

Design Review Committee – Meeting Minutes

Date of Meeting: 12/01/15

Time of Meeting: 7:00 p.m. – 8:25 p.m.

Location: Ashland Town Hall – Meeting Room B

Design Review Committee Members in Attendance		
Name:	Position:	Present:
Patrick McKelvey	Chairman	X
Sara Hines	Vice-Chairman	X
Raffe Khazadian	Member	X
Bill Savage	Member	X
Catherine Rooney	Member	X
Town of Ashland Residents Present		
Number: Two		

Meeting Minutes			
Item No:	Discussion	Vote	
		Yes	No
1:	Presentation by Lloyd Geisinger - Rail Transit Apartments. David Mackwell - Kelly Engineering Group.		
2:	<p><u>Project History - Design Summary:</u> Proposal to build apartments. 398 Units is approved for the site. There is a Mass Works Grant for 6.3 million dollars for a private development that is shovel ready.</p> <p>Project includes:</p> <ul style="list-style-type: none"> • Upgrades to the sewer / water system. • First piece of bike trails. • Upgrade to T service road. • Filed an application for an amendment to the existing site plan approval for 100 less apartments. • Minor special permits for scenic road and slopes greater than 3 to 1. High Street is a scenic road. • There is a town peer review engineer that has been hired to review the project. 		
3:	<p><u>Presentation Notes:</u></p> <ul style="list-style-type: none"> • Lot 1 is the only land being considered for the project. • Entrance to the property will be off the T access road. • Buildings will be 3 stories high. • EIFS is suggested as the exterior skin of the buildings. • Series of detached garages. • The T access road is being rebuilt. Buildings will face the street. • T access road will include a 6 foot grass strip, and 12 foot bike 		

	<p>path and 20 foot wide road as part of the Mass Works Grant.</p> <ul style="list-style-type: none"> • Street lights on the access road are NOT part of the apartment project. • Emergency access road to connect to High street. The road is steep and would require a lot of trees to be cut. • There are talks with the T to upgrade the existing emergency access drive into the T parking lot to allow for fire trucks to access the site. • Currently, the site is a dead end. Emergency access road is still being proposed. • 120 vertical feet difference from the site to the T parking lot. • Proposed Hill-A-Vator from the T parking lot to the site. Cars can hold 6 to 8 people. There are cars that can hold 12 people. Probable travel time is 2 minutes one way. • Shell Oil has an easement adjacent to the property that has not been used in 20 years. This project could include removing the piping buried below grade, paid for by the Mass Work Funds. • 50 foot wide wetland infringement for proposed bike path. • There are no conversations happening with any improvements to High Street. • Buildings will be 230 feet long. • A playground and dog park has been added to the project site. • Review of Upland Apartment Complex as a comparison to the proposed Rail Transit Project. • There is a low-income / affordable housing including in the design and will include 10% of the units scattered throughout the complex. The units will be 1 and 2 bedroom apartments. • There will be a clubhouse. Finishes include clapboards and synthetic stone. Apartment building would have an EIFS exterior. • Site furniture is included. • There will be a management company and full time staff associated with the complex. • STO will be the EIFS manufacturer. There will be a waterproofing consultant on this project. • Architectural shingles, pvc trim, vinyl windows and 4 color schemes for the buildings will be used. • Hardy plank clapboards are not considered for this project because the buildings are too large where clapboards would detract from the appearance. • Brick will be the finish on the ground level with EIFS on floors 2 and 3. • The site will be a balanced cut / fill with a 3 1/2" grade. 3 stories on the front, 4 stories on the back of building due to grade challenges. • A few existing trees might remain near the clubhouse. All other trees will be removed from the site due to grade 		
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	<p>changes. Landscaping will be robust on the site.</p> <ul style="list-style-type: none"> • The site will include ornamental site lighting and poles. • Parking includes 651 parking spaces (158 garages). • Recycling center on-site. • Parking lot surface is asphalt. Pervious paving has not been considered for this project. • There is a water detention system on site. • The grades on the site are being heavily manipulated to provide an acceptable site. • Landscape plan will be issued within the next 10 days. • There are no photovoltaics planned for the site. • There will be several electric car stations provided on the site. • Sidewalks will be bituminous with bituminous curbing. Granite curbing is cost prohibited. • There is no commercial space planned for this project. • Breaking ground has to start by March 1st to maintain the Mass Works Grant. • Schedule: Civil Plans by December 15th. Requests another DRC meeting December 17th - 22nd. 		
<p>4:</p>	<p><u>Design Review Committee Comments:</u></p> <ul style="list-style-type: none"> • Emergency access road needs to be better designed. Right turn only on exit perhaps. Further exploration is required. • High volume of traffic will be on High street. • EIFS gets dingy after several years. It collects dirt. • Metal panel roofs might look industrial. Suggest architectural shingles in place of metal roofs. • The client is aware of the design review guidelines. • How much of the site can be permeable to keep water on site vs dumping into sewer? There will be a well drilled on the site for irrigation. Location still to be determined. Depth to be determined. Due to site slope and grade changes makes pervious paving not practical. • Suggest holes in parking curbing to allow water to filtrate into garden areas. • Concerns about polluted water leaving the site. Storm water system is designed for the water to empty into the water basin. The basin is a 4 bay basin and will be planted with wetland vegetation. • Is there an entrance sign? Yes. Still to be designed. • DRC would like to see a clapboard elevation. The developer will shut down the project if EIFS is NOT the siding material. 		
<p>5:</p>	<p><u>Public Comments:</u> Name: Amy Sayed Address: 106 High Street Comments:</p> <ul style="list-style-type: none"> • High Street Plan review with emergency access road. Question regarding the right of way that currently has no plans. It could 		

