

DRAFT
Design Review Board Minutes
May 11, 2016

Attendees:
Dan Martin
Paula Hyde
Deborah Kruskal
Jennifer Koffel

KTII and Casita

Applicants:
Kevin ten Brinke
Kayla Talancy

The Casita roof sign follows the bylaws. A motion was made to approve the sign as presented. The motion was seconded and approved unanimously pending HDC approval.

The KTII roof sign measurements are larger than the guidelines set in the by-laws. Mr. Martin advised that the sign needs to be 10 sq' or less and suggested projecting the sign from the roof on an extended arm. A motion was made for a 10 sq ' projecting sign. The motion was seconded and approved unanimously.

Barre 3

Applicants:
Jason Parillo
Nicole Buck

The following signs were reviewed:
2 wall signs with primary logo - one in front and one in rear of bldg (same size and design)
1 awning with secondary logo
1 hanging sign in rear of building

The board felt that the above signs fall within the guidelines of the by-laws and a motion was made to approve the signs as presented. The motion was seconded and approved unanimously.

Avalon Bay - Review of Architectural & Design Plans

David Gillespie - VP, Development, Avalon Bay
Edward Bradford - Architect, tat
Richard Hollworth - Principal, VHB
Scott Dale - Senior VP, Development, Avalon Bay
Evan Miller - Landscape Designer, VHB

The Avalon Team's presentation covered the 250 unit apartment home development at the rear of the former Raytheon property. The team explained that the goal of the development is to create a neighborhood feeling which promotes interaction amongst tenants and a sense of

community. The design of the buildings and the parking was informed by the landscape site plan.

Ms. Kruskal asked if the plan would include benches and the answer from the Avalon team was yes and those will be shown on future detail plans.

Ms. Koffel voiced a concern that the white gables are too dominant within the architecture of the town home units and Mr. Martin opined that the gables tend to over-emphasize the height of the units. The Avalon Team answered that they would consider changing the color of the gables to match the colors of the units.

Ms. Hyde asked about the exterior lighting plans and the Avalon Team answered that lighting will be dark-sky-compliant and light levels will be considered. No lighting plan has been submitted for approval to date.

The Board is pleased overall with the plan as presented and specifically with the variation of finishes, massing and color within the development and the use of green space and parking. However, the Board asked to see a rendering of the parking garages in the future.

Ms. Kruskal asked whether the plant list submitted on the National Development landscape design plan pertains also to the Avalon housing development. The Avalon Team replied that the National Development plant list pertains only to their portion of the development but that the plant list for the Avalon housing area will be in keeping with the National Development plan. The Board would like to see a plant list which applies to the Avalon housing area in particular. Ms. Kruskal has concerns about some of the plants on the National Development list and will forward those comments under separate cover. The board would like to have those comments forwarded to the Avalon team for their consideration as they develop the list for the housing area.