

Design Review Board Meeting
May 5, 2021 @6:30 PM
Virtual Meeting by Zoom

Board Members in attendance: Rue Sherwood, Bob Weatherall, Linda Riley, Laura Gresh
Ethan Parsons, Planning Director
Developer: Lou Rubino, Pasquale Kouloulas

Citizens queries: None

Rue agreed to Chair the meeting in the absence of Ken.

Bob noted he had to leave to attend Conservation meeting at 7 p.m.

126-128 High Street

Review request for recommendation for special permit for multi-family development application.

Lou Rubino noted that the proposed units for development have been reduced from 7 to 6 and that site plans have been reworked. A 4-foot offset adds depth to the front and rear elevations.

Proposed are 427 plantings and 50 trees – with most being indigenous plantings.

There will be a stone dust path to mailboxes with a bench. The driveway now meets all the fire requirements for the town.

Garages will have lighting at top of garage door.

Bob recommended a shade tree at the island site. He also suggested adding native shade trees along High Street that would eventually mature and screen the property.

Rue recommended herbaceous native plants be used instead of lawn/grass – native grasses and perennials would require less maintenance than mulch beds which need annual maintenance.

Exterior:

Bob suggested a horizontal band be added between the first and second story (front, side and rear elevations) to make the structure appear more like a two-story building instead of a three story.

Bob said the plans presented with our recommendations would be satisfactory and thought the plans could be submitted to the planning board for their approval. Laura seconded the motion. All voted in favor.

New England Biolabs:

Attending; Joanne Hiromura, P. Norton Mike Lindstrom, Liz Hall, Attorney Don Greenough
Helen Chandler neighbor on Fellows Road

Don Greenough said the presentation would focus on the recommendations/comments made at last meeting.

They include adding canopy, cantilevered steel columns, wooden horizontal panels.

Fenestration at entry has larger windows and lower placement allows for more light and creates more rhythm.

Natural exterior cladding of natural vertical cedar in a gray shade.

Rue noted the stone wall was a gabion wall in places as well as a retaining wall and will shield headlights from the building.

Don asked if Helen Chandler from Fellows Road has any comments.

Helen Chandler said her home is directly opposite the proposed building and suggested a screening barrier at wetlands with plantings/trees to break up the space between Fellows Road and the building. Also noting that plantings would buffer the noise from vents operating on roof and from occupants.

The plans shows oak and evergreen trees. The building will be 750 ft. from the road. The goal is to add buffering trees but still maintaining the meadow.

Joanne Hironua said they were looking at adding plantings and would consider Ms. Chandlers recommendations.

The building is expected to be complete by March 2022.

DRB members agreed that with recommendations of adding plantings between Fellows Road neighbor's property and building for screening to recommend for approval to planning board. Bob motioned to approve with these recommendations. Linda seconded the motion. All voted in favor.

Approval of minutes from March, 22-2021

Rue made a motion to accept the minutes, Linda seconded the motion. All voted in favor.

Ethan said 15 Market Street will soon be presented to the DRB.

The IHC is concerned about future projects and that we should review our design guidelines which have allowed garages under living space. Also IHC would like the planning board to examine their criteria so all boards and commissions are in agreement with design guidelines.

Rue made a motion to adjourn the meeting. Bob seconded the motion. All voted in favor.

Minutes prepared by Laura Gresh

Adopted: July 13, 2021