

Design Review Board Meeting
March 22, 2021
Virtual Meeting by Zoom
126-128 High Street

Board Members in attendance: Rue Sherwood, Ken Savoie, Bob Weatherall, Linda Riley, Laura Gresh
Ethan Parsons, Planning Director
Citizens, Helen Chanler, Liz Hull
Developer: Lou Rubino, Pasquale Kouloulas, Mike Lindstrom

126-128 High Street

Applicant Lou Rubino said the lot plan has not changed from the last presentation.

Rues questioned if a fire truck can turn-around. Lou said the it met the requirements required by the Fire Dept. The driveway is 20 feet wide with a sidewalk There will be curbing between the sidewalk and street. The plans show 4-5 feet of greenspace between the school fence and the road.

The finished landscape plan is not complete.

The front elevation of the 6 units modified and now show windows at 2nd and 3rd level the same width. The previously shown half-moon window has been reduced in height. The bay window was removed. Four different textures are shown on the front façade – board and baton at the gable peak, shingles and clapboard on 3rd level.

Side elevation windows were added with a total of 4 windows. This façade also shows different siding to add texture. Trim was added to the second-floor windows.

Rue sad the single garage door for 2 cars looks large in proportion to the other elements on the front façade. Lou said they tried 2 doors and decided to use the single door. The design of the garage door shown is not finalized. The doors will have windows.

Bob asked if gutters would be included for storm runoff water. He also suggested the use of board and baton at the first level.

Ken said the window trim should be in-line with the arched window to create a clean horizontal line, with the arch intersecting with the horizontal band.

Rue suggested the trim on top of windows at side façade continue with the top of windows at the first level. With potential of snow accumulation, she suggested herbaceous plantings for the green area between the townhouse driveways.

Lou said landscape plans are yet to be completed and will include screening.

It was agreed that the changes are an improvement to previous plans presented.

New England Biolabs Daycare Building

In attendance: P. Norton, Don Greenough, Mike Lindstom, James McCarthy, Charlie Wear

Charlie Wear said they met with Essex Greenbelt and the Fire Department since last meeting and after consultation decided the building will be situated not to impact the conservation land.

Mike Lindstom described the building design with 2 barn wings of two stories each for classrooms connected by a one-story contiguous structure. Horizontal siding is shown on the barn 2-story structure with either semi-transparent stained cedar or a synthetic product made by Hardie. Still to be determined. There are 3 entrance to the classrooms.

Bob said the canopy shown has a "gas station look" with the steel posts. He suggested the addition of struts.

Ken questioned the solar panels shown on the flat canopy roof.

Mike said the canopy design is still evolving. The location and profile of the solar panels is still in planning stage with final design to come.

Mike said now that the side barn structures have been changed to two-story, the addition of clear-story windows is a possibility. Window placement is still to come but will be smaller to maintain the barn look.

The 2-story barn like structures are not identical. One tures has larger classrooms and higher ceilings. The higher ceilings will create a barn-like look inside.

The overhang at the doors will be cantilevered. The addition of whimsical and playful features is also in the works.

Approval of Meeting Minutes for 2-22-21

Rue mad a motion to approve. All voted in favor.

Minutes prepared by Laura Gresh

Adopted: May 5, 2021