

Design Review Board Meeting
July 13, 2021
6:30 PM
Remote Meeting by Zoom

Board Members in attendance: Ken Savoie, Rue Sherwood, Bob Weatherall, Linda Riley, Laura Gresh, and alternate member John Sarni

Staff present: Ethan Parsons, Planning Director

Others present: Architect Rainer Koch, Ken Perreli, Alan Soucy

Citizens queries: None

14-16 Mitchell Road

The business manufactures small aluminum machine parts for the aircraft industry and the military. The company now has 31 employees with the goal to have 40 employees with this addition.

Architect Rainer Koch said plans for an addition were presented 2.5 years ago.

The building proposal has changed from the original submission. New plans show no change to the front façade instead adding only adding 10,000 square feet at the rear of building. This addition will not be visible from the street except the mid roof. There will be a loading dock that will be more accessible with a canopy at the loading dock. The building is utilitarian with an industrial design. Siding will be more elegant with sheet metal panels instead of corrugated metal at the existing building.

The property abuts wetlands at rear. There is parking at the front of the building with some plantings providing screening. Ken asked if it was possible to add more plantings. Rainer said there really isn't room to do that. He said at the corner of the property would be possible to add plantings. Since the property abuts conservation land adding more plantings would not be possible at rear of building. No landscape plan was presented.

Rainer said the reason they are before the DRB is to get approval to reduce building to 10,000 square feet. Since the property abuts conservation land adding more plantings would not be possible.

Ethan said it would be good to have the older proposed plans to compare. Older plans would have a landscape plan.

Ken agreed it would be good to see this.

Rainer said he would like to wait until the Planning Board and Conservation Commission review the plans and then present a landscape plan.

Ken said the proposed changes to the structure meet his approval. The DRB should see the landscaping plan.

Bob said he would also like to samples of materials.

15 Market Street

Developer not present – moved to next meeting as an agenda item.

50-60 Market Street

Ken Savoie is the architect

Property has new owners

The lot backs up to the EBSCO parking garage. Proposal is to retain the gray house with 5 apartments removing the addition and adding 5 townhouses. This will make a total of 10 units on the property. These new units will be condos. The yellow house has two units.

Article II

Each unit will have a single garage. There will be a total of 19 parking spaces. Current zoning requires 20. Additional parking can be added if required by the Zoning Board. There will be a 16-foot paved driveway with a 4-foot brick sidewalk. Fire trucks will be able to access the property by driving on the sidewalk.

Each unit will have a patio to provide outside space for units (grill set up, etc.). Currently there is a fence between property and EBSCO parking garage. EBSCO will be asked if they would remove the fence. Outdoor patio will abut the windowless wall of the EBSCO garage.

Lot area is 2, 415 square feet allowing for 10 units. This meets the affordable housing requirement. Units will have roof patios in addition to the rear patio. Solar panels will be included in this project.

Bob asked if the proposed plans met the 5% open space requirement.
Ken indicated the roof patio and patio in the rear of each unit meet this requirement.

Design is contemporary with varying roof lines. There is a recessed entryway and garage to access each unit. The design is broken up with different exterior materials and varying roof lines. Each rooftop outside space shows a pergola for shade and privacy.

Bob commented that he like that the design was different than the buildings in front.
John Sarni said he thought the design was too different from the building in front.

Laura brought up the example of a contemporary design for the addition of the historic Memorial Hall Library in Andover -- differentiating old from new is often desirable.

John said he was changing his opinion about the appropriateness of the different architectural design of new and old.

Bob asked what exterior materials would be used for the siding. Plans show both shingles and horizontal plank siding. Ken said he wasn't sure if the materials would be wood. Bob said he thought the success of this design would rely on the use of natural materials.

Linda noted the new units were not handicapped accessible, Ken said it would be possible to make one of the existing apartments handicapped accessible with the requirement was to have one handicapped accessible unit.

Bob suggested Linda meet with the Planning Board and advocate for an amendment to the by-law making provisions address handicapped accessible units for all new construction.

Resident Leslie F. of Market Street said many residents of apartments are being displaced by the development of new condos in town.

Ken said the developer is requesting a reduction of the setback to abutter requirement of 20 feet (EBSCO garage) to 10 feet.

Bob said he did not think projects should be given relief permission to lessen a setback. Linda agreed.

Rue commented on the grassy area / green space being only 2 feet. Ken said landscape and site plans would be presented.

Bob suggested adding a horizontal band between the garage and upper level.

The consensus of the board was positive and in general support of the proposed plans – the contemporary design was well received.

Minutes May 5, 2021 Meeting

Ken mentioned edit of a typo at second to last paragraph.

Bob motioned to accept the minutes with edit requested. Rue seconded the motion. All voted in favor.

Discussion followed about having a meeting each month. Submissions need to include a landscape and site plan before the application is reviewed.

Ken suggested the Planning Board notify the DRB when there will be a site visit.

Bob moved to adjourn. Rue seconded the motion. All voted in favor. Meeting adjourned at 8:29.

Adopted: August 10, 2021