

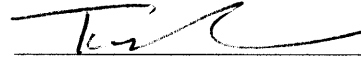
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MEMORANDUM

To: Rocky Hill Planning Board

From: Tamara L. Lee, PP, AICP, LLA, ASLA



Re: Block 5, Lot 7.02
Historic Preservation Permit
Application – Revised plans

Date: October 16, 2018

This is an updated planning review of the above referenced application based on revised plans, dated 10-5-18.

In accordance with comments from the Planning Board, the Applicant is now proposing to construct the new house on Lot 7.02, Block 5 in a location that is closer to the rear of the lot. This will locate the house farther from the street and behind two large trees which are proposed to remain.

The assumption articulated at the last meeting was that the house would appear more like a ‘barn’ which might have been associated with the neighboring farmhouse in contrast to a house that might resemble a more typical single family home like the ones that line Washington Street. By locating the house so far from the road, the apparent dissimilarity between this house and existing homes in the Historic District will be less striking and less impactful on the historic streetscape.

The proposed house will be oriented with the front door facing east toward the side lot line. The side of the house, with the garage door, will face Washington Street. The North Elevation drawing should be revised to show garage doors in accordance with the proposed floor plan. In addition, the garage doors should have a ‘barn’ quality to them to reflect the desired barn character of the house.

The new house location and orientation appear to reflect the comments from the Board. The Applicant should clarify if a retaining wall is still proposed to edge the parking area in front of the garage. It appears as though the finished grade at the garage door will be approximately seven feet lower than the grade at the front of the property. The street is approximately four feet lower than the finished grade of the front of the property, so the topography of the lot seems to create a natural ‘berm’ which will partially obstruct the view of the house. The Applicant should provide a cross section illustrating the sightlines from the street to the house to better illustrate this effect for the Board members.

The windows in the peak of the façade facing the street are now centered under the peak, as requested by the Board. The proposed siding will be ‘shakes’; the Applicant should confirm that this means cedar shakes and/or describe the material and color of the proposed siding.

Given the Board’s comments at the last meeting, which suggested that the proposed house could be considered more like a barn than an historically themed home, this structure will not be consistent with other residences in the area. However, it appears relatively comparable in form and massing to other barns in the Historic District.

Though the dimensional information on the plans is scant and the drawings provided to this office were only electronic and therefore not to scale, it appears as though the impervious coverage and height requirements are consistent with the ordinance, even though I do not agree with the calculations shown on the plans. These parameters should be verified prior to the issuance of a zoning permit.

In addition, revised drainage calculations should be submitted and reviewed prior to the issuance of a zoning permit since the impervious coverage of these revised plans is substantially different from that which was included with approved subdivision plans. The impervious cover has increased significantly and so revised drainage calculations are required.

Cc: Christine Witt, Board Secretary
Jolanta Maziarz, Esq., Board Attorney
Steve DeRochi, Applicant