

Special Permit Application – The Lanterns at Warren Woods, 466 Chestnut St **Supplemental Landscape & Architectural Information Package**

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Updated: Sept. 17, 2015

Incorporates material prepared by KTGy Group Inc. of Irvine, CA

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Prototypical Neighborhood Cluster Plan: 11x17 (no change, 9/17/15)

Prototypical Neighborhood Cluster Streetscape Elevation: 11x17 (Note: Architecture by KTGy Group is shown for context only.) (revision to Cluster Entry sketch only, 9/17/15)

Proposed Home Floorplans: 11x17, prepared by KTGy Group (no change, 9/17/15)

Planting Palettes: Preliminary / representative selections of possible plant species for various zones of the site (updated 9/17/15)

Narrative Summary of Landscape Design:

Overall Concept: The Lanterns at Warren Woods is envisioned as a community composed of small neighborhood cluster style homes set in a landscape consistent with the New England agricultural heritage and aesthetic seen along Chestnut and Eliot Streets.

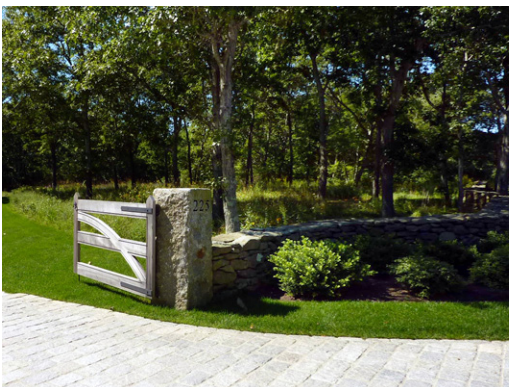
As shown on the site plan submitted, there are four major “zones” of the site's vegetation: existing areas of woodland (undisturbed); farm walls with associated hedgerow plants, and other new supplemental screening; areas of seasonally mown field grass; and the more cultivated landscapes around the homes, streets, and entry.

Please note that all images included in the design narrative are indicative of general intent and style, but not necessarily representative of the final design details.

Main Entry: The main entrance to The Lanterns at Warren Woods will introduce the themes and design details present within the site, adapted for the larger scale of the overall entry and a character appropriate to Chestnut Street's scenic route.

The major entry feature proposed flanks the street intersection with two angled stone walls with plantings around them, as a more formal and polished version of the loose fieldstone walls found throughout the site and along Chestnut and Eliot Streets. Each of these walls has a larger stone column at the Chestnut Street end and a smaller one along the main road of the Lanterns. The sign identifying the development, which will conform with all applicable signage regulations (sized approximately 36” square), would be hung from one of the columns along Chestnut Street. The entry is lit by a pair of post-top light fixtures (one on each side of the drive), one of which also carries the street sign for the main road.

The existing stone walls along Chestnut Street are preserved and extended as needed to connected to the outer columns. A wooden gate (permanently open, for aesthetic purposes only) leads onto the main street, and the road to the first clusters of homes is flanked by an allee of shade trees to form a traditional estate farm's entry experience.



Left to Right: Precedent Image (Stone wall and gate); Entry Sketch by CBA (Also on Rendered Site Plan)

Streetscape: Along the main streets, each intersection is framed by a pair of shade trees, and all visitor parking areas along the streets will be provided with at least one shade tree. Each neighborhood cluster entry also features a pair of picket fences with plantings, a mid-size side-hung post mounted lantern, and a small sign (approximately 16”w x 20”h) with the house numbering located in the cluster. At each of the major street intersections, a larger post-top lantern and associated street signs aid in navigation and visibility. All lighting will be energy-efficient LED or CFL lighting, with shielding as appropriate to prevent glare and direct the light; see the photometric plan included in the submission.

