

Planning Board meeting 12-20-2011 video transcript

Rudy's site plan item, excerpts where exterior materials were discussed.

45:08

Maureen O'Meara: Just to update the Board, the applicant had originally hoped to provide you with rotating, 3d exposure to the building, but we had a little problem with connecting the projector to the computer, so instead he has created static views. So you will still have most of what you were going to see.

Philip Kaplan, Kaplan Thompson Architects: And if you do want to see the full fly around, I can pull it up. It's just going to have to be hand.... But, hopefully the images that, that I've created will be sufficient. Ok. Right, there's not major changes...

Acting Chair Carol Anne Jordan: Excuse me, Phil, could you introduce yourself for the record.

Kaplan: Sorry, Phil Kaplan, Kaplan Thompson Architects. What you're going to see today is very much what you saw last time. There are only minor changes to the floor plan, virtually none to the elevations, but I will address them as they come up. Same floor plan with two entries, the primary entry the front of the building on the east side. And on the south side, there is a second entry. Same screen porch and same number of seats inside. The bar is in the same configuration. The only slight changes have to do with the inner workings of the kitchen, which is a little in flux anyway and, I think not really relevant at this point.

The second floor has essentially stayed the same. The balcony is now made part of the office, when before it wasn't. That was a minor concern that was brought up on the site walk. The roof still has solar panels, but the actual number of photovoltaic panels has not been determined. But there is plenty of room if we wanted to actually make this a net zero building, which would be pretty cool.

The elevations are now drafted, but again essentially the same. The lower portion is metal siding, there it is. Clapboards that are the hardie plank claps, with a 5" exposure, above that to the second floor, and three elevations also have a decorative shingle, that, at the top of the gable. So here is the east elevation, facing the road. This is the rear elevation. Here we see the screened porch elevation to the south. There's the solar panels. And this was a little unclear last time so we provided two different elevations that would show what the north elevation of the building would look like in phase 1, and what it would look like

in phase 2. So, maybe now it's a little more sense why we are putting a little more energy in fenestration on this edge, on the east edge of the north side.

Chalat: What is your steep slope there? Is it still 12:12?

Kaplan: Oh, the steep slope is still 12:12, yes. 12:12 and there is a 4:12. Let's move Pat's out of the way. And that's not a good sign. Ok, we are going to just walk you through these manually one by one here. So here's essentially a view from the northeast, which you actually never see unless you can float. But it gives you a sense of the overview of the building. Here we move around a little bit closer to the building and you can see the intended transparency of the structure, that we really wanted to make it feel light, to feel active. And the scale is very different toward the south end. There is where we are going to see the most foot traffic. So even though there is a two-story gable, we wanted to bring this down, to about 11', to the edge of that eave.

We are looking at the front door, at the back of the parking lot. Here we are stepping back a little bit and and you can see the south side and you can see the primary ...

Chalat: Is this color scheme accurate?

Kaplan: What I would say is that it's the intent, that it will be very close to this. We haven't picked the specific color, but I can discuss general palettes and I've got some samples.

Here we turn a little bit more to the back side of the structure. We can see how it resolves with the roof line aligning with the roof line of the first building. Again a clear hierarchy between the two. The primary structure and the secondary structure, the future structure. This is a close up. This is where you are going to be waiting for your name to be called, to pick up your pizza to go. And the intent is to have some exposed structure, both inside and out. Here another view through the screened porch as you enter, looking to the right.

It's a quick peak inside, sort of roughed out at the moment, but you can see when you walk in and turn to the right, here is the intended take-out area. And you get a sense of the flow through this place. There is a direct flow from the front door to the back door. Turn to your right, there's the screened porch. Turn to the left, and there is the take-out and you can see the booth beyond. Again a very transparent, very bright building, and that's the intent. Another peak at the booths.

Just go through these here so do that again. Bear with me for a second.

There's a view from the screened porch out into the parking area.

Ok, so here we step back a little bit. This was what Pat was referencing before. I can get a little closer on the next shot as well but this gives you a sense of again the hierarchy of the two buildings. Essentially our primary building and the secondary building, that is phase 2. You see the repeated gable forms, primary, secondary. This is the feature that we had discussed before, the balcony, that's actually on the north side.

Chalat: This site doesn't reflect the abates to the site plan, right?

Kaplan: It does, to some extent. I have to say that the planting is not exact and we don't have the curbing road on here, as Pat has revised, so I would actually take those with a bit of a grain of salt. This is more the view that you would actually see. That's kind of a nice shot because you see the generous esplanade that Pat's created.

