

Design Review Meeting  
May 16, 2022  
Virtual Meeting via ZOOM

Members In attendance: Rue Sherwood, John Sarni, Linda Reilly, Laura Gresh  
Also present: Ethan Parsons, Planning Department

Citizens: Kitty Bartholomew

Rue chaired the meeting until Ken's arrival

Citizen Query:

Re: 5-7 Turkey Shore Road Kitty Bartholomew inquired if the addition of shade trees was a condition to approve the project. Note: at the last DRB meeting Rue suggested two shade trees be planted at the front corners of the property and John made a motion to recommend the proposed project with the contingency of shade trees at the street and a landscape plan be presented. All voted in favor of this.

Ethan said the DRB can't mandate requests. The role of the DRB is to make recommendations to the Planning Board. The Planning Board can consider DRB recommendations and make those a stipulation to a decision.

## **ORA**

Attending for ORA: Jennifer Williams, Charles Wear, Richard Nysten, Stuart Abelson, Scott Finlay, John Harden, Lolly Gibson

Request by ORA Inc. for recommendation relative to special permit and site plan review for Great Estate Preservation Development at 55 Waldingfield Road (Phases 2 and 3) OR, Inc. is requesting a Special Permit to use 55 Waldingfield Road as a "Great Estate" for business purposes.

Chip Nysten of 2 Beechwood Road said ORA representatives were here to present landscape and lighting design plans. He then turned the meeting over to John Harden.

John said the new addition to the barn would have landscape screening to shield the parking area.

Lighting: Three types of lighting were presented. Pole lights with a height of 12-13 feet along the edge of parking area feet would be discreet and small. Barn lights would be attached to the building at the entrance area. These fixtures would have LED lights. John said there would be approximately 7 pole lights along the driveway with "moon lighting". This type of lighting casts the light from the trees to the ground and is very subtle. It mimics moonlight cast from the trees.

Lolly Gibson, a member of the American Society of Landscaping, designed property landscape. She said the landscape design reflects two periods of design – from 1860-1900 and 1900-1940. Plans proposed are sensitive to the period landscaping. A layered approach is used with two layers of plantings to screen parking. These include lindens, elms, evergreen and bayberry. The allée driveway will have linden trees continuing the formal design concept where the view is extended to a emphasize something in the distance. She said sustainability is an important consideration when selecting the plantings. 26,000 square feet of area currently lawn will be converted to a meadow which is more sensitive to the environment. Pesticides will not be used and there will not be an irrigations system. Plans will be made to remove invasive plants and substitute native plantings.

Rue said she thought the plan was commendable and likes the plan to address remove invasive plants and replace with native. She also said she liked the choices of plantings selected for the raingarden.

Ken asked about the parking are in front of the mansion and asked if it could be moved to the rear of the building. John Harden said there is flexibility to consider moving parking to another area of the property. Stuart Abelson said he agreed with Ken's suggestion to relocate the parking area. He said "it is all about the approach and this would make it a better project."

John questioned how new plantings would be watered without an irrigation system. Lolly said irrigation systems don't work and tend to kill plants. These systems don't agree with ORA's philosophy. Water wagons will be used to water the plants for a two-year period. This enables plants to mature.

Ken asked that the DRB members summarize recommendations and emphasized the importance of the visual approach and moving parking off to the left side of the mansion and elsewhere that is less visible on the property.

Rue encouraged using native plants if possible.

Richard Nylen asked for the DRB's opinion of Phases 2 and 3.

Ken said having less impact on the property for future plans.

Richard Nylen said the by-law permits 120,000 square ft. for this property and the current plans are at 40,000 square ft. – 1/3 of what is permitted by the by-law. John said at the last meeting ORA plans showed a downsized version and Ken missed this. A red balloon test showed the impact of building at varied sites on the property.

Stuart Abelson said the goal is to create a country estate which is very different than typical office settings.

A vote was taken with the DRB approving of landscaping and lighting proposed. It also was noted that minimizing and changing location of parking in front of mansion should be addressed.

Linda said the design presented of Phases 2 and 3 attempted to show how the plans have been minimized. The DRB wanted to note their appreciation for the effort made to reduce the footprint of buildings and to screen visibility from the road.

### **Minutes April 28, 2022**

Rue motioned to approve the minutes. Linda seconded the motion with all voting in favor.

Linda motioned for the meeting to adjourn. John seconded the motion with all voting in favor.

Minutes prepared by Laura Gresh

Minutes adopted: August 8, 2022