

Minutes
Design Review Board
September 26, 2012

Present: Juan Cruz, Deborah Kruskal, Dan Martin, Jane Roddy

***Site Plan Review: 430 Boston Post Road
Northern Bank and Trust Company***

Shaun Briere and Mark Sereda presented a site plan, building elevations, and a landscape plan for 430 Boston Post Road.

The board discussed the change in materials from the originally submitted elevations. Ms. Kruskal and Mr. Cruz expressed their preference for the new elevations that omitted the use of brick in favor for all clapboard, and asked whether the colors presented in the original elevations would still be used. The applicant indicated that the colors were not yet final. The board believes that the use of contrasting, but complementary, colors for the gable and lower levels would be attractive. The board likes the use of copper and wood clapboards.

The board discussed the site plan. Mr. Cruz, Ms. Kruskal, and Mr. Martin favor the building being located closer to the corner with the septic being moved to the rear of the property. The applicant indicated that the original plan called for the building and septic to be flipped as they desired, but that the ZBA had requested the change so that the building would comply with setback requirements.

The board is strongly in favor of the previous site plan and of granting a variance for the setback. The board is especially concerned with the septic mound and retaining wall being the focal point at what is one of the most prominent intersections in town. Because the high water table requires the mounding for the leaching field, the board believes that this unique situation makes the site worthy of the variance so that the focal point can be the building, and not its septic system. Ms Kruskal added that is not uncommon for older buildings in town to be close to the street such as Hosmer House and the board finds that any impedance on the site lines at the intersection is mediated by the presence of the stop light.

The board had further comments on the architecture. Several members of the board expressed concern with the balustrade over the flat portion of the roof. Because there is no access to the roof, the presence of the balustrade seems out of place. The board suggested to Mr Sereda that further thought go into studying the height of this portion of the roof with architectural elements other than a balustrade. Ms. Kruskal and Mr. Cruz also expressed concern with the massing of the roof. The applicant indicated that the roof has a 12:12 pitch, and the board suggested that the applicant consider reducing the roof pitch somewhat to 10:12.

The board expressed concern with the massing of the drive-through canopy. The board suggested substantially reducing the pitch of the roof, using a hip roof, or otherwise treating the roof so that it is not so grand.

The board discussed the landscape plan with the applicant. The board finds the plantings on the North side of the site and around the ATM to be well thought out and attractive. Ms. Kruskal expressed concern that when the building colors are finalized, they should be done so with consideration of the

flowering colors so that they not clash. She also recommended substituting the creeping juniper ground cover with a plant that does not require full sun as they are currently indicated for ground cover under trees.

Mr. Martin inquired of Ms. Kruskal whether there were any planting that could be done to further hide the septic mound should the ZBA, the applicant, or other boards not want to return the building to its originally planned location. Because of the limitations imposed by the septic system, she indicated that not much could be done further than the proposed oak trees which should somewhat screen the septic mound.

Miscellaneous

The board met with Nick Palmer, an applicant for the open position on the board.

The board approved the minutes of June 13th.

The board expressed disappointment in not having an opportunity to review and comment on the site plan before the applicant previously met with the ZBA. The board found itself in the unfortunate circumstance of making recommendations contrary to those already expressed by other boards to the applicant. The board wishes that it could have had the opportunity to express its recommendations and concerns with the site plan with other boards and the Selectmen so that the town could speak with one voice and not put the applicant in the situation of dealing with opposing desires from different boards.