

DESIGN REVIEW BOARD

MEETING MINUTES

March 13, 2019

36 Bartlet Street

Third Floor Conference Room B

Call to Order:

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

APPLICATIONS

Helen Tomas, 90 Main Street

DRB-19-4 (GB)

Mr. Schiavone presented the application for an enclosed shed style awning. The awning will be marina blue with white lettering. The current sign on the brick will remain. The size of the letters on the side of the awning will be 7.3 inches and the lettering on the front will be a little under 4 inches. The original awning has a valance in the front that goes all the way around. There will be no valance when the new material goes up.

Mr. Daum moved to accept the application as submitted.

Mr. Gibson seconded the motion.

Vote: Unanimous (4-0)

Brickstone Properties, Inc, 159 & 161 River Road

DRB-19-5 (ID2)

Mr. Jozokos, Mr. Turner, and Mr. Spagat presented the application of a new 2 story mixed-use development. The Planning Board asked the applicant to come before the board for feedback on the design. As of now the tenants will be a restaurant, bank, retail, and an independent stand alone daycare which a different architect is designing. The main building is around 14,000 square feet. This site was formerly a bank with a drive up and a residence. The zoning board granted them relief for the set-backs. There is a separate independent parcel abutting the property that is serving as a storm water easement. To soften views of the retaining wall, they plan to incorporate landscaping at the base of the wall.

They reviewed this with the fire department and they are comfortable with the layout and access for emergency response personnel. There will be full connectivity from the Minuteman side and River Road side to both sidewalks. Mrs. Korschun's concern was preserving the trees on River Road. Mr. Turner said they will likely have to be removed and replaced. There will be rooftop air conditioning systems and will be partially visible by the street. There will be two full service driveways. The exterior building materials will be a stone veneer on the tower's edges, concrete composite and clapboard siding, asphalt shingles. There will be landscaping. Mrs. Korschun was disappointed in the design, she feels there is a mix of different architectural styles and she doesn't understand how they mix together. Mr. Daum would rather see an awning over the tenant spaces instead of the roof structure. The eyebrow windows will be functioning and let light into the space. The second story space in the towers would usually be used for an office or mechanical equipment. There is a black steel element over the entrances. Mr. Daum feels the proportions of the ribbon window on the second floor on the front of the towers is not the right device in that location. He also thinks this needs to be more pedestrian friendly. The future signage would be above the individual roofs. The DRB gave many recommendations in terms of design and materials and would like to see this revised. Mrs. Korschun thinks landscaping will go a long way. They will have a special meeting Tuesday, March 19th, 2019 with the updated revisions. Mr. Gibson said if the board can get the scaled elevations before the meeting so they can review it that would be helpful.

Per the New Open Meeting Law, the list of the documents that were either distributed to the Design Review Board before the meeting in a packet, or at the meeting:

1. Site Plan
2. Renderings of the proposed development

DISCUSSION

Mr. Weeden attended to update the Design Review Board on the Sign By-Law Working Group. This article will be withdrawn on the floor of Town Meeting Spring 2019. Additional time is needed for review on proposed changes to the sign bylaw.

Minutes

Meeting of December 2018

Mr. Daum motioned to accept the minutes with changes discussed.

Mrs. Korschun seconded the motion.

Vote: Unanimous (4-0)

Meeting of February 2019

Mr. Daum motioned to accept the minutes with changes discussed.

Mrs. Korschun seconded the motion.

Vote: Unanimous (4-0)

Adjournment

There being no further business, the meeting of the Design Review Board for March 13, 2019 was adjourned at 8:18 p.m.

Respectfully Submitted,

Gina Decareau

Approved at March 4, 2019 meeting