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2
4
5 (Whereupon the Pledge of Allegiance was said.)
6
7 THE CHAIRPERSON: Margaret, could you call the roll, please?
8
9 M.S. UHLE: Sure. Carlos Garcia-Bou.
10
11 M.R. GARCIA-BOU: Here.
12
13 M.S. UHLE: Laura Raffiani.
14
15 THE CHAIRPERSON: Present.
16
17 M.S. UHLE: Jennifer Nemeczek.
18
19 M.S. NEMECEK: Here.
20
21 M.S. UHLE: Silvio Luca.
22
23 M.R. LUCA: Here.
24
25 M.S. UHLE: Enda McIntyre indicated he would not be able to make it this evening.
26
27 THE CHAIRPERSON: First up, Application 16-25, 6 D’Ambrosio Way.
28
29 M.R. DEMASI: Good evening. My name is Lou Demasi. I’m the architect for the applicant.
30
31 What we have before you tonight is a
32
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I don't know if there is anything else that I could add, but, you know, just in keeping with that idea we worked with the site to make sure it faces the right way and the driveway, you know, works where -- this one in particular we were able to get the driveway on the side to get the garage doors, but it doesn't always work out that way, the other ones weren't that way, but this one we were able to do that. When we're able to do that, I like to make sure that that works that way.

MR. GARCIA-BOU: Do you know the location where the mechanical units are going to be at?

MR. DEMASI: I will work that out. It's not on this plan. When we go in front of the Planning Board, we'll locate it and screen it with bushes and everything like that and make sure that that works. For right now -- let me just grab -- it should be on your landscaping plan is what I'm told. I also remember showing it on the site plan.

MS. UHLE: I don't think it's shown on the landscaping plan.

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MR. GARCIA-BOU: It's not on the site plan.

MR. DEMASI: So all the utilities are going to be back here. We're going to have the two condensers back there, the electrical panel is probably going to be located on the side here so you don't see it from the front, and this will be screened on that side. It's in the back of the house. It's not in the front of the house or anything like that.

THE CHAIRPERSON: In that little pocket in the back there?

MR. DEMASI: I'm sorry.

THE CHAIRPERSON: In that little kind of pocket in the back there?

MR. DEMASI: Yes, back here behind the garage.

MR. GARCIA-BOU: The metal roof on the front, what is that material?

MR. DEMASI: I did miss that, didn't I. It's going to be a copper. This is the color here, and it's going to be a raised seam copper roof, and there are going to be some accents above this bay window as well as

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1 a motion to open the application -- what’s the
2 number?
3 MS. UHLE: 16-25.
4 THE CHAIRPERSON: -- 16-25 for a
5 public hearing.
6 MR. GARCIA-BOU: Second.
7 THE CHAIRPERSON: All in favor.
8 (All aye.)
9 THE CHAIRPERSON: Is there anyone here
10 who would like to speak about this application?
11 No?
12 (No comments.)
13 THE CHAIRPERSON: I would like to make
14 a motion to close the public hearing for
15 Application 16-25.
16 MR. GARCIA-BOU: Second.
17 THE CHAIRPERSON: All in favor.
18 (All aye.)
19 THE CHAIRPERSON: Any other comments
20 from the board?
21 MS. UHLE: I think one of the reasons
22 we don’t have anyone coming to the public
23 hearing is that I only heard positive comments
24 about the houses that have been going up in the
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11

