

**DESIGN REVIEW BOARD
MEETING MINUTES**

April 8, 2015

36 Bartlet Street

3rd Floor Conference Room A

Call to Order:

The meeting was called to order at 6:30 p.m. Present were members Craig Gibson, Eric Daum, Suzanne Korschun and Paul Maue.

Mr. Dan Kowalski, Board of Selectmen, Chairman, arrived at 7:00 p.m.

OUTDOOR DINING APPLICATIONS

Ultimate Perk, 96 Main Street

The proposal is the same as in past years.

Mr. Daum moved to approve the application as submitted.

Ms. Korschun seconded the motion.

Vote: Unanimous (4-0)

Brasserie 28, 2 Elm Square

The proposal is the same as in past years.

Mr. Daum moved to approve the application as submitted.

Mr. Maue seconded the motion.

Vote: Unanimous (4-0)

DISCUSSION

Historic Mill (Town Yard) Overlay District

This warrant will be voted on at Town Meeting.

Mr. Daum feels this proposal will increase business opportunities and provide room for growth.

Mr. Gibson noted that there are citizens concerned about the 65 ft. height allowed. On Haverhill Street, the old brush factory is approximately 65 ft. in height. The Musgrove building or Powder Mill Square building are possible examples of buildings close to this height. The DRB will be authorized to review new projects in this proposed district. The Board of Selectmen voted in favor of this proposal (4-0). Mr. Kowalski has concern of the potential for residential density. There are many vacant buildings that could become residential. Mr. Kowalski noted the possibility of 800 residential units in Dundee Park with this change in zoning. There have not been any traffic studies.

The DRB is in support of the removal of the dams. Mr. Gibson noted that the plan for the work is sensitive to the stone walls along the river, etc. The dams to be removed are located at Balmoral and Marland Place.

Haverhill Street re-zoning near Shawsheen Square

There are 2 private warrant articles. The area on Haverhill St. from Shawsheen Sq., east to the railroad bridge, north of the street is currently zoned IA, and south is SRA. The houses along York Street are in an industrial zoned area. The proposal is to rezone the stretch along Haverhill Street to GB and potentially change the zoning for the houses on York Street. The south side will remain a single residence zone. Over the river is the New England bank, brush factory and creamery building with a request to change to GB. There is a possibility that creamery building will be razed as renovations would be too expensive.

There is a 17 acre lot owned by Brickstone that they would like to change to SRA. They would consider zoning for smaller lots and houses.

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Mr. Kowalski would like to see better guidelines on where the DRB should be contributing. It was disappointing that the DRB was not involved in the Old Town Hall project. There was discussion on possible upcoming new projects:

- Ballardvale Fire Station- this project will not be going forward for at least a year
- Shawsheen School use- possibly Senior Center, Plant and Facilities, or School Administration
- Youth Center - at 75% of completion. Youth Foundation has come up with additional money and continues to fundraise to continue to invest in the building
- Parking lot behind Old Town Hall- Money has been approved for a plan to re-do the parking lot
- South School – there is a road that was designed to get the cars off Woburn Street
- Re-design of park outside Town Hall - It is not funded at this time. The DRB should be required to be involved in the re-design.

Mr. Kowalski would like to see a member of the DRB give a presentation to the Board of Selectman, quarterly or semi-annually with an update on what the board is doing, where they need help, etc. He wants to be sure that the DRB is reviewing the projects that they should be hearing.

The DRB would like to see more enforcement. They discussed how they can be more effective. They would like to have a follow up on signage applications or projects. Regarding town projects, the board would like to see a DRB member on committees from the beginning of projects.

There being no further business, the meeting of the Design Review Board for April 8, 2015 was adjourned at 7:25 p.m.

Respectfully Submitted,

Patti D'Agata