

Design Review Board Meeting Minutes
May 10, 2023
6:00 p.m. Virtual Meeting via ZOOM

Members present: Rue Sherwood, John Sarni, Linda Riley, Scott Finlay

Members absent: Laura Gresh

Planning Staff present: Assistant Planner Andrea Bates

Applicants present:

- Ted Galante, Galante Architecture
- Stephen Crane, Town Manager
- Robert Weatherall, Public Safety Facility Committee Chair
- Alyssa Chatani, CHA Companies
- Laura Jolly, CHA Companies
- Paul Parisi, Fire Chief
- Paul Nikas, Police Chief
- Larry Graham, H.L. Graham Associates
- Conor Walsh, Glovsky & Glovsky
- Stefano Basso, SV Design
- Nick Campanelli, MDLA
- Rich Ward, Turner Hill Development Director

Meeting called to order at 6:04pm. Sarni was appointed Chair for the meeting.

Citizen Queries

None.

36 Linebrook Road

Crane introduced the project. Galante shared the project overview, site plan, floorplans, elevations, and scale. Discussion ensued.

Sarni proposed recessing Bay #4 (leftmost bay). Galante stated this would impact intended training space in the rear of the building.

Sarni stated preference no text on garage doors. Sarni discussed the canopy over the front door and suggested it could be larger and may include two support posts.

Sherwood stated preference for no handrail on main walkway.

Sherwood stated that non-native plant on landscape plan should be native and there should be more screening of parking area. Sarni suggested more and varied plantings and stamping concrete on main walkway to more effectively evoke Crane Beach boardwalk. Sherwood recommended plantings instead of the mowed lawn areas currently shown on the plans. Crane stated that cost of installation and maintenance is a factor and that the inclusion of a lawn area is keeping with the neighborhood.

Sherwood noted the proposed evergreen screening of Green Giant arborvitaes on east side of property and Red Cedar on Pineswamp Rd and commented deer protection would likely be needed. Weatherall stated they have been working with abutting owner to ensure appropriate screening.

Sherwood stated preference for less parking. Weatherall stated proposed plan is least amount of parking necessary to accommodate building uses.

Finlay stated that he does not believe building is stylistically appropriate for location. He referenced Essex's or Rowley's fire stations as examples he thinks more aesthetically appropriate. Riley agreed that building looks commercial and does not like current massing in this location. Weatherall stated volumes, shape, and form are more difficult on a large, functional facility.

Riley stated concerns about the flat roofs. Weatherall stated gabled roofs are less functional with more wasted space and more expensive. Galante stated that flat roofs are the better choice for solar arrays and, in his experience, are less problematic than pitched roofs.

Sherwood stated the building looks like a public safety facility. Members agreed. Sherwood stated the building details and mixing of materials make the building appear relatively more interesting. Members restated concern with size and massing of the building, but stated understanding the need for this given the functional purpose of the facility. The opinions of the members were mixed and the Design Review Board did not make a recommendation to the Planning Board at that time.

251 Topsfield Road

Walsh introduced the project's background. Basso provided an overview of the building, floorplan. Graham spoke to the engineering. Campanelli spoke to the site landscaping. Discussion ensued.

Sherwood supports plantings to screen utilities, but prefers fewer plantings and no ornamental plants, particularly astilbe and geranium, in favor of the current, starker aesthetic of the building meeting the ground. She would support low growing blueberries or other like plantings.

Sarni moved to make a favorable recommendation on the project to the Planning Board. Sherwood seconded. All approved.

Minutes from November 7, 2022 and December 5, 2022

Sarni motioned to adopt November minutes. Sherwood seconded. All approved. Sarni motioned to adopt December minutes as amended. Sherwood seconded. All approved.

Adjournment

Finlay motioned to adjourn at 8:11p.m. Sarni seconded. All approved.

Minutes taken by Andrea Bates

Minutes adopted on: June 27, 2023