

Design Review Board Meeting Minutes

July 30, 2018 at 6:45 PM

Planning & Development Department Conference Room

Board Members in attendance: Rue Sherwood, Mitch Lowe, Laura Gresh and Bob Weatherall.

Staff in attendance: Ethan Parsons

Others Present: Vincent Sorrentino and David Jordan representing Bank Gloucester; David Jaquith, Shaun and Deb Marston representing Ticks Auto.

Weatherall called the meeting to order.

1. Request for Recommendation relative to site plan review and special permit application- Bank Gloucester, 143 High Street

Parsons provided background about the procedural steps in the review process of the Bank Gloucester application.

David Jordan, project engineer, described the site layout. Bank Gloucester is proposing a 2,700 sq. ft. freestanding building at 143 High Street with a drive through. He explained that the project is subject to a Planning Board special permit due to the work within the Water Supply Protection District and because the proposed wall signs exceed the dimensional requirements of the sign regulations

Board members noted that there is a lot of proposed parking, especially close to the street, and they asked Jordan to ask the bank if they need all the proposed parking. There was a discussion about revising the layout to reduce the pavement and expand the tree planting areas. The Board encouraged Jordan to look into adding a tree in the landscape bed where the freestanding sign is proposed. There was a discussion about additional tree species. Sherwood suggested Lindens and Weatherall suggested adding a substantial shade tree such as an Oak. The Board encouraged Jordan to look at the lawn area next to the building. Members wondered if this space would be functional. Sherwood suggested considering alternatives to the row of arborvitae on both sides of the property to add interest.

Vincent Sorrentino, project architect, described the interior layout of the building. He then described the exterior. Bank Gloucester is proposing hardiplank siding, PVC trim, architectural asphalt roof shingles, and cedar shingles on the tower element.

Weatherall suggested exploring alternatives to the transom windows above the double hung on the façade and on the tower. The Board also suggested exploring the tower's roof pitch, adding brackets to soften the appearance of a large soffit overhang, and the window style.

There was another discussion about the review process. Parsons explained that the applicant will appear before the Planning Board on August 16. He said he anticipates further design changes after that meeting and a Conservation Commission meeting, then he sees the applicant returning to the DRB for a final presentation and recommendation.

The Board agreed to continue the review until a date to be determined.

2. Request for Preliminary Review- Tick's Auto Repair, 113 Central Street

David Jaquith, architect, and Shaun and Deb Marston of Tick's Auto presented a preliminary plan for a project at 113 Central Street. The project consists of adding a third bay to the existing garage building and adding a second story with two residential units.

There was a discussion about the site circulation and parking layout. The Board suggested making a bay a parking space. The Board suggested Jaquith and the Marstons consider dumpster location, snow storage, and adding trees to the property, especially at the perimeter of the site.

3. Adopt minutes of December 18, 2017 meeting

Lowe moved to adopt the minutes of the 12/18/17 meeting. Weatherall seconded the motion. The motion passed unanimously.

4. Adjournment

Lowe moved to adjourn the meeting at 8:38 PM. Weatherall seconded the motion. The motion passed unanimously.

Minutes prepared by Ethan Parsons
Adopted September 5, 2018