This is a view from the back side of the structure, the attempt to get, bring that scale down and align those roofs, from the backside. And again, the front entry.

(55:20) Now, one of the questions was about the siding. I brought samples of the hardie panel, but honestly I don't think anyone's that interested and I think everyone's seen that before. But the questions had to do with the lower siding, what we are proposing for the metal siding, so I've brought a couple samples. When you ask for a sample, they don't let you choose the color, so this is not the color that we are proposing. We haven't picked out a color, but, again, the palette that's shown is the intent and there are samples that we have gotten that do show the colors. I'll be happy to pass this around [the samples].

What it is, it is an aluminum siding. The intent is that it is going to be placed vertically. There are several different gauges. This is a .032. It also comes in a .04 and a .05. In my opinion, this is plenty tough for the use that we are going to be needing. It is not a high traffic area. It is not a car wash. There's not going to be people really beating up against it, but we do want a tough material for what it is. It has a high recycle content, between 80-85%, and it is 100% recyclable. It's much tougher than any wood product that you would be able to put at that level. One of the other concerns was that, and this comes from the ordinances, that, essentially there's a concern that this is a cheap product. So, I want to put an end to that. This is not. This is a high end product and it should not be considered a cheap product. There are concealed fasteners. It is tougher, again, than wood. It's durable. It's got a kynar finish, which is a baked on finish that you see very often on high-end windows. So it's guaranteed not to fade for, I think the number is

about 30 years. Pretty tremendous stuff. And for that you pay a premium. For, just to give the board a sense of cost, wood siding per square foot is about \$3.30 to \$4.00 a square foot. The aluminum siding that we are proposing, with an anodized finish, is about \$5 and a quarter a square foot. So there is an increased cost to this, but because of the durability and the appropriateness of this in a commercial structure, and frankly the look of this, we feel it is the right thing to do. If the board is interested, here's a, a couple more samples that, that would be more akin to what we are proposing. [hands samples to board]

Chalat: For color?

Quinn: Oh, color?

Kaplan: Yes. The color, as I understand it, is not specifically part of the discussion. We are offering that to some extent. Can I answer any specific questions about the architecture of the building?

Chalat: I have a question. Can you go to a front view that shows both the buildings?

Kaplan: Yes.

Chalat: Is there, I don't know if everybody can see it, is there a reason on the right hand building that you are slightly off center, but not really applying an asymmetric organization there?

Kaplan: Interesting question. Good one. That's very perceptive, actually not one of those things everyone would pick up on, but of course you being an architect. Well, it's very minor the reason why we did that and it's really just to cut the distance from walking from the parking lot. It's really that simple. And it was enough off-center that it felt like it was ok. If it was slightly off center, then I think it would look weird, so it's more of a one-third, two-thirds, so ...

Jordan: Any other questions? Thank you.

Kaplan: Thank you.

Jordan: We open the public hearing portion of the evening. (1:00:00)

1:24:00 PH closed

1:35:25

Steinberg: One comment. I think the plan is good. Looks very nice. It's certainly a great improvement over the, would be, will be a great improvement over the existing building. I think the only comment that I have is about the metal side. I was thinking about noise and metal doesn't tend to absorb noise. It tends to reflect it, so wood tends to absorb it and any softer material tends to absorb it. So I wonder, if, in actual fact, you are sending out noise or amplifying it, rather than absorbing it? That's just a query about the siding.

Kaplan: You're looking for a response?

Jordan: Please.

Kaplan: Well, I guess it is sort of an abstract answer that I am going to give. I can't specifically give you the sound transmission coefficient for the siding. I will tell you that a couple of things happen when you have a corrugated siding, that it actually diffuses the noise, because of the shape of the siding, as opposed to a solid piece of metal.

Steinberg: It changes the sound, but it's going to reflect it, correct? It changes the frequency, or models the frequency as well. But in actual fact it is still reflecting.

Kap: It would, yes. And aluminum is a softer material than steel, for instance. And, again, I can't give you any measurements because of the profile of the siding and the fact that, the question is what is exactly going to hit it at a vertical surface. And how often may hail come down at an angle that, at that one time of the year, you are going to effect people who aren't going to be inside their homes.

Steinberg: [Indistinguishable] I guess you could affect it with the volume or the [indistinguishable] of the paint you put on it or the surface that you put on the metal. If it is a softer surface, it won't resonate so much.

Kaplan: I think there might be some difference. It may be slight, but. I don't know the specific answer but that might be the case.

Steinberg: Well, it was just a point that it might have an effect.

Jordan: Thank you. Anything else. Do I hear a motion?

1:38:00

