

Design Review Committee meeting minutes, 6/1/2023

Meeting opened at 7:08pm

Attending: Cathy Rooney, Ujwala Pawnarkar, Kevin Mowatt, Brendan Carey, Bill Novakowski (DRC quorum); Michael McClements (owner, 50 Megunko Rd.) Joyce Hastings (GLM Architects); Mark Dasoni (public)

Cathy Rooney recused herself, Kevin Mowatt chairing the meeting

Joyce Hastings was invited to present the site plan modifications proposed for the property. Machine shop, built in 1961, on 1.7 acres with 120` frontage. The building has been unchanged, the occupancy of machine shop changed from machine shop to an auto body facility, in 2019 changed to trucking company. New change is from a trucking company to an auto body shop. Rehabbing proposed consists of landscaping in the form of foundation plantings and a split rail fence in parallel to the street, a sign and possibly granite curbing. The parking area is to be repaved with 20-35 parking spaces in the front and back areas.

Kevin Mowatt and Brendan Carey suggested planting trees along the road as a buffer and eliminating the proposed fence/curbing. Michael McClements and Joyce Hastings agreed to planting two Red Oak trees and not installing the fencing. The road was considered not suitable yet for curbing/sidewalks.

Brendan Carey suggested realigning the entrance walkway to make the required handicap parking spaces closer to the entrance. The owner agreed. As there is no elevation rise/step into the building there is no Disability Act trigger.

It was established that there is an irrigation system in front of the building. The owner`s intent is to use it to establish grass only. Trees suggested next to the parking areas for shade were Sweetgum.

The proposed sign was acceptable in it`s proposed place/

Public statements/questions invited:

Mark Dasoni pointed out that if the back-of-building parking area is redesigned from gravel to pavement, it could violate groundwater rules for the Conservation Commission. Back of building area is to remain gravel per the owner.

Owner asked the Design Review Committee could possibly endorse the revisions so as to eliminate a return meeting subsequent to the project`s presentation to the Planning board on June 8. Kevin Mowatt proposed drafting a letter with the DRC recommendations and owner`s agreements to the Planning Board. Bill Novakowski motioned to forward said comments to the Planning Board, Ujwala Pawnarkar seconded.

Kevin Mowatt asked for motion to approve the requested continuance of the 9-45 Homer Ave project to the next DRC meeting, Bill Novakowski so moved, Ujwala Pawnarkar seconded. End of discussion on 50 Megunko Rd.

Cathy Rooney returned. Meeting turned to discussion of Planter Bollards, Parking guidelines.

Cathy Rooney asked for motion to adjourn, Ujwala Pawnarkar so moved, Bill Novakowski seconded. Meeting adjourned.