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TOWN OF NORTHBOROUGH DESIGN REVIEW COMMITTEE

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October 19, 2023

Design Review Committee

Zoom Meeting Minutes DRAFT

Pursuant to Chapter 2 of the Acts of 2023, An Act Relative 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.

Members Present: Amy Poretzky, Chair; Lisa Maselli, David Veron

Staff Present: Laurie Connors, Planning Director; Robert Frederico, Building Inspector

Others Present: Justin LeClair (McCarty Engineering), David Cooley (Blue Waters, Applicant)

The meeting was called to order at 8:35 am.

129 Maple Street – Review of Proposed Multi-Family Development

Mr. LeClair highlighted the changes to the existing plans discussed at the meeting on October 12, 2023, which included removal of the existing driveway at the right side of the site which will be loamed and seeded; a new parking area to the left, with 10 parking spots; the location of a dumpster with a 6' vinyl enclosure; 10' x 10' paver patios located at the back of each unit; foundation plantings along the front and boxwoods on the side. Mr. Cooley said two(2) windows were added on the right and left sides of the building at Ms. Maselli's request, however they were not able to add the cement board requested as the cost was prohibitive, they will be sticking with the plan for vinyl as originally proposed.

Mr. Frederico said that one electronic vehicle charging station per dwelling is required per the new energy code. Mr. Cooley thought the actual charging station wasn't needed as long as the mechanism for it was in place, it could be added at another time if a tenant requested it. Mr. Frederico said he would have to verify that, but at a minimum, the infrastructure to support it would have to be in place.

Ms. Maselli asked if consideration was given to prohibit parking on the leeching field. Mr. Cooley said trees will run parallel to the road and there will be a change in the grade of about 1 ½', and a 1,500 tank added requested by the Board of Health. He hoped that his tenants would exercise good judgement in not parking in that area.

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Two (2) Pole-mounted lights are proposed for the parking area. Five (5) typical residential wall-mounted lights were proposed along the pathway. Lighting may be operated at individual units. The lights that go to the driveway use a timer.

Ms. Maselli asked if five (5) different families lived there and four (4) were not home to turn lights on, how would the walkway be lit for the safety of the fifth family walking in at night? Usually it is a one home one person situation but when you have multi families its a safety concern.

The total living area has gone from a 3,990 sf structure to a 7,420 sf which includes 352 sf of finished attic but does not include 912 sf of unfinished basement. Floor plans now show that a bedroom and full bathroom will be in the attic/2nd floor, the ground level will include another full bathroom, living room, dining room and kitchen.

Ms. Poretsky asked Mr. Frederico, since there are two (2) full baths, if the den goes to a bedroom can it be marketed as two (2) bedroom condos? Mr. Frederico replied that Mr. Cooley is the owner of these apartments which are not going to be condos.

Mr. Veron questioned the landscaping at the front of the property along Maple Street. Mr. Le-Clair stated the placement of the trees provides screening for the property. The Applicant indicated that no other trees will be removed.

Ms. Connors asked that the Applicant email the lighting cut sheets to her.

Committee members and staff discussed the memo to be sent to the ZBA. Mr. Frederico suggested installation of ground mount short post with down lighting path lights. Mr. Cooley agreed that five lights could be installed along the north side of the walkway within the mulch bed, Mr. Frederico suggested regulating those with motion sensors. Ms. Poretsky asked for that to be included in the memo as a suggestion for a condition if the project were approved. Ms. Poretsky asked if a deed restriction could be added as a condition to ensure the units remain as one-bedroom; Mr. Frederico said he believed that would up to the Board of Health as part of Title V, the ZBA has no enforcement authority.

Minutes

Ms. Maselli made a motion to approve the August 10, 2023, Design Review Committee minutes; seconded by Mr. Veron. Roll call vote: Maselli-aye; Veron-aye; Poretsky-aye; motion approved.

The meeting was adjourned at 9:37 am.

Respectfully Submitted

Brenda M. DiCeglie and Michelle Cilley,

Board Secretaries