

DESIGN REVIEW BOARD

MEETING MINUTES

February 11, 2020

36 Bartlet Street

Second Floor Conference Room

Call to Order:

The meeting was called to order at 7:07 p.m. Present were members Craig Gibson, Paul Maue, Suzanne Korschun, and Eric Daum. Also present were Preservation Commission members Leslie Frost, Leo Greene, Joann Michalik, Karen Herman, and Joanna Reck. Austin Simko, Town Clerk was also present.

DISCUSSION

Historic Mill District Update

Austin Simko, Town Clerk, made a presentation with the updates of the re-development of the Old Town Yard. The task force was created in 2016/2017 to originally just look at design guidelines. Once these were adopted in February 2018 the task force shifted to look at traffic and circulation, other components, place making and to help draft the RFP. The Historic Mill District is 100 acres and the Town Yard is 3 plus acres. During the industrial revolution the Historic Mill District was a vibrant gathering place, had places of employment, train station, housing, retail and direct access to the river. Looking at that history, the motivation is a transformation, driven by desire for a reintegrated work/life community, situated by transit. They are hoping the Town Yard development will catalyze growth in the future. The Town Yard sale is controlled by the RFP. It is possible that abutting properties may be included in development proposals in response to the RFP. The HMD is not controlled by the Town Yard development. Austin reviewed the public engagement milestones within the last 5 years; 2015 town meeting approved the zoning overlay district; 2018 Planning Board approved the design guidelines; in 2018/2019 traffic and circulation was adopted; 2018/2019 strategic place making-plan; sewer and water; and environmental aspects. The purpose of the RFP is to tell developers the kind of development we want so they can submit proposals consistent with the community's needs. He also reviewed the 7 planning objectives; neighborhood context and character development; place-making; traffic and circulation; community spaces; project type (restaurant, retail and housing). The planning objectives are what the town wants to see in the development.

Adjournment

There being no further business, the meeting of the Design Review Board for February 11, 2020 was adjourned at 7:58 p.m.

Respectfully Submitted,

Gina Decareau

Approved at March 11, 2020 Meeting