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1 THE CHAIRPERSON: I would like to make
2 a motion to move Application 16-25 along to the
3 Planning Board with a recommendation of
4 approval.
5 MR. GARCIA-BOU: Second.
6 THE CHAIRPERSON: All in favor.
7 (All aye.)
8 MR. DEMASI: Great. Thank you for
9 your time.
10 THE CHAIRPERSON: Thank you. Thank
11 you for the -- that’s really, really helpful
12 that --
13 MR. GARCIA-BOU: Rendering.
14 THE CHAIRPERSON: The rendering, yes.
15 It makes a difference.
16 MR. GARCIA-BOU: I wish everybody
17 would do that.
18 THE CHAIRPERSON: Up next we have -- I
19 guess it’s three of them together --
20 Applications 16-46, 7, and 8 for properties
21 along Beech Street, 181, 179, and 183.
22 MR. MAIORANO: Good evening, Chair,
23 good evening board members. My name is Adamo
24 Maiorano from Community Designs on behalf of
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1 subdivision. In fact, someone just today
2 stopped by the office and mentioned that.
3 MR. DEMASI: We would like to invite
4 the board anytime to come look at the
5 subdivision. It’s coming out really nicely.
6 THE CHAIRPERSON: So how many more are
7 there going to be built?
8 MR. DEMASI: Right now it’s up to
9 debate, because there are two houses that --
10 one is an existing house that we’re thinking
11 about renovating or possibly knocking down and
12 the same with the one across the way from it,
13 but this would be the last empty lot.
14 THE CHAIRPERSON: Okay.
15 MR. DEMASI: There’s actually one
16 more, the largest lot.
17 THE CHAIRPERSON: Way in the back?
18 MR. DEMASI: It’s going to be the
19 hardest one to develop because it’s in this
20 corner here.
21 THE CHAIRPERSON: Okay. Any other
22 comments before we send this on to the Planning
23 Board?
24 (No comments.)
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1 the applicant, Peter Albano. We are proposing
2 three single family dwellings. Did you want me
3 to just go through individual house by house?
4 MS. UHLE: I think it would be easier
5 if you did each one individually and then you
6 could always have him do an overview at the
7 end.
8 THE CHAIRPERSON: Okay.
9 MR. MAIORANO: Basically the grand
10 scheme in designing the homes I tried to pay
11 close attention to the neighborhood residences
12 bringing in elements directly from the
13 neighborhood to tie the homes together but as
14 well keeping a certain degree of individuality
15 among the homes.
16 As you see for the first home --
17 THE CHAIRPERSON: Is this 183 Beech
18 or --
19 MR. GARCIA-BOU: 183 or 179?
21 MR. MAIORANO: So basically 179 is
22 sort of a traditional with a craftsman flare to
23 it. The exterior of the house, the bottom
24 portion is going to be a stone veneer, the
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siding is going to be a mix between a straight edge Hardie Board shingle siding and regular lap siding. As pictured, it's sort of a light gray earth tone color. The windows are going to be Andersen 400 simulated dividers and are going to be as pictured in the elevation, as well as the front door and the garage are going to be similar to exactly what is on the elevation. All of the trim and detailing work and the brackets are going to be AZEK, and the roof will be an asphalt shingle roof, which is a pewter gray color.

THE CHAIRPERSON: Do you have samples?

MR. MAIORANO: Yes. If you want to see what it looks like on the street-scape, to the left of this house is a vacant lot, so just basically trees and shrubs, and to the right is another proposed dwelling.

MS. NEMEC: Your street-scape is showing all the proposed houses; do you have anything with the existing houses?

MR. MAIORANO: I do. It's the last house to the right. There are two vacant lots to the left of this house and the proposed

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towards the right. I'll show you the street-scape for the house next to it to kind of give you an idea of why I went with that style after that to tie in with that house next to it with the drop in the roof line.

THE CHAIRPERSON: Is that actually the side of the house?

MR. MAIORANO: This is the front -- this is the last house that we're proposing, and then adjacent to it is an existing dwelling.

THE CHAIRPERSON: Is that dwelling facing another street or is it --

MR. MAIORANO: It's the same street on Beech Street. I think you're asking, did I draw another house to the left to it?

MR. LUCA: That's the front of the house.

THE CHAIRPERSON: That's the front of the house?

