

Present: Frank Riepe (Chairman), Deborah Kruskal, Dan Martin  
Absent: Tris Windle, Linda Wade

***Site Plan Review; Sudbury Meadows Comprehensive Permit, North Road  
Recommendations to Zoning Board of Appeals***

The Design Review Board discussed the 40B application for North Road. The site plan is unimaginative, even dreary. The plan respects neither nature nor community in its aesthetics. The building design is a little better, but the fake stone should be eliminated and the garages should recede while the house entrances should be the focal point.

A sketch of a site plan with ten units in four variations (plus mirror image plans) was drawn by the Design Review Board Chairman, which would create a more pleasing and unified public space while having the entire development address the undisturbed natural space which is the northern portion of the lot. This scheme would foster a sense of community and harmony. The architecture could have variety of form and the garage doors should not dominate the scheme. The scheme should be developed by a qualified registered architect.

***Site Plan Review; The Villages, Old County Road Comprehensive Permit  
Recommendations to Zoning Board of Appeals***

The Board reviewed the 40B application for Old County Road. The architectural design is poor. There is too much paving and too many garage doors. The layout fails to foster a sense of community. There should only be allowed one garage bay per unit. The buildings are visually too busy with an excess of hips, gables and various protrusions, all of which fail to achieve a successful architecture. Each house fails to be identifiable. The siding materials should not be "Alcoa" but more natural materials. Low maintenance can be achieved with red cedar shingles, for instance. The scheme should be developed by a qualified registered architect.