



TOWN HALL
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DESIGN REVIEW BOARD
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March 24, 2011

DRB Memorandum #2011-03

Memo to: Bonnie Weeks, Building Commissioner
Jonathan Tucker, Planning Director
From: Christine Brestrup, Senior Planner
Subject: DRB Meeting – March 22, 2011

The Tuesday, March 22, 2011, meeting of the Design Review Board began at 6:35 p.m. in the First Floor Meeting Room, Town Hall.

Design Review Board members Janet Winston (Chair) and Derek Noble were present. Jonathan Salvon and Michael Hanke had recused themselves because of their affiliation with Kuhn Riddle Architects. Kathryn Grandonico was not able to attend the meeting. Therefore, quorum of the Board was not present. However, since the Board's role in this case is to advise the Zoning Board of Appeals in its review of the Comprehensive Permit, Mr. Noble and Ms. Winston proceeded to discuss and comment on the project.

Also present was Christine Brestrup, Senior Planner. The applicant was not present.

ZBA 2011-00018 – Olympia Oaks c/o HAP, Inc. – Review of ZBA Comprehensive Permit application for multi-unit affordable residential development off East Pleasant Street (Map 8D/Parcel 20, RN Zoning District)

The Design Review Board has been asked to review this project because the land on which the project will be developed is owned by the town.

Mr. Noble had attended the March 2, 2011, Planning Board meeting, in which HAP, Inc., Valley CDC and the consultants, Kuhn Riddle Architects and Doucet Associations, Civil Engineers, had given a complete presentation about the project, including information about site and building design. Mr. Noble described the project for Ms. Winston and they both examined the site and building design drawings, including building plans, elevations and three-dimensional renderings.

The Board members commented as follows:

- The site plan is well-designed, with a view out to the east visible upon arrival;
- The trash area is well-placed, tucked off on the exit road, rather than being visible upon entering the site; it is also conveniently located for people to deposit their trash upon leaving the site;
- The design of the buildings is not monolithic; there is variety in the design of the buildings; each door is set back, affording tenants semi-private, covered entrances; private spaces (patios or porches) attached to each unit provide individual outdoor spaces; each unit has a small outdoor storage space, which will be an asset;
- The two-over-one windows are well-designed;
- The common space in the middle of the site is an asset;

- The Community Building, although located near the entrance, with its back to the entrance, will be screened by vegetation, so it will not be the first thing that is seen when someone enters the site;
- There will be a nice view down the slope upon entering the site; the topographical change will make the buildings less apparent and there may be views over the buildings to the hills in the distance;
- Mr. Noble stated that he was impressed with the presentation given to the Planning Board by the applicants; it appears that the designers have met all of the requirements for good site and building design; the change of scale in the buildings is good and tenants won't be on top of each other;
- Ms. Winston agreed that this is a good design and it looks interesting;
- As a whole this is a nicely-designed, cohesive community.

The meeting was adjourned at approximately 7:05 p.m.

Cc: Janet Winston, DRB
Kathryn Grandonico, DRB
Jonathan Salvon, DRB
Derek Noble, DRB
Michael Hanke, DRB
Jim Wald, Select Board Liaison
Jeff Bagg, Senior Planner
Nate Malloy, Associate Planner
Rudy Perkins, HAP, Inc., Applicant