MR. MAIORANO: Yes, that's the front of the house. It's a little wacky the way it looks. That's the front of the house. It's a little deceiving. In the pictures it's -- it's

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2 MR. MAIORANO: It's going to be built
3 in.
4 MR. LUCA: It's within the glass?
5 MR. MAIORANO: Not true divided but
6 built in dividers.
7 THE CHAIRPERSON: You mean in the
8 glass --
9 MR. MAIORANO: Like a simulated, yes.
10 THE CHAIRPERSON: -- or simulated?
11 MR. MAIORANO: It's not true divided.
12 THE CHAIRPERSON: Simulated divided
13 lights?
14 MR. MAIORANO: Simulated, yes.
15 THE CHAIRPERSON: Should we open this
16 one up?
17 I make a motion to open up
18 Application -- this one is 16-48 for a public
19 hearing.
20 MR. GARCIA-BOU: Second.
21 THE CHAIRPERSON: All in favor.
22 (All aye.)
23 THE CHAIRPERSON: Is there anyone here
24 for this one either? No?
25 (No comments.)
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1 THE CHAIRPERSON: Then we can close
2 the public hearing for Application 16-48.
3 MR. GARCIA-BOU: Second.
4 THE CHAIRPERSON: All in favor.
5 (All aye.)
6 THE CHAIRPERSON: Any other comments
7 from the board or questions regarding this one?
8 (No comments or questions.)
9 THE CHAIRPERSON: So right now,
10 according to the top photographs here, this is
11 number 1?
12 MR. MAIORANO: Yes.
13 THE CHAIRPERSON: Where the home is;
14 where the prior home is?
15 MR. MAIORANO: Actually where 1B is,
16 that's the lot where we're talking about right
17 now is. There is no actual house on this
18 particular -- the existing dwelling takes up
19 the other two houses to the right of this one.
20 THE CHAIRPERSON: Okay. So 1B is
21 actually a photograph before 1?
22 MR. MAIORANO: Exactly, and that's
23 pretty much where this house will be located.
24 THE CHAIRPERSON: Okay. I think so
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1 far your design fits in with the neighborhood
2 and is appropriate for the rest of the block.
3 Any other comments from the board?
4 (No comments.)
5 THE CHAIRPERSON: Do you want to wait
6 until the end just in case there are some
7 questions that comes up?
8 MS. UHLE: Sure.
9 THE CHAIRPERSON: We'll just make all
10 the motions at the end.
11 MR. GARCIA-BOU: Are you keeping any
12 existing trees on the site?
13 MR. MAIORANO: There are, yes. If you
14 look on the site plan, in the rear there are
15 three trees that are going to remain. As far
16 as the front, there is not. There is also a
17 landscape plan. The right rear portion there's
18 the cherry tree, maple, and --
19 THE CHAIRPERSON: So then next up we
20 would like to have a look at -- what do you
21 consider the next one, 181?
22 MR. MAIORANO: Sure.
23 THE CHAIRPERSON: Which is Application
24 16-47, 181 Beech Street.
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1 MR. MAIORANO: So, again, 181 has
2 similar characteristics as to the neighborhood,
3 has sort of an English cottage kind of feel to
4 it. The front, the bottom portion is going to
5 be a rustic brick, as pictured in that sample;
6 the elevation is going to be HardiePlank
7 siding; the front is going to be all shake
8 siding; and the sides will be lap siding. The
9 roof will be an asphalt shingle roof, charcoal.
10 The garage and front door will be as pictured
11 in the elevations, a coachman steel with a
12 composite wood grain overlay. As far as the
13 windows, the divided light will be as pictured
14 in the elevation. All the trim and detail work
15 will be AZEK composite material.
16 THE CHAIRPERSON: So is that stone?
17 MR. MAIORANO: The front stairs is
18 actually a little portion where the door column
19 goes down there's a stone pier to it and the
20 platform. The stone is a -- there's going to
21 be a thin stone veneer on that. So it's only a
22 small portion and the rest is brick to break it
23 up. The railing will be a Trex PVC composite
24 railing. The Romeo and Juliet kind of balcony,
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which the taken, the idea, from 172 Beech Street, which has that similar concept, so I tried to draw that into the design to help, again, tie into the neighborhood.

MR. LUCA: This home is shake?
MR. MAIORANO: The front is shake siding. It's straight edge shake.

MR. LUCA: The sides are?
MR. MAIORANO: The sides are lap siding.

MR. LUCA: The same materials as the --

MR. MAIORANO: Same materials.

MR. LUCA: Texture?

MR. MAIORANO: Yes, wood grain texture on the siding. Actually, this is just a sample of the siding.

MR. LUCA: I have a question about the windows again.

MR. MAIORANO: Okay.

