

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

Site Plan Review; Frugal Flower

No applicant was present. The Board had no objection to the architecture of the proposed new west end of the building as it is consistent with the present building design. However, the Board is concerned that the applicant has not provided adequate landscape design to beautify the site since the front parking lot was permitted and paved. It is the opinion of the Board that further approvals should be withheld until the spring when the site can be properly enhanced.

The Residences at Sudbury Commons 40B Proposal Review

No applicant was present. This was a preliminary review by the Design Review Board of plans just submitted.

The conversion of the Village Green to housing is a reasonable proposition but the architectural design can be much better. The new rear buildings are poorly proportioned and every elevation needs a lot of work. They are unacceptable. The front elevation of the existing main building needs to have more life brought to it. In addition, the Board believes the front buildings should remain commercial for the good of the neighborhood as well as this development. This property is in a Historic District and the architecture must have historical integrity.

Discussion on ATM Warrant; Article IX

Jim Kelly, Building Inspector, was present to discuss his proposed article for portable/temporary signs.

All points of the proposal were discussed, including what led to the desire to change the bylaw. Mr. Kelly feels there are many business owners in town who are desperate for a liberalization of the use of portable signs. He also believes this is experimental and the fees would be used for enforcement. The Board is convinced that much thought has gone into the proposal and is supportive with the following exception. The second half of paragraph "d" which currently reads "unless the business is impaired from view from the road frontage, as determined by the Building Inspector" should be deleted.

Miscellaneous

The Board approved the minutes of January 10, 2007.