

Unionville Historic District and Properties Commission
February 6, 2020
DRAFT: Minutes

Present: Bob Hoffman, Sherry Horton, Howard Martin, Barbara Marsh (alternate), Ann Vibert Wuelfing (alternate), and Shannon Rutherford (Assistant Town Planner), Edward Giannaros (Town Council liaison)

Absent: Lisa Johnson, Matt Ross (alternate)

Meeting called to order at 7:00pm by Bob Hoffman

Barbara Marsh appointed for vacancy, Ann Vibert Wuelfing appointed for Lisa Johnson

Approval of Minutes: January 9, 2020 minutes (Martin/ Vibert Wuelfing) (M/S/A)

79 Main St., Unionville – proposed Ion Bank

- Attendees for Ion Bank: Richard Korris, Greg Rosen, Craig Porter, Dawn Derwin
- Mr. Korris started the presentation with introductions, he explained in detail the process Ion Bank has taken to date and discussed their meetings with the Unionville Village Improvement Association (UVIA) representatives and the Architectural Design Review Commission (ADRC).
- Mr. Korris explained that the property is located in the B1 zone and therefore approval with the ADRC and UHDPC is not required; however, they wanted to meet with both groups as a courtesy and to understand the concerns of Unionville.
- Mr. Korris noted that neither the UVIA nor the ADRC liked their initial architectural renderings for the proposed bank, which included a mix of clapboard and brick for the façade material and incorporated a cupola. The design team received comments from both UVIA and ADRC and after a few iterations arrived at the elevation currently being presented as part of the application to the Plan and Zoning Commission.
- Mr. Rosen presented the current landscaping plan and building elevation. He noted that additional landscaping is being provided along the east property line to screen the drive-thru from the adjacent neighbor. Similarly, additional landscaping was provided along the front to screen drive-thru headlights from the residence across the street.
- Mr. Porter noted that the additional landscaping has to be carefully balanced with the need to maintain some visibility at that drive-thru for security purposes.
- Mr. Korris noted that neighbors within 200 ft of the project were sent written notice of the project as required by the Plan and Zoning Commission process for a Special Permit. Of the notices sent, only two neighbors have contacted them with questions and concerns. The concerns have been limited to screening for the drive-thru, there have been no comments on the building architecture.
- Mr. Porter addressed the question about the need for a bank building with the prevalence of on-line banking. He explained the need to have a presence in the community, so people are aware that they are a viable option for their banking needs. He also noted for items such as financial planning, loans, etc. people want to speak with a person face-to-face.

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- Ms. Vibert Wuelfing thanked them for meeting with the UHDPC this evening and thanked them for their patience with the review process. She acknowledged that the parcel is zoned business and focused her comments on the aesthetics of the building. She noted that the building is in the middle of a residential area and it should appear more residential, rather than clearly looking like a business. Ms. Vibert Wuelfing cited a number of offices in the corridor that have occupied existing residences and have taken great care to preserve the exterior residential appearance. She noted that there is no red brick on Main St., once you get past the center intersection. Ms. Vibert Wuelfing shared historic photos of some of the adjacent homes and shared some recent photos of these homes.
- There was general dialogue amongst all regarding some architectural treatments to consider such as a window over the front door facing Main St., consider changing the sign band over the door, etc.

Member Solicitation

- Approximately half of the invitees attended that gathering in January to encourage participation among the Lovely St. neighborhood.
- Continue discussion in March about outreach efforts.

Education Series

- The FHDC was not interested in participating in a panel discussion of a few members to discuss their renovation stories / experiences.
- Bob Hoffman suggested a presentation on roofing materials. He will investigate and we can consider something for late March.

Other Business

- Barbara Marsh attended the Commissioner training on January 27th. She shared with the Commission that members may want to consider creating a separate email account for themselves for Commission business. This would eliminate the ability of an applicant to FOIA a personal account.

Meeting adjourned at 8:15PM SKR