

**TOWN CENTER DESIGN REVIEW BOARD
SPECIAL MEETING MINUTES, April 13, 2023**

DESIGN REVIEW BOARD MEMBERS PRESENT: George Fields - Chairman, Frank Grillo, Robert Borg, Michelle Girard

STAFF: Bill Hawkins, AICP – Director of Planning & Development

OTHER: Applicant: Mathew Falkowski, Eastwoods Associates, LLC.

Chairman Fields called the meeting to order at 1:30 P.M.

File# 2023-DRB2: Application to replace wooden shakes with vinyl siding on the building located at 123 Mountain Road.

Mr. Hawkins stated that the owner of 123 Mountain Road would like to replace the wooden shake siding on the building with vinyl siding. Matthew Falkowski, representing the building owner Eastwoods Associates, stated that the wood shakes are 40 years old and have deteriorated to a point where they need to be removed. Mr. Hawkins stated that Section IV.F.6.f. of the Zoning Regulations states that vinyl siding is prohibited unless the Design Review Board determines that existing conditions warrants such use. To aid in this determination, Mr. Falkowski submitted a letter from his siding contractor which states that vinyl siding is the safest and most prudent repair for the building because vinyl siding uses short nails. Mr. Falkowski told the board that the building was built in 1983 and was constructed with 2 x 3 walls and his contractor said the use of longer nails required for wood shakes have a higher probability of hitting mechanicals, plumbing, and electrical wiring. Mr. Grillo stated that vinyl siding will be an improvement for the building and was in favor of the proposal. Mr. Borg agreed that the vinyl siding proposed will be an improvement and the construction of the building warrants such use. Ms. Girard pointed out that the building next door to 123 Mountain Road has vinyl siding as well.

With nothing further, Mr. Borg made a motion to approve the use of vinyl siding to replace the wood shakes/siding on the building at 123 Mountain Road and that when the siding color is determined that the applicant run it by staff to confirm it fits within the historic color palette. Mr. Grillo seconded the motion which passed unanimously 4-0-0.

A motion to adjourn was made by Mr. Borg which passed unanimously 4-0-0 at 1:40 P.M.

Respectfully submitted,



Bill Hawkins, Recording Secretary