



TOWN OF NORTHBOROUGH DESIGN REVIEW COMMITTEE

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TO: Planning Board

FROM: Amy Poretsky, Chairperson, Design Review Committee

RE: 61-65 West Main Street

DATE: May 14, 2024

The Design Review Committee (DRC) met with HKT Architects and a Fire Station Building Committee (FSBC) representative on January 25, 2024 and February 29, 2024. An on-site presentation of building materials was attended March 20, 2024, and the final meeting was held on May 9, 2024.

After reviewing the site plan submitted, concerns and suggestions were offered by the DRC regarding the elevations, building layout, size, design including garage doors, roof monitors, materials, landscaping, snow storage, protection from sun and the elements, sidewalk, retaining walls and fencing, drainage, terrain and abutters impact.

All aspects of this application were presented and voted on by the FSBC in advance of each meeting with the DRC. As such, recommendations made by the DRC were limited and not seriously considered.

That being said, should the SPGA approve the application we would like to offer the following comments:

1. We would recommend to waive the Design Guideline requirement for sidewalks to allow for sidewalk alignment with the current sidewalk with the east abutter, 53 West Main Street (Avidia Bank), and termination at west abutter, 73 West Main Street (Hillside Grill), to follow the existing placement of sidewalks for conformity.
2. As a Committee we have concerns about the wall; safety and aesthetics. We appreciate the fence was adjusted to be 5 feet tall but overall, the wall is a concern.
3. The site looks tight for snow storage. We would recommend a letter from DPW agreeing to snow removal if necessary and also would request review of the water retention/diversion systems to make sure they are optimal for the site.
4. We discussed adding a protective structure over the door that would protect someone walking in the building should snow slide off the metal roof.

Please contact the Planning Director if you have any follow-up questions or comments.

Cc: Chief David Parenti
Janet Slemenda, HKT Architects, Inc.
Amy Dunlap, HKT Architects, Inc.
Marc Theiss, HKT Architects, Inc.
Bob Frederico, Inspector of Buildings/Zoning Enforcement Officer