MR. LUCA: The grills are in the glass or on the outside of the glass?

MR. MAIORANO: In the glass.

MR. LUCA: In the glass.

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THE CHAIRPERSON: I think it would make, actually, a difference if you did the simulated divided light. I just think that the homes are really nice with the HardiePlank, it's not a vinyl. It just like kind of almost doesn't go with the rest of the home.

APPLICANT: We have the Hardie Board and AZEK.

MR. MAIORANO: I know what you mean, with the windows it's -- it's the middle of the road.

MR. LUCA: The SDL's make the house look like an older house.

THE CHAIRPERSON: It looks like it's been there.

MR. MAIORANO: I mean, I guess it's the middle of the road --

MR. LUCA: The more natural materials you use, that kind of looks natural even though it's not, the SDL, like using real copper rather than a painted panel copper.

MR. MAIORANO: Again, we're kind of speculative homes so we're trying to --

THE CHAIRPERSON: Any other questions? DINA M. MORGAN, REPORTER

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from the board on this? We'll open it up just for formality sake. We'll open up the public hearing for Application 16-47.

MR. GARCIA-BOU: Second.

THE CHAIRPERSON: All in favor. (All aye.)


MS. THOMPSON: Thank you. Good evening. I'm Alice Thompson. I live at 185 Beech Street. I live right next to this beautiful project that I'm looking forward to seeing.

I just have one request this evening. Could you please put the air conditioning condenser with the house next to me on the side away from my house, because I already have two on the other side? If you could do that, I thank you very much.

THE CHAIRPERSON: Is that perhaps where they are or is it --

MR. MAIORANO: It's in the rear. It's not on the side of the house. I'm sorry, one second.

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THE CHAIRPERSON: That's the next application. We'll address it when we get that one because we're doing them one at a time. That's the next one in line.
MS. UHLE: So you opened the public hearing on this one. Do you want to close the public hearing on this one if there are no more comments?
THE CHAIRPERSON: How about we just leave it open? We'll open them all and then close them all.
MS. UHLE: Okay.
THE CHAIRPERSON: Any other members with questions? If you would, please step up to the podium.
MS. COSTANZO: My name is Emily Costanzo, and I live across the street from this project on Overlook actually. I'm just concerned -- I'm not sure which number belongs to which lot, but that big, huge tree is a really unusual tree and I don't know if that's going to be involved in anything.
MR. MAIORANO: That's on other property.

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MS. COSTANZO: That's going to stay?
THE APPLICANT: Yes.
MS. COSTANZO: All right. That's my only concern because that tree --
THE CHAIRPERSON: It's a beautiful tree?
MS. COSTANZO: It's a gorgeous tree.
Okay.
MR. MAIORANO: It's still 183 Beech Street. It's kind of deceiving. It's right next to it.
THE CHAIRPERSON: On the landscaping plan on this one I do see a larger tree in the front.
MR. MAIORANO: That's proposed.
THE CHAIRPERSON: That's a proposed?
MR. MAIORANO: Yes.
THE CHAIRPERSON: Okay. Any other questions from the board?
MR. GARCIA-BOU: No.
THE CHAIRPERSON: So do we want to move on to the next one and then close them all up together?
So we'll move on to Application 16-46.

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for 183 Beech Street.
MR. MAIORANO: Keeping in mind that, again, similar characteristics with the other two houses, this one sort of house has a Tudor kind of flare to it. The bottom portion will be a stone veneer, as pictured there; the front will be stucco finish with AZEK trim dividers; and the top portion is a bit of a Hardie Board shake, fiber cement board siding, and then the rest of the house on the sides and the rear is the regular lap Hardie Board siding. The front lower portion and the decorative roof over the garage is a standing seam metal roof, colors very similar to what is pictured in the elevation. The roof is an asphalt shingle charcoal color roof, as well as the brackets and the decorative pieces of molding and trim is an AZEK white board. It's a true wood door and front door, as pictured in the elevations. The reasoning for the -- if you look at -- sorry -- 191 Beech Street, as you kind of continue down Beech Street when you get towards the end, there's more of that Tudor scheme going on. So I tried to mix that in with the

