supporting roadway, driveways & septic. Property is to be served by public water and gas.

T. Bolduc presented the revised drawings of the buildings facing route 1 which included center chimneys, shutters, same roof line as current surrounding buildings.

A. Kravitz asked about the difference in floor layouts of Units 1 and 4. T. Bolduc stated that these units are zoned for commercial use on the first floor and the living space is on the second floor.

J. Allen stated that the change to the two front facing units was improved and asked about the outside colors of the building, stating that the visual of the two units is critical to the public driving or walking by. T. Bolduc said that the outside of the buildings would be done in muted colors, i.e, gray, pale blues and greens

S. Allen made the following observations:

- Units needed more character such as changing the columns to conform to local homes and should be rounded, fluted, have capitals and decorative tops. Units should look like four separate buildings.
- The remainder of the units 5-32 should consist of a mixture of each of the three options as presented.
- Shutters should be added to the west side of Unit 1 and east side of Unit 4.

A. Kravitz asked about additional parking and an area for children to play. T. Bolduc answered that there is additional parking throughout the complex and there is a landscaped area at the north end of the complex where children can play.

A. Kravitz also asked about the possible renovation and repurposing of the “Dowd” house which is currently slated for demolition and occupies the space planned for Units 1, 2, 3 and 4 of the project. He stated that the “Dowd” house is in the Clinton East Main Street Village District and is on the National Register of Historic Places. He also said that it is important to preserve the historical value of homes in protected districts whenever possible. The builder would also be eligible for tax credits if he decides to repurpose the home. Being on the National Register, this home can add value to the project and the community.

T. Bolduc stated that it would be more costly to renovate the home than to demolish it. He also said that the home would not be just crushed and discarded. He is investigating alternatives, i.e., repurposing parts.

C. Burke **moved** to approve DR 21-01 Construction of 32 condo units on 2 parcels with supporting roadway, driveways & septics. 151-1 53 East Main Street, Applicant/Owner: RESYNC Property Solutions, LLC. Agent: Tony Bolduc, Thomas A. Stevens & Associates, Inc. contingent upon the following: Changes to the columns, i.e., rounded, fluted, capitals, and decorated tops as mentioned previously. Also, the addition of shutters to the west side of Unit 1 and the east side of unit 4, and landscaping.

A. Kravitz proposed an **amendment to the motion** as follows: Design Review Board recommends that the Dowd House be incorporated into the final building plans.

D. Onofrio seconded the **motion** and it carried unanimously.

Minutes:

January 13, 2021, Corrected

P. Tunny **moved** to approve the corrected minutes as submitted. A. Kravitz **seconded** the motion, D. Onofrio, **abstained** and the motion passed.

J. Allen **moved** to adjourn the meeting at 6:40 p.m. A. Kravitz **seconded** the motion and it carried unanimously.

Respectfully submitted,

Gloria McQueeney
Clerk, Design Review Board