



# TOWN OF NORTHBOROUGH DESIGN REVIEW COMMITTEE

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October 12, 2023

Design Review Committee

Zoom Meeting Minutes

Approved March 7, 2024 as Amended

Pursuant to Chapter 2 of the Acts of 2023, An Act to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on March 29, 2023, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted. No public Comments.

Members Present: Amy Poretsky, Chair; Lisa Maselli; David Veron (by phone)

Staff Present: Laurie Connors, Planning Director

Others Present: David Cooley, Applicant (Blue Waters); Patrick McCarty (McCarty Engineering); Jay Gallant (Gallant Architecture)

The Meeting was called to order at 8:35 a.m.

## 129 Maple Street Review of Proposed Multi-Family Development

Mr. McCarty discussed changes to the existing Conditions Plan, The Site Plan, Landscaping Plan, Metric Plan and Erosion Control and Construction Plan.

The revised plans are dated September 19, 2023. The existing conditions plan has been updated to show it now as one parcel.

The site is bounded on Maple Street at the bottom of the page, Johnson Avenue on the left and Omaha Street on the right.

It shows the existing 2.5 story 5 unit building that will be demolished, as it was destroyed by fire and sitting there waiting for us to get through approval so that we can demolish and move toward the revised layout."

The footprint for the proposed building remained the same but it was slid further back and more centralized on the site."

The existing leech field is proposed to remain, with a new 1,500 gallon septic tank being added.

The landscape architect has put together a plan to beautify both along the street and along the front of the building.

Ms. Maselli asked if some extra landscaping can be added to the sides and back of the building.

Mr. Cooley stated: There are some existing trees and shrubs along the right and left side and additions could be looked into.

Mr. Gallant explained the Photometric plan to have some lighting at the front of each front door of each unit and a couple of lights in the parking area.

Mr. Gallant then showed the Committee the elevation of the surrounding properties via google and gave a summary of the proposed exterior materials for the building.

Ms. Poretsky stated that our bylaws call for a 25 foot landscaped buffer between residential and multi-family.

Mr. Galant stated that there was a pretty good buffer on Johnson Avenue.

Mr. Cooley stated that trees on the right of the property have been removed.

Ms. Connors stated that she had not seen the property since the removal of the trees.

Ms. Maselli mentioned a slated sidewalk to be installed down Maple Street connecting Peaslee to Algonquin from a Complete Streets Plan and asked if they had made allowance for the area so as not so have their new plantings disturbed.

Ms. Connors stated that there is no design for Maple Street sidewalk. It could be on either side of the street but it is not funded.

Mr. Galant switched back to the building and its detailing stating: "The idea is to create a house that is very similar in height and style to the buildings around it."

Tan vinyl siding is planned for the exterior. Standard double hung windows in white and decking that looks like wood. Fairly simple to maintain. Dark architectural shingles, white trim and gutters, pretty standard materials.

Ms. Maselli asked about the lack of windows on the sides of the building and asked if faux windows could be added to them, making the building look more like a home and not a trailer.

A discussion between Mr. Cooley and Mr. Galant concerning the windows addressed the possible addition of windows, from faux to actual.

Ms. Maselli asked about using Hardie Plank instead of vinyl siding.

Mr. Cooley said we can take it into consideration, it's not a big deal.

Ms. Poretsky confirmed that patios would be added to the back of the building.

Ms. Maselli suggested adding additional landscaping to the back.

Ms. Poretsky reviewed the list of comments drafted by Ms. Connors in a letter to the Design Review Committee. Ms. Connors asked about the existing driveways and asked if the existing driveway off

Johnson Avenue will be removed, loamed and seeded. Mr. Galant confirmed it was. Ms. Connors asked the Applicant to clarify the status of the bituminous apron on the plan.

Ms. Connors also requested that she receive the cut sheets for the LED lighting plan.

The Applicant indicated he would make the requested changes and come before the Committee at the next meeting for discussion.

It was decided that this matter would be continued to the next meeting of the Design Review Committee on October 19, 2023 at 8:30 a.m. to review changes to the plans.

Dave Veron arrived to the meeting by phone at 9:10 a.m.

#### Consideration of the Minutes

Ms. Poretsky discussed edits to the July 13, 2023 minutes.

Ms. Maselli made a motion to approve the July 13, 2023 Design Review Committee minutes as amended; seconded by Mr. Veron.

Roll call vote: Maselli - aye; Veron - Aye; Poretsky - aye; motion approved.

The meeting was adjourned at 9:22 a.m.

Respectfully submitted,  
Lisa Maselli, Member