

MINUTES
Regular Meeting of the
Ross Advisory Design Review (ADR) Group
7:00 PM, Tuesday, July 20, 2021

Video and audio recording of the meeting is available online at the Town's website at:
townofross.org/meetings.

1. 7:00 p.m. Commencement

ADR Group Chair Mark Kruttschnitt called the meeting to order. ADR Group Members Josefa Buckingham, Laura Dewar, Mark Fritts, and Stephen Sutro were present. Director Patrick Streeter and Planner Matthew Weintraub were present representing staff.

2. Approval of Minutes.

The ADR Group unanimously approved the May 18, 2021 meeting minutes.

3. Open Time for Public Comments

No comments were submitted.

Member Sutro was recused.

4. Planning Application.

a. Mangus & Ghirardelli Residence, 70 Wellington Avenue

Project Owner: Ashley Mangus & Nick Ghirardelli

Project Designer: Sutro Architects

DESCRIPTION: The applicant is requesting approval of Design Review, Hillside Lot Permit, Nonconformity Permit, Demolition Permit, and Variance to demolish the existing residence and construct a new two-story single-family residence, resulting in no net increase to existing nonconforming floor area, and rehabilitate the existing landscape including new front yard plantings, fences, and permeable driveway. Variance is required for new construction within minimum required yard setbacks.

Planner Weintraub introduced the project and summarized written public comments.

Owners Ashley Mangus and Nick Ghirardelli provided background on the project.

Architect Stephen Sutro provided information on the project including: tree preservation, slope preservation; setbacks and privacy; architectural style; siting and massing; pervious paving; parking and access.

Chair Kruttschnitt commented on the location and orientation of second story windows and decks with respect to neighbors' privacy. Architect Stephen Sutro provided further

information on visibility to neighbors from second story windows and use of ornamental balconies.

Member Dewar asked for and received information from the applicant on proposed landscaping.

Chair Kruttschnitt received and summarized written public comments. Chair Kruttschnitt opened the public comment.

Philip Cecchettini, owner at 58 Wellington Avenue, commented on potential privacy impacts on neighboring properties and concerns about increased height and bulk.

Nicholas and Alexandra Hudson, owners at 66 Wellington Avenue, commented on potential privacy impacts on neighboring properties, and generally supported the project design.

Chair Kruttschnitt closed the public comment.

ADR Group Members discussed the merits of the project and provided the following comments:

Mark Kruttschnitt:

- Size, configuration, and second-story development makes sense for the lot.
- Some level of visual change for neighbors is unavoidable.
- Recommends minimizing/reducing windows at the second story west elevation to mitigate potential privacy impacts to neighbors.
- Recommends using stone for paving and/or walls to avoid “hardscape” appearance (supporting Member Buckingham’s comment).
- Supports ornamental balcony feature; recommends carrying details over to garage balcony (supporting Member Fritts’ comment).

Josefa Buckingham:

- Very well sited; only shape and form that work on the lot.
- Cautions that new Spanish-style houses can be poorly rendered; wants to ensure use of quality details/materials.
- Recommends minimizing/reducing windows at the second story west elevation to mitigate potential privacy impacts and lighting impacts to neighbors.
- Supports ornamental balcony feature.
- Recommends using stone for paving and/or walls to avoid “hardscape” appearance.
- Cautions that lavender at front property line may require more sunlight to thrive.
- Recommends reducing the first-floor height by about 1’ to reduce overall building height without changing roof slope or design (supporting Member Fritts’ comment).

Mark Fritts:

- Siting of the project is natural.
- Cautions that the garage and driveway configuration may prove restrictive for modern automobiles.
- Supports ornamental balcony feature; recommends carrying details over to garage balcony.
- Recommends high quality stucco surface to ensure positive appearance.
- Recommends minimizing/reducing windows at the second story west elevation to mitigate potential privacy impacts to neighbors.
- Recommends reducing the first-floor height by about 1' to reduce overall building height without changing roof slope or design.

Laura Dewar:

- Understands the need for property improvement; siting, massing, and volume are appropriate.
- Recommends minimizing/reducing windows at the second story west elevation to mitigate potential privacy impacts to neighbors.

Chair Kruttschnitt summarized that the ADR Group unanimously recommended Design Review approval conditional upon the following design revisions:

- Minimize/reduce windows at the second story west elevation to mitigate potential privacy impacts to neighbors.
- Reduce the first-floor height by about 1' to reduce overall building height without changing roof slope or design.
- Use stone for paving and/or walls to avoid "hardscape" appearance.
- Carry over ornamental façade detail to the garage elevation.

Chair Kruttschnitt closed the hearing.

Member Sutro rejoined the meeting. Member Fritts was recused.

5. Conceptual Advisory Design Review.

a. Public Restroom Enclosures at Frederick Allen Park and Natalie Coffin Greene Park

DESCRIPTION: The Ross Property Owners' Association (RPOA) is requesting that the ADR Group provide comments and suggestions on RPOA's proposed design for new fence enclosures around the existing public restroom structures located at Frederick Allen Park and Natalie Coffin Greene Park.

Planner Weintraub introduced the project.

Mark Fritts representing RPOA provided background and information on the project.

No public comments were received.

ADR Group Members discussed the merits of the project and provided the following comments:

Mark Kruttschnitt:

- Support the enclosures.
- Supports the proposed location behind the building and stone planter.

Josefa Buckingham:

- Likes the enclosure design; tenant trash bins should not be visible.
- Recommends dark stain on wood to make the enclosures visibly recede into vegetation.
- Recommends signage on Ross Common to direct to restroom.

Stephen Sutro:

- Great design.
- Pressure treated wood does not look good; recommends cedar.
- Enclosures should not rest on the ground; provide a gap.
- Supports the proposed location behind the building and stone planter and new signage.
- Prefers natural color.

Laura Dewar:

- Great design; no additional comments.

ADR Group Members discussed and recommended coordinating with the building tenants on location/use of trash bins to minimize visual impacts.

Chair Kruttschnitt closed the hearing.

6. Communications

a. Staff

Director Streeter provided information on the Ross Common Rehabilitation Project and public meeting formats.

Next scheduled ADR Group regular meeting date and time: August 17, 2021 at 7:00 PM.

b. ADR Group Members

No communications.

7. Adjournment

Chair Kruttschnitt adjourned the meeting at 8:15 PM.