

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

Maynard Road Comprehensive Permit Final Review

Present on behalf of the applicant were Jody Kablack, Director of Planning and Community Development; Beth Rust, Housing Specialist; Daniel Hewitt, Housing Trust; Bob Wegener, Architect, Narrow Gate.

The board reviewed site, architectural, and landscape plans for 278 Maynard Road.

Board member, Deborah Kruskal expressed concern that the slope may still be too steep to grow any erosion control ground cover. Ms. Kruskal also noted several plants on the list that would not do well for the site and suggested alternatives that the applicant should consider.

The board also found some aspects of the landscape plan rather formal for a suburban residential site. Most noteworthy were the regularly spaced, linear arrangement of trees, and the unvaried slope behind the rear parking area. The board recommended planting low shrubs on the hillside, using any boulders found on the property, and varying the slope to give the area a more "natural" feel.

The board next reviewed changes to the architectural plan. Changes were presented which addressed issues raised at the previous meeting. The board was satisfied with the changes in height, slope, massing, and roof line.

The board unanimously voted to approve the architectural plans as presented.

The board unanimously voted to recommend changes to the landscape plan to create a more natural slope in the rear of the property and to remove the *Arbor Vitae*, *Yew*, and *Swamp Azalea*.

Miscellaneous:

The minutes of October 13, 2010 were approved.