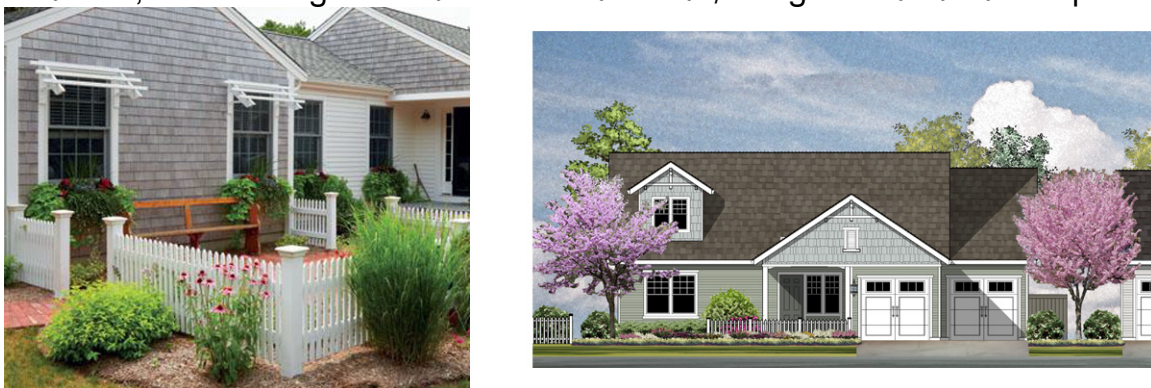


*Left to Right: Precedent Image (Picket fence and lantern); Conceptual Lantern Styles; Cluster Entry rendering
(Lighting fixtures will be of a single style. Images are representative only.)*

Neighborhood Clusters: Turf lawn will be used in the areas immediately around the homes, and in the zone adjacent to streets and sidewalks. Beds around the homes will be planted with a mix of shrubs and perennials, and each cluster of homes will have smaller ornamental trees along the shared street. A strip of ornamental paving (cobblestone or similar) denotes the driveways at the end of each cluster.

Each home has a defined “exclusive use area” for the homeowners which they will be able to plant and maintain at their discretion, while the common areas will be planted by the Applicant as part of the construction and maintained by the Homeowners' Association. These exclusive use areas will be defined by low picket fences, adding to the desired cluster character. Home fronts are lit by smaller-scale side-hung lantern style lights on photocells.

Utility areas between the homes are screened from view with a combination of short sections of privacy fence and larger shrubs, so as to obscure sight lines while allowing easy access for maintenance. At the rear of the homes, a small area of mowed lawn transitions to the field grass meadows, with existing woodland or the farm wall / hedgerow as a backdrop.



Left to Right: Precedent Image (Picket fence and plantings); Elevation by CBA/KTGY (See additional sheets)

Existing Woodlands:

Wherever feasible, native stands of vegetation will be preserved, with particular preference given to the perimeter of the site. Once clearing is completed in an area, supplemental understory plantings (native shrubs and trees appropriate to the existing woodland) will be arranged in as needed to help “jump start” the reestablishment of the woodland edge at the new location, approximately within the areas indicated on the plans. White Pine saplings will also be planted in large numbers, with the expectation that many will survive to echo the areas of pine successional growth already in progress on the site.

Farm Walls and Hedgerows:

Existing fieldstone farm wall remnants within the site will be retained where possible, and new walls will be constructed out of removed material in other areas to help define separations between clusters of homes. These farm walls will be planted with native shrubs, occasional shade trees and evergreens, and field grasses to reestablish a character similar to the traditional walls and windbreaks at the edges of New England farm fields, with the goal of providing additional separation between clusters of homes in a manner that augments the site's rural character.



Left to Right: Precedent Image (Farm wall and hedgerow); Precedent Image (after shrub establishment)

Field Grass Areas:

Many of the site's non-wooded areas and slopes will be planted with a native field grass / meadow mix (“Conservation/Wildlife Mix” or similar) that will be mown only seasonally and will not be permanently irrigated (though temporary irrigation may be necessary for establishment). This treatment will minimize the extent of lawn areas and emphasize the natural character of the site. In addition, it will provide additional wildlife habitat, and encourage natural succession to reestablish the new edges of the woodlands and the areas around the hedgerows/farm walls.



Precedent Image (Mown lawn, field grass, and woods)