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1   EASTCHESTER ARB - 9/1/16
2   top.
3   THE CHAIRPERSON: There is quite a bit
4   of a bump out there.
5   MS. NEMECEK: But it still doesn't
6   look balanced even with the bump out. That
7   window on the right looks too small.
8   MR. MAIORANO: It's the same size as
9   the other one. It's a 3 foot wide window and
10  it's above the bottom window, which is the same
11  size, the two underneath the porch.
12  THE CHAIRPERSON: I'm not sure if it
13  would make a big difference on this, but I
14  think that a 3D drawing could kind of help us
15  to see that better just in this one. If not
16  for us, for the Planning Board. I think that
17  because there are multi levels on that front,
18  it makes a difference.
19  MR. MAIORANO: From the side elevation
20  it drops back a little bit here and there, not
21  drastically, but there is a bit of a change on
22  the front elevation and the depth as far as the
23  front lower half of the roof above the garage,
24  and then it steps back to the basically main
25  wall of the house.

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1   EASTCHESTER ARB - 9/1/16
2   top.
3   MR. LUCA: If you doubled it, then it
4   might throw it more off aesthetically. Ideally
5   you want the two windows centered on the oval,
6   but that won't work because of the --
7   MR. MAIORANO: Exactly. That kind of
8   breaks up that and obviously you could see --
9   MR. LUCA: Plus, the garage elevation
10  is projecting out; correct?
11  MR. MAIORANO: A couple of feet, yes.
12  About 4 feet or so.
13  MS. NEMECEK: Do you need that Tudor
14  element? You have a bunch of the different
15  materials going. You have stone, stucco, the
16  Tudor element and then the shake and the oval
17  window and brackets.
18  MR. MAIORANO: I mean, yes, the shake
19  can be --
20  MS. NEMECEK: Then you have the grills
21  on the second floor window. It's just not all
22  jiving together.
23  MR. MAIORANO: Sort of minimizing the
24  difference of materials.
25  MR. GARCIA-BOU: What kind of window
26  is that?

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2   top.
3   MR. LUCA: I like that the house is a
4   different style, that it is a Tudor. I
5   understand what she's saying about that one
6   window, but obviously the window is there for a
7   reason based on the floor plans. I think if
8   you lose the cedar shake where the oval is and
9   maybe that just becomes like an AZEK panel.
10  The shake can be a stucco like on a Tudor.
11  Maybe that becomes just a white AZEK panel with
12  the oval set into it.
13  MR. MAIORANO: It does have a flare at
14  the bottom where those decorative brackets are.
15  MR. LUCA: I'm just talking about the
16  material itself. Maybe stucco again or just --
17  what I'm saying, get a 4 by 8 sheet of AZEK and
18  you cut. Even if it's stucco.
19  MR. MAIORANO: It can still do that
20  same sort of flare to it.
21  MR. LUCA: Even if it's stucco. With
22  the window, I don't know much you can do to it
23  because obviously that window is a bedroom or
24  something.
25  MR. MAIORANO: One is a bedroom and
26  one is the master bath.

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1   EASTCHESTER ARB - 9/1/16
2   top.
3   MR. MAIORANO: Same as -- consistent
4   with the other Andersen 400 series windows.
5   MR. GARCIA-BOU: The hopper window?
6   MR. MAIORANO: What's that? It's
7   double hung. They're double hung windows.
8   MR. GARCIA-BOU: The bathroom window?
9   MR. MAIORANO: The bathroom window is
10  not. It's a picture window. It's behind the
11  toilet, so it will have to be a safety glass
12  window.
13  THE CHAIRPERSON: Is it an optical
14  illusion or is the panel to the left of the
15  bedroom window like narrower than the panel
16  that contains the window?
17  MR. MAIORANO: The half timbers are 6
18  inch, so 5 and a half inch trim board. It
19  might be deceiving from the elevation. It
20  should be the same.
21  THE CHAIRPERSON: It just looks like
22  the one --
23  MR. MAIORANO: You're talking about
24  these and the rest?
25  THE CHAIRPERSON: No. The biggest
26  window, right, the one in the bedroom, okay.

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and then that panel, the width of that whole
panel at the top compared to the panel to the
left of it, the panel to the left looks
narrower to me.

