

Design Review Board Meeting Minutes

May 6, 2009

Members in attendance: Ann Sussman (Chair), Holly Ben Joseph (Vice Chair), David Honn, Lynne Alpert, Chris Dallmus, Ryan Bettez, Conor Nagle.

Meeting was called to order at 7:35 p.m.

B.O.S. LIAISON

Lauren Rosenzweig, a member of the Board of Selectmen, introduced herself to the DRB members as the BOS liaison to the DRB for 2009.

Ms. Rosenzweig informed the DRB that the BOS intend to hold oversight meetings with each Town board and committee over the summer months. The intent of the oversight meeting will be to clarify the mission and define the scope of the board.

PRESENTATION ON PERVIOUS PAVING

Shawn Legein, Executive Director, Massachusetts Concrete & Aggregate Producers Association, gave a presentation on pervious concrete.

PROPOSED ADDITION TO MONSOON RESTAURANT

Location: 273 Great Road

Applicant: Brady-Built Sunrooms on behalf of Narinder S. Guhanian

Mr. Peter Virtue and Mr. Jim Tretheway of Brady-Built Sunrooms presented engineering plans and a floor plan of the proposed addition along with site photos of the existing condition at the project site.

The proposed addition is approximately 23-feet by 16.5-feet. It would be located on the north side of the existing restaurant building on an area that is currently paved parking.

The applicant stated that the current concept would be similar in design to "The Garden Style" sunroom as illustrated in the Brady-Built Sunrooms catalog (page 12).

It was noted that the proposed location may require a variance from the Zoning Board of Appeals for the side yard setback.

DRB comments are as follows:

- Rather than marry the addition to the existing roof as proposed, consider attaching with a flat roof 'breezeway' at or below the elevation of the existing fascia.
- The size of the breezeway should be the area of the vestibule/ wait stand area as shown on the floor plan.
- Recess the breezeway from the front face of the addition.
- Consider incorporating a patio for outdoor seating in front of the addition with patio access through the addition.

- Consider additional landscape upgrades to the property to enhance the view from the street.

A sketch was provided to the applicant to illustrate the first three bullets above.

If additional landscape improvements are proposed, the DRB requests a plan be submitted to the Board for review.

Overall, the DRB is in favor of this proposal and feels it would be a significant improvement to the existing property.

SOUTH ACTON RAIL IMPROVEMENTS UPDATE

Ann Sussman gave a brief update of the status of the South Acton rail improvement project. There will be a meeting at the Council on Aging office on May 7, 2009.

DRB WEBSITE & MISSION STATEMENT

It was noted that the DRB website and mission statement should be reviewed/ revised as necessary and submitted to the BOS for approval.

Members credentials should be added after their names.

SPECIAL USE PERMIT FOR 77 POWDER MILL ROAD

This project appears to request only an interior fit-up. The DRB therefore have no comments.

If the proponent is planning landscape upgrades as part of this project, the DRB requests that a plan be submitted to the Board for review.

MEETING MINUTES APPROVED

The Board reviewed and approved the minutes on the 4/15/2009 meeting.

The next DRB Meeting will be on 5/20/2009

Meeting adjourned at 9:40pm.

*Respectfully submitted by
Conor Nagle
Design Review Board*