Minutes: Design Review Board
October 26, 2011

Present: Dan Martin, Jane Roddy, Deborah Kruskal , Chris O'Halloran, Juan Cruz

Site Review and Building Exterior: First Colony Northwood

Mark Kablack, Stan Gordon, Henry Anardo, and Kevin Lobsser presented revised site plans and architectural renderings for revisions to Northwood that combine 19 town homes to the existing structures. The board agrees with the applicants that the combining of two duplexes into a quadplex behind the clubhouse improves the open space approach to the buildings.

The board agrees with the applicants that the length of the roof in the three- and four-unit structures needs something to break up the extent. The board would prefer to see the proposed gable replaced by something more functional such as a shed dormer that would break up the roof extent and allow for additional light within the units.

While the landscape plan addresses previous concerns with regard to burning bush and screening, the board finds the landscape plan lacking in other aspects. The plan appears not to be of consistent scale with regard to the actual plants and their spread. It also lacks details to the existing vegetation around the existing buildings. These issues make it difficult for the board to make recommendations. The board does recommend that the species of trees be mixed rather than limiting it to just sugar maples, that species less favorable to deer be considered, and that the perennial gardens not be in small clusters.

The board unanimously passed a motion to recommend the changes subject to the board's approval of the landscape plan and with the recommendation that alternatives to the gables be considered.

Sign Application: Longfellow Wayside Inn

The application is for several freestanding signs to replace existing signs and for several new freestanding signs.

The board finds the overall sign plan as professional and satisfies the applicant's desire to unify the Longfellow campus.

The signs that replace existing signs comply with the bylaws. The freestanding sign proposed for the Grist Mill lot complies with the bylaws provided that it is located 10 feet from a property line or street line.

The board unanimously approved the replacement freestanding signs provided that they are no larger in size than the existing signs, the new sign for the Grist Mill, provided that it meets the setback requirements, and the ice house sign.

The two signs proposed for the Martha Mary Chapel and the Schoolhouse comply with the size restrictions for a freestanding sign in a residential area, but do not comply with the number of signs allowed on a single lot. The applicant noted that the signs would be on separate streets near the separate entrances on the lot at Wayside Inn Road and Dutton Road. The board unanimously approved a motion to recommend to the ZBA an exemption for the second freestanding sign.

Commercial Renovation: Pongal II

Kalairanan Chandrarekaran presented revisions to the drawings presented at the previous meeting. The applicant noted that the materials would match the existing building. The board found the changes appropriate with the rest of the building.

Sign Appication: Koko Fit Club

The application is for a 32 square foot wall mounted sign at 447 Boston Post Road. The board informed the applicant that the sign exceeds the square footage allowance in the bylaws.

The applicant informed the board that the application incorrectly noted the building at 19 feet instead of the actual 29 feet. The board informed the applicant that based on the revised building frontage the sign can be no larger than 24.75 square feet.

The board and applicant discussed alternatives including reducing the size of the sign and substituting individual mounted letters.

The board unanimously approved a wall mounted sign substantially similar to the one presented provided that it does not exceed 24.75 square feet and to be mounted centered in the space

Miscellaneous:

The board approved the minutes of 12 October 2011.