MR. LUCA: I don't think she’s talking
about the trim, I think she’s talking about the
actual panel because you aligned the upper
window with the lower window. So the panel to
the right the actual stucco is larger than the
opposite side. I think that’s what she’s
saying.

MR. MAIORANO: Okay. Yes.
THE CHAIRPERSON: They all look kind
of uneven to me.

MR. MAIORANO: It was done so that the
middle line was up with the middle of that
panel portion and that it’s consistent
throughout. The divided section inside that
window, you’re saying, is bigger than the left.
That can be adjusted just so that it lines up
with the middle of the house as well.

THE CHAIRPERSON: With the middle
window at the top, the oval?

MR. MAIORANO: This portion becomes

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within the middle and is the same as it is
there.

THE CHAIRPERSON: Maybe it is just
those half timbers --

MS. NEMECEK: They just don’t fit.

THE CHAIRPERSON: It’s like they’re
being forced to work in that space and maybe
it’s just not.

MS. UHLE: It seems like you have
issues with both the shakes and the half
timbers. So maybe in that portion he could
just -- you know, you could try some
alternative scenarios.

MR. LUCA: Eliminating the timbers
then it’s not a Tudor really. You’re talking
about these when you use the word, "timber?"

MS. NEMECEK: Yes, those.

MS. UHLE: Maybe another way to
configure them. Maybe not eliminate them
completely.

MS. NEMECEK: But it’s not a Tudor
house, it’s a craftsman house.

MR. MAIORANO: Tudors nowadays style
has gone haywire. Tudors can still have
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1. the top portion can be consistent with the
2. stucco or solid.
3. MS. UHLE: I understand what you're
4. saying about the 3D, but I think -- and again
5. correct me if I'm wrong -- it doesn't sound
6. like you really have problems with the massing,
7. it's, again, more the combination of the
8. materials.
9. MR. LUCA: I think what's going on
10. here is you want it to be a Tudor, I like it as
11. a Tudor as well, but there are a couple of
12. things that don't constitute Tudor. Like the
13. brackets, if you got rid of the brackets on the
14. colonnade as well as the upper brackets and the
15. cedar shake on the top upper most portion, that
16. makes it much more Tudor. Then if you went the
17. opposite way if you wanted to make it arts and
18. crafts, which it kind of is without the stucco,
19. then the stucco becomes shake and everything is
20. shake.
21. MS. NEMECEK: If everything is shake,
22. then brackets and things could become chunkier,
23. you could use more stone, but it's unbalanced
24. and there are too many different styles.

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1. forgot your name.
2. MS. THOMPSON: Ms. Thompson.
3. THE CHAIRPERSON: Ms. Thompson. Would
4. you please come back because now we're at the
5. application which you were referring to that is
6. adjacent to your property.
7. MS. THOMPSON: Okay. I'll say the
8. same thing I should have waited to say. I
9. request that the air conditioning compressor be
10. put on the side away from my house, because I
11. already have two on the other side of my house.
12. I don't know where they're going, but if
13. they're --
14. THE CHAIRPERSON: Well, he indicated
15. on the plan there they are in the back but in
16. the back not totally the corner next to you
17. because it has to really -- it's next to the
18. house, but it's next to the right side of the
19. house in the back.
20. MS. THOMPSON: Could they be to the
21. left side of the back?
22. MR. GARCIA-BOU: It's in the back of
23. the rear of the house instead of the side of
24. the house.