	<p>become a pedestrian bike path.</p> <ul style="list-style-type: none"> The emergency access road to High Street has been on the plan for 10 plus years. Wants to understand where the access road is located. Will the apartments be visible from High Street. There are no plans to alter the land near high street with the exception of the emergency access road. The resident requests a drawing / view of the apartment complex from High Street. The developer suggests flagging the corner of the building and the edge of clear cutting on the site as an alternate to the drawings. The resident is open to this solution. <p>Name: Chris Gruszka Address: Baldwin Circle Comments:</p> <ul style="list-style-type: none"> Will this design review committee review the emergency access road? It will be a single lane road with a gate to serve the emergency road. What will the gate look like? The gate will most likely be approved by the fire department. Would like to see topography plans - Existing vs Proposed to determine if buildings will be visible from High Street. The building that faces High Street is 3 stories in the front and 4 stories tall on the back. The 4 story façade will face High Street. 		
6:	<p><u>Design Review Committee Decisions:</u></p> <ul style="list-style-type: none"> <u>Design is approved as is.</u> N/A <p><u>Design is approved with the following recommendations:</u></p> <ul style="list-style-type: none"> N/A <p><u>Design requires second presentation to the DRC with the following presentation deliverables:</u></p> <ul style="list-style-type: none"> The current presentation is schematic only. The DRC respectfully asks that a second design review take place as the project develops further including: EIFS details (Moulding Details, Cosmetics), landscaping plans, multi-color schemes of apartment buildings, Metal roofing / architectural shingle, options, topography plans per resident requests, water management at curbing, signs, site lighting and site furniture cut sheets. 		
7:	The Design Review Committee Adjourned at 9:15 p.m.	5	0

These meeting minutes are assumed correct as recorded if no comments are received within (3) days of distribution.

Next Design Review Committee Meeting: December 22nd
(To be confirmed with formal agenda approval)

Next Meeting time: 7:00 p.m.
(To be confirmed with formal agenda approval)

Next Meeting Location: Ashland Town Hall
(Meeting Room to be confirmed with formal agenda approval)

Distribution to:

Design Review Committee Members

Nathanial Strosberg – Ashland Town Planner
Karen Martin - Ashland Town Assistant Planner

Town of Ashland – Town Hall
(Pending any comments within 3 days of distribution)

These Meeting Minutes were prepared and distributed by **Patrick McKelvey – Design Review Chairman** on 11/20/2015.