

PROJECT REVIEW (This is the 4th time we have reviewed this project)

Project Location: 253 Main Street

Presenter: none, only drawings submitted

Proponent: Ken Sundberg

Drawings: We reviewed the drawings with a revised date of: November 10th, 2008

It was difficult to see how the plans had changed from the last submittal. In summary, this proposal approximately doubles the building square footage and increases the parking as indicated below. Most of the site is now covered with impervious surfaces. There will be a retaining wall along the back and one side, in some areas reaching a height of 10'. We have not seen an elevation for this wall which will have a strong visual impact on the site. Other comments:

- According to zoning code, 6.9.5.3, the minimum number of parking spaces required in the KC district for this site is 17. The site plan shows 51 spaces. The DRB questions if the high number of spaces is needed, particularly since fitting them all in requires a large retaining wall.
- Without a planting plan submitted, we were unable to determine if the parking lot is adequately screened from the adjacent residential neighborhood.
- It is the DRB's opinion that the architecture is not in keeping with the NE vernacular.
- It is the DRB;s opinion that this project does not fit the vision of KC as a walkable district.
- With the history of the KC plan development and the abutting neighbors, the DRB hopes that the abutters have been notified of the extent of this project.
- The DRB does not support this project in its current state.

The DRB will be making suggestions for adjustments in the zoning by-laws to allow for pervious pavements for suitable uses. We will investigate this. Does Concord have a code for this? To make the changes we will need to send in a place holder for the Feb. 17th PB meeting.

ACTION ITEM:

Holly and Ann will draft up the language for the intent of the adjustment and send it to the PB and BOS.

Minutes

The meeting minutes of December 17, 2008 were approved with minor changes.

ACTION ITEM:

Chris will make the changes to the minutes and submit to the town clerk.

Meeting was adjourned at 9:35.

Respectfully Submitted,
Holly Ben-Joseph.