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1. THE CHAIRPERSON: So did we open this
2. one for the public hearing?
3. MS. UHLE: No, you haven't yet.
4. THE CHAIRPERSON: So let's do that. I
5. would like to open Application 16-46 --
6. MS. UHLE: This is the one we did want
7. to see where the HVAC units were going.
8. THE CHAIRPERSON: -- to the public
9. hearing.
10. MS. UHLE: Where are you proposing the
11. HVAC units on the site plan?
12. MR. GARCIA-BOU: Second.
13. THE CHAIRPERSON: All in favor.
14. (All aye.)
15. MR. MAIORANO: They're in the rear of
16. the house not on the side.
17. MS. UHLE: On the right-hand or
18. left-hand side of the rear?
20. MS. UHLE: So that would be closer to
22. THE CHAIRPERSON: Where on the --
23. MR. GARCIA-BOU: Here.
24. THE CHAIRPERSON: So -- I'm sorry, I
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1 side are right on the side of my house and in
2 the back is the deck, and my bedroom looks over
3 to that area too. So whatever you could do
4 to keep --
5 MR. LUCA: The other two condensers
6 that you're speaking of, are they your
7 condensers or somebody else's condensers?
8 MS. THOMPSON: Pardon me.
9 MR. LUCA: The condensers you're
10 speaking of, not the ones proposed but the
11 other two you're talking about, are those --
12 MS. THOMPSON: The other two, one is
13 mine, one is my neighbor's, and they're both on
14 that other side. So it would be nice if I
15 didn't have to have them on both sides. From
16 what I understood, usually when you build
17 houses, you do what I did with mine, the two
18 neighboring condensers are right across from
19 each other.
20 THE CHAIRPERSON: I think the way this
21 house is situated that their patio would be on
22 the other side.
23 MS. THOMPSON: If it went more to the
24 left of the back.

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1 like a small picket fence.
2 MS. THOMPSON: As I said, it's not the
3 fence. I don't mind the look of the unit. The
4 fence won't cut the noise.
5 THE CHAIRPERSON: Adamo, can we see
6 the street-scape on this one?
7 MR. MAIORANO: Sure.
8 THE CHAIRPERSON: It won't make sense
9 to flip the house at all; right?
10 MR. MAIORANO: We can, by the patio,
11 we could try to create a -- plan it around the
12 patio and have them on that side.
13 MS. THOMPSON: Whatever you can do I
14 appreciate that.
15 THE CHAIRPERSON: Thank you.
16 MR. MAIORANO: Flipping the house,
17 utilities and dry wells and test pits are
18 already done specifically where they are on the
19 site plan, so.
20 THE CHAIRPERSON: All right. I'm kind
21 of leaning towards sending along the two and
22 asking them to come back with the third one.
23 Does that make sense, Margaret?
24 MS. UHLE: That's up to you.

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1 The newer units are
2 more efficient.
3 MS. THOMPSON: Mine is efficient
4 because it's all new too. I had it replaced.
5 THE CHAIRPERSON: I don't know where
6 it could be moved to really.
7 MS. UHLE: Well, maybe Adamo could
8 consider that. That's definitely a site plan
9 issue as well that could be addressed at the
10 Planning Board meeting as well. Adamo, can you
11 just look to see if you have alternatives?
12 Sometimes the Planning Board under these
13 circumstances will prefer to have the AC
14 condenser units impact the builder's adjacent
15 house rather than an existing neighbors. So
16 see if you have some alternatives and maybe
17 address that at the Planning Board meeting.
18 They are permitted on the side as well as long
19 as you meet the setbacks for accessory use.
20 MR. MAIORANO: There's a staircase
21 going to the basement.
22 MS. UHLE: I see that. So you may be
23 limited. Maybe look at it at least.
24 MR. MAIORANO: Maybe put some sort of

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THE CHAIRPERSON: Second.
MR. GARCIA-BOU: Second.
THE CHAIRPERSON: All in favor.
(All aye.)

THE CHAIRPERSON: So that's those two applications, just for clarification 179 and Application 16-46, we would like you to come to the October ARB with some adjustments. Generally, like what Margaret said before, just kind of pick a style and stick with it, don't get too confusing. Okay.

MS. UHLE: Adamo, if you could coordinate with Michael with regard to section, block, lots, and addresses. It's really confusing, but I think the next one won't be because we've assigned addresses and everything.

MR. MAIORANO: I'll make it all consistent, sure.
MS. UHLE: Sure.
THE CHAIRPERSON: So that's it. I

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would like to make a motion to close the ARB meeting for September 2016.
MR. GARCIA-BOU: Second.
THE CHAIRPERSON: All in favor.
(All aye.)
THE CHAIRPERSON: Good night, everyone. Thank you for coming.
MR. MAIORANO: Thank you.

(MEETING ADJOURNED.)

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