

Minutes  
Design Review Board  
November 28, 2012

Present: Juan Cruz, Dan Martin, Deborah Kruskal

***Site Review: 40 Tall Pine Drive***

Alan Green, David Caligaris, and Joshua Fox presented a site plan, elevations, renderings, and a landscape plan for a multi-unit, 55-and-over development at 40 Tall Pine Drive consisting of one- and two-unit structures. Overall the board finds the architectural and landscape plans to be satisfactory.

Some members of the board expressed concern with the prominence of the garage doors and lesser prominence of the entries. The applicants were mindful of the concern and plan to use architectural elements, including fences and trellises, along with fairly substantial landscaping to address these issues. The applicants also noted that the fairly substantial drop in elevation should alleviate some of the site line issues and the board is in agreement.

There was discussion about addressing community within the development. While the size of the parcel precludes a community building, the board thought that minor steps should be considered to enable some sense of community. The applicant noted that at another development there is a sundial that often serves as a meeting spot. The board would like some similar element, such as a bench, gazebo, sundial, or similar that residents could use as a meeting spot for activities such as dog walking, etc.

The applicants presented the preliminary landscape plan. The board would like the opportunity to review it further if it should change substantially.

There was some discussion regarding materials and colors. The applicants noted that these aspects are not final, but the board is comfortable with their intended use of varying, but complementary, colors.

***Miscellaneous***

The board approved the minutes of September 26 and October 24.