

Present: Deborah Kruskal, Dan Martin, Chris O'Halloran
Absent: Tris Windle, Juan Cruz Molina

Site Plan Review: Northwoods Condominium

Present on behalf of the applicant were Ralph Castagna, developer and building contractor; Mike Hunter, landscape architect and Amy Dimauro, realtor.

The applicant presented a revised site plan and landscape plan. Members of the board were satisfied overall with the planting selections and locations, with the exception of the burning bush which is considered an invasive species. Several options were discussed with the applicant and the board ultimately agreeing on oakleaf hydrangea as a suitable substitute.

The applicant brought up a concern of the abutters about adequate screening that was also brought to the attention of the board via an email from the abutter. The applicant is in favor of filling the more open areas in the screening. The board recommended the use of white pine or white fir to fill in the gaps in the screening on the western boundary of the property adjacent to the abutters.

The board discussed with the applicant previous concerns with respect to harmonizing the existing buildings with the ones proposed. The applicant indicated that one of the new structures would use similar roofing materials and that a unifying paint color plan would also be used such that at least one of the new structures would match in color. The applicant further noted that existing bollard lights would be repeated around the property.

The board unanimously passed a motion to recommend the revised plans provided that the burning bush is replaced with hydrangea and that a minimum of three additional white pines or white firs be planted to fill in the gaps at the property line.

Miscellaneous:

The minutes of May 26, 2010 were approved.