

Design Review Board Meeting Minutes

September 4, 2018 at 6:45 PM

Planning & Development Department Conference Room

Board Members in attendance: Rue Sherwood, Mitch Lowe, Laura Gresh, Ken Savoie, Jeff Anderson, Linda Riley and Bob Weatherall.

Staff in attendance: Ethan Parsons

Others Present: Frank Pasciuto, Paul Ross, Karl Mayer, Tim Corrigan, Ted Spinale, Kathleen Spinale, Amy Whynott, Paul Nordberg, Cheryl Ferrie

Savoie called the meeting to order at approximately 6:45 PM.

1. Adopt minutes of July 30, 2018 meeting

Lowe moved to adopt the minutes of the July 30, 2018 meeting. Gresh seconded the motion. The motion passed unanimously (5-0 with Weatherall and Savoie abstaining).

Documents: Draft minutes of 7/30/18 meeting.

2. Request for Recommendation relative to special permit application- 15 Market Street residential mixed use

Parsons provided background about the procedural steps in the review process of this application. He explained that Pasciuto submitted a special permit application to the Planning Board for the addition of three apartments on the ground floor of 15 Market Street. The initial Planning Board meeting is scheduled for September 6.

Frank Pasciuto of FNAM Realty LLC described his proposal to add three apartments on the ground floor of 15 Market Street, facing west. Pasciuto described the proposed changes to the interior. There was a discussion about the building interior and its influence on the proposed exterior changes. Lowe recommended Pasciuto examine the layout of one of the units to ensure it meets the residential building code. Pasciuto then described the proposed changes to the exterior wall. He would like to add windows and sliding doors for each of the apartments, with a small roof projection defining each unit and covering the doors. Pasciuto said he also owns 21 Market Street. He would like to improve the landscape and create a courtyard-type environment at 21 Market, which would benefit the apartment occupants of 15 Market as well as adjacent businesses and the public.

The Board requested additional information about the proposed courtyard and plantings. Pasciuto said he would have his architect revise the proposed plans and depict this additional information.

Weatherall moved to continue the review until the next meeting, September 11. Sherwood seconded the motion. The motion passed unanimously.

Documents: 15 Market Street floor plans and elevations, prepared 8/28/18 by James S. House

3. Review comments relative to Comprehensive Permit application for project at 36 Essex Road

There was nobody present representing the proposed project. Parsons provided a procedural background, explaining that the case was being considered by the Zoning Board of Appeals, which has asked for input from various boards, committees and staff, including the DRB.

The Board noted the complexity and scale of the project and decided members would take time individually to review the proposal then reconvene at the next meeting to discuss as a board.

Keri MacRae, 31 Heartbreak Road, asked Board members to look closely at the neighborhood and consider whether or not the project is in keeping with neighborhood character.

Anderson moved to continue the discussion until the next meeting, September 11. Weatherall seconded the motion. The motion passed unanimously.

Documents: Comprehensive Permit application documents available on ZBA webpage as of 9/4/18

4. Review comments relative to Comprehensive Permit application for project at 25 Pleasant Street

Karl Mayer, applicant, and his attorney, Paul Ross, were present. Parsons provided a procedural summary, noting that this is a Comprehensive Permit application before the Zoning Board of Appeals.

Sherwood noted that there are no trees proposed that will grow taller than six feet at maturity. Anderson said that site sections would be helpful in understanding the proposed site work and functionality. Savoie asked why the building had been sited the way it was sited. He also noted that there is parking proposed that would necessitate maneuvering directly onto Blaisdell Terrace.

Tim Corrigan, 16 Pleasant Street, asked the Board to consider the development from the perspective of Blaisdell and Pleasant. He said that the neighborhood is comprised of single family homes and some duplexes, but an eight unit building is not consistent.

Ted Spinale, 27 Pleasant Street, asked the Board to consider impacts to the neighborhood and abutters.

Amy Whynott, Blaisdell Terrace, noted that there are only three handicapped accessible parking spaces in a project that is presented as an accessible and ageing in place friendly project.

Kathleen Spinale, 27 Pleasant Street, asked the Board to consider lighting, landscape design, and scale.

Paul Nordberg, 19 Pleasant Street, noted that a street elevation would help the Board, ZBA and neighbors better understand the scale, height and proportions of the proposed building relative to the neighborhood.

Cheryl Ferrie, 1 Blaisdell Terrace, asked the Board to consider neighborhood context and impacts.

The Board decided members would review the proposal individually and bring comments to the next meeting, September 11.

Weatherall moved to continue the discussion until the next meeting, scheduled for September 11. Sherwood seconded the motion. The motion passed unanimously.

Documents: Comprehensive Permit application documents available on ZBA webpage as of 9/4/18

5. Adjournment

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