

Design Review Board Meeting
February 14, 2022
Virtual Meeting via ZOOM

Members In attendance: Ken Savoie, Rue Sherwood, John Sarni, Bob Weatherall, Linda Riley, Laura Gresh.

Ethan Parsons, Planning Department
Also present, John Morin and Kevin Perelli

50-56 Market Street

Ken recused himself as Chair. Rue assumed the role of temporary Chair.

New plans

- John Morin said the plans show the driveway regraded to accommodate the 5% difference in grade.
- There are three tandem parking spaces instead of 5.
- Dumpster has been moved to the rear of building.
- Two units will be adaptable for handicapped access if needed.

Linda said 8-feet are required for a handicapped space to open a van door with a ramp. She said the plans as shown would not provide enough space for her to open her van door.

Kevin suggested altering the landscaped bed to accommodate extra space required. He said if a handicapped individual purchased the unit the opening would be widened.

Bob said he preferred a 16-foot wide driveway with 4 feet of pavers to provide a sidewalk. This still meets the required 20-feet. He said this would provide enough space for a firetruck to turn.

Kevin said the Planning Board did not like a 4 -foot walkway. The thought it would be too dangerous to have a walkway that allowed cars to drive on.

Bob said a 20-foot-wide driveway is not suitable for a residential building in the downtown area of Market St.

Kevin said he was not opposed to this but worries it will cause another delay.

Landscape plan shows a retaining wall with 3-foot evergreens along this wall.

Rue thought it was good using native plants but thought too many day lilies were proposed and asked for more variation of native perennials to make a more visually interesting landscape. She thought the proposed trees and shrubs looked fine.

It was noted that there were plans to remove the spruce tree in front since it was leaning over. Rue suggested to have another arborist assess the tree's health.

DRB recommendations include:

- A visually narrower entry drive that includes walkway.
- More diverse native plantings in the herbaceous area.
- Assess health of spruce tree before removing.

It was noted that the Planning Board met Thursday of this week

Rue motioned to adjourn. Ken seconded the motion. All voted in favor.

Next DRB meeting is Monday, March 7th at 7 p.m.

Minutes prepared by Laura Gresh

Adopted March 7, 2022