



**Hillsdale Planning Board Minutes
November 10, 2014**

Present: Hank Henward, Chairman; Richard Freiman; Ellen Levy; Deborah Bowen; Bud Gardner; Patti Rohrlich; Vivian deGeorges, Secretary

Excused: Mark Barbato

Also Present: Gretchen Stevens; Jeff Paige;

Mr. Henward opened the meeting at 7:33 PM

1. Chris Chi and Paul Warren , owners; 155 White Hill Lane site plan review Tax ID 127.-1-15.1 In the Ridgeline

Mr. Henward showed photos which the Board had taken from Whippoorwill and Torey Hill roads to show the Chi/Warren site from those vantage points. Ms. Rohrlich asked the applicants what is actually finished now onsite and they said that the walls and roof are framed in. Mr. Warren showed a map with the no-cut areas as well as areas to be seeded sketched in and where the septic is installed. He said they have no plans to remove anything and do have plans to landscape but haven't thought it through yet with a formal plan. He said that they want plants that the birds can feed on in the winter, but haven't decided which ones yet. They like it the way it is and the planting will take time to think through, but they're not going to remove anything. Three trees in front of the house will be kept for shade.

Mr. Warren showed samples of the cedar siding and roof products, and said that there will also be natural stucco. Ms. Bowen asked if the cedar will darken and Mr. Warren said that he thinks it will darken even though they seal it. Then Mr. Freiman and Mr. Gardner discussed it and Mr. Gardner said he thinks it will darken with time. There was discussion over the color of the plywood which is visible in the photos and the similarity to the siding color, saying that if the plywood is visible, then siding of a similar color will also be visible, and suggestions about possibly staining the siding a darker color. Mr. Chi said that they haven't made a final decision but that they could stain it darker, somewhere between light brown and gray.

Mr. Henward asked about the trim, what color it will be, and Mr. Warren showed a sample of the trim which is gray. The colors of the samples are Andersen Sandtone for the siding and Ruberoid 30FR Black for the roof.

There was some discussion about growing vines on trellises to cover the stucco and blend into the background, then further discussion about when the stain should be applied to the siding, either before or after being installed on the house. Mr. Gardner said that if you do it before installing, you won't see any unstained parts when the siding shrinks. Mr. Warren said that they'll do some staining of test pieces to see how it's going to come out.

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Mr. Henward said that since this is going to be going up fairly soon, how do you propose to get back to us with your final colors, etc.? Mr. Warren said that if the Board gives conditional approval based on what has been discussed tonight, they'll submit their final colors to the Board once they've decided on them.

Mr. Henward asked if anyone wanted to make a motion to approve this application.

Mr. Freiman made the following motion: that the Board gives conditional approval subject to the applicant coming back to us with color choices of earth tones, darker than the ones showing in the current photos, that won't stand out as much as the ones submitted tonight, and with a planting proposal showing the plans for the screening of the property. The applicants understand the obligation they have, and they will either submit the above or contact us about their plans by April 2015. Ms. Levy seconded the motion and the vote was all ayes.

Mr. Henward suggested that they go to the paint store for color samples soon, and then go to the locations where the photos were taken and determine what they'll need to screen what can be seen. Mr. Warren said that before they can decide on plantings, they need to see the soil and talk to a landscape professional who understands what can grow in each location.

2. Bill Stratton representing Chris and Deb Jones, owners, application for building an extension on their home in the Tory Hill subdivision

Mr. Stratton said that he went to get a building permit and Lee reminded us that we need PB approval because it's in the Ridgeline. The owners would like to put an extension on the house. Mr. Stratton showed site plan and house plans.

Mr. Henward said that the extension is over 500 sq' so is subject to review. The existing house is 4000 sq'. Mr. Stratton said they would like to put on this addition to the east. He showed the house plans showing the present home and the proposed addition from all angles.

Ms. Levy said that part of the extension is essentially a conservatory, all glass. What about the reflectivity of the glass? Mr. Stratton said he didn't know, and Mr. Freiman said there's a glass made by Andersen that's 11% reflective. There was a discussion about which windows open, if there will be plants in the conservatory, etc., as well as discussion about where it's visible from.

Ms. Bowen said that if the conservatory is all lit up at night, it will be like a beacon and Mr. Henward agreed saying that with a glass roof, the lighting will be radiating upward and suggested a balloon test and described for Mr. Stratton how that's done.

Ms. Rohrlich said that another concern is that if the conservatory is a kit, you may not have a choice about the type of glass.

Mr. Freiman asked about the colors, and Mr. Stratton said that the extension will be brick, as the existing building is, and the trim will be dark, though there may be a little white trim on the existing building.

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Mr. Henward asked if there were any other questions and said that this was the correct way to do the process, going to the Building Inspector and then us to look over the site.

Mr. Henward asked for a motion to adjourn. Mr. Freiman made the motion and Mr. Gardner seconded it. The vote was all ayes and Mr. Henward adjourned the meeting at 8:45 PM.

The next Planning Board meeting is scheduled for December 8.