



TOWN HALL
4 Boltwood Avenue
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DESIGN REVIEW BOARD
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August 3, 2011

DRB Memorandum #2011-09

Memo to: Bonnie Weeks, Building Commissioner
Jonathan Tucker, Planning Director
From: Christine Brestrup, Senior Planner
Subject: DRB Meeting – August 2, 2011

The Tuesday, August 2, 2011, meeting of the Design Review Board began at approximately 6:40 p.m. in the First Floor Meeting Room, Town Hall.

Design Review Board members Derek Noble, Jonathan Salvon and Michael Hanke were present. Also present were Christine Brestrup, Senior Planner and applicants Kyle Wilson and Dave Williams of Archipelago Investments for Boltwood Place. There was no representative of Cushman Scott Children's Center present at the meeting.

DRB 2012-00002 – Cushman Scott Children's Center, 71 Henry Street – Review of proposal to install new fence

Recommended approval without conditions

Board members reviewed the proposal to remove the existing wire mesh fence and replace it with a chain link fence. The proposed chain link fence will have 9-gauge vinyl-coated chain link fabric in a dark green color. The posts and rails will be galvanized steel. The new fence will be set back 4 feet into the property from the location of the existing fence in order to accommodate occasional parallel parking along the street.

The Board members commented that this was a non-controversial proposal.

Old Business

DRB 2010-00002 – 43-51 North Pleasant Street, Archipelago Investments, LLC for Boltwood Place – Review of plan for treatment of the site, in accordance with Condition #5 established at the DRB meeting on November 3, 2009

Recommended approval without conditions

Kyle Wilson and Dave Williams presented the application. The Landscaping Plan, dated July 27, 2011, shows cast-concrete slabs with smooth tooled joints (no tool marks) as a walking surface immediately around the building. The plan proposes dark gray 10" x 10" Unilock® pavers on town property in front of the building in the 5 foot wide strip where the trees will be planted. Two sewer manholes will need to be located in the walkway areas, one on private property and one on town property.

The curbing at the existing planter areas will be replaced. The parking kiosk will be moved to the northernmost planter.

One streetlight in front of the building was removed. The applicants are not planning to replace it. There will be two building-mounted lights that will illuminate the sidewalk in this area. These lights will shine down onto the pavement. The applicants will work with DPW staff to determine the level of illumination needed in this area of Boltwood Walk

and adjust the size of their building-mounted lamps accordingly. The existing light in the southernmost planter will remain as will the existing tree in that planter.

Four new trees will be planted. They are proposed to be Acer Rubrum ‘Columnare’ (Columnar Red Maple). These trees are appropriate because they do not have a long tap root, which might interfere with the sewer line. They have a columnar form which will fit well in this narrow area. They also have a brilliant fall color.

The narrow strip between the Boltwood Place walkway and the Knights of Columbus property will be planted with Pachysandra, a hardy, shade-tolerant ground cover.

There will be an electrical transformer box located in the vicinity. The location proposed on the Landscape Plan is at the end of the southernmost planter area, immediately east of the Knights of Columbus patio. The DRB members agreed that this was an appropriate location for the transformer box since it was out of the traveled way and would be close to the parking garage “head house” which would tend to lessen the visual impact of the transformer. They agreed that the transformer box should be painted either black or beige to blend in with the surrounding buildings and street furniture. There was discussion about whether there should be bollards placed in front of the transformer box. The DRB members did not object to the installation of bollards if it became clear that they were necessary.

The meeting was adjourned at approximately 7:25 p.m.

Cc:	Janet Winston, DRB	Cushman Scott Children’s Center, Applicant
	Jonathan Salvon, DRB	Kyle Wilson, Applicant
	Derek Noble, DRB	Jim Wald, Select Board Liaison
	Michael Hanke, DRB	Jeff Bagg, Senior Planner