

Design Review Meeting
February 7, 2022
Virtual Meeting via ZOOM

Members In attendance: Ken Savoie, Rue Sherwood, John Sarni, Bob Weatherall, Laura Gresh
Ethan Parsons, Planning Department

Also present: John Colantoni, Jim Juliano, James Emmanuel, Melisa Kole, Carolyn Britt, John Dugger, John Morin, Kevin Perelli, Eleanor Johnson, Carl Gardner

Citizens Query: None
Washington St. Station

Ken said he received a letter requesting the DRB vote in favor of the project. Ken explained that is not the DRB's role.

Ken asked that an overview of the project showing plans from different angles. Jim Juliano projected slides. John Colantoni explained the changes.

- Balconies have bracket supports
- Buildings are different colors
- Trim is white PVC -- product does not require painting
- Outdoor seating has been modified showing three tables and a grill with a stone wall enclosure

Ken noted the red house on Washington St. is brighter than others and adjacent houses should be of colors that complement and balance the red house.

Ken also said the long balconies are similar to balconies found on apartment buildings.

Rue said the renderings show only white trim. John C., said half the units will have colored trim.

John Emmanuel, landscape architect, noted the addition of 15 trees along Washington St. with taller being Hackberry or Ironwood, both hearty and suitable to be along street side. Understory trees would be Dogwood, Eastern Redbud with shrubs surrounding the buildings. Lower plantings near understory trees – Inkberry, holly, junipers, and perennials – all pollinators. He said the tree area has enough soil for trees to mature over time.

Rue said she appreciated the addition of native plants and shade trees.

John Sarni asked if the walkways would be of permeable-pavers.

Ken suggested the addition of an outdoor gathering area next to Unit M to provide additional outdoor seating at the back of the property.

Ken suggested reducing parking by one space.

John C. said removing two spaces next to Unit M and relocating one would allow for outdoor gathering area with seating.

He said he would look into decreasing parking spaces and adding an additional gathering area.

Carolyn Britt suggested the addition of a parking space in for Unit K. and asked if landscaping plan is considering climate change.

John C. said condensers are small and will be screened with plantings. He said the central gathering area is private and a distance from other units.

Rue commented on gathering area's 42-inch stone wall with a bench – the bench being too narrow and suggested removing the wall in the area where there is seating and have plantings provide the division.

Ethan said we should make a final recommendation when we feel satisfied with the changes.

Comments were summarized and include

- Variation of materials with the units having brick facades being close to the road
- Balconies should be shortened – the long balconies do not enhance the buildings
- Addition of an additional outdoor gathering space
- Remove wall of gathering space shown and replace with wider seating
- Add landscape along the street to be able to tolerate salt from road
- Trim should be of varied colors
- Balance the red building with other bright colors

John S. made a motion stating the project has come a long way and suggested the project be referred to the planning board considering these recommendations. Rue seconded the motion with our recommendation stated. All voted in favor.

50-56 Market St.

Ken recused himself from discussion with Rue acting as temporary chair.

New plans show driveway with less incline and parking further into the site and tandem. This creates more greenspace. This change reduces parking spaces to three from five. All landscaping remains the same as planned. There now will be 2 spaces per unit with no guest parking. Dumpster has been moved to a less visual location. Guest parking is permitted along the street.

The developer is waiting for the landscape plan from Corliss Bros. and will present to DRB.

Rue suggested native shade trees that when mature grow to a substantial height.

Carolyn Britt also stressed the importance of shade trees.

Ethan noted --- when available - at the next meeting - the landscape plan will be shared with the DRB for comments.

Ken returned to his role as Chair.

Turkey Shore Road – Carl Gardner

Preliminary discussion of addition of a building to existing lot and building on Turkey Shore Road.

The lot is 12,600 which – under new zoning allow for an accessory building.

The existing building has two units.

The proposed 1,000- sq. ft. building dimensions would be 20x25 feet. It would be located at the right rear of the lot.

The proposed 1,000 sq. ft. unit will have varied siding with board and batten and clapboard for variation.

Foundation would be slab on grade.

The existing house is 1,900 sq. ft. of living space.

Carl said he thought this plan might serve as a prototype for other accessory buildings in town.

Laura asked what the set off was from the neighboring house to the right.

Ken suggested using town's GIS map to document the proposed building site. He said we will need to see contextual drawings when presented.

Rue suggested using Google Earth maps to show the set back of neighboring house.

Carl suggested a handout from the Town be created providing guidance for building.

Ethan reminded the DRB that we need to have meeting to continue to discuss DRB guidelines.

February 14 at 7 p.m. was date agreed on to meet.

Next scheduled monthly meeting will be on March 7th at 7 p.m.

Minutes

Minutes January 3, 2022

John motioned to accept with edit of correction of spelling of his name. Rue seconded the motioh. All voted in favor.

Minutes January 24, 2022

John motioned to accept the minutes. Rue seconded the motion. All voted in favor

Meeting adjourned at 9:03 p.m.

Minutes by

Laura Gresh

Adopted March 7, 2022