

Design Review Board Meeting
Virtual Meeting by Zoom
January 11, 2021
128 High Street

Board Members in attendance: Rue Sherwood, Ken Savoie, Linda Riley Laura Gresh,
Bob Wetherall
Ethan Parsons, Planning Director
Applicant/Developer: Lou Rubino, Pasquale Koutoulas

Plans show 7 units and to maintain the existing commercial business
New plans are due to the Planning Board on January 28, 2021
There is a contract to purchase 126 High Street (back lot) where the house will be demolished

Lou began the discussion stating the landscaping is not yet complete.
The Builder is working with a civil engineer to reconfigure plans and to add more green space and stagger the buildings

Ken the plans showed a poor flow for vehicles and asked if there was enough space for cars to turn-around.
Lou said plan meets the 70 ft. requirement

Bob suggested the courtyard be enhanced.

Ken said too many units were proposed considering the land available. He said the aesthetics need to improve as well as turn-around space for cars. He thought this was a "pathetic" example of density as well as it offered a poor quality of living for future residents.
We would like an alternative site layout that would be more conducive to living.

Linda asked if entry road was through the commercial site.
Rue questioned if two entrances-- one for commercial site and one for residences -- might include too much asphalt on the site.

Ken asked developer to present additional layout options of the residences, green space, entrance driveway, parking.

The discussion ended with the request for developer to come back with revised plans for the buildings at 128 High Street.

Ethan suggested we meet again to discuss on January 25th before the planning board meets on the 28th.

The meeting adjourned at 6:50.

Laura Gresh,
Secretary

Adopted January 25, 2021