



DESIGN REVIEW BOARD

Meeting Minutes
Town Hall, Room 9
September 13, 2023
7:00 PM

Present: Peter Darlow (PD)(Chair); David Honn (DH); Holly Ben Joseph (HBJ); Tom Doolittle (TD); Dean Charter (DC) (Select Board Representative)

Absent: Richard Keleher (RK); Jon Cappetta (JC) Planning Board Liaison

Guests: David Martin (DM)(Select Board); Fran Arsenault (FA) Select Board; Corey York(CY) DPW Director; Jamie Falise (JF) GPI; Ron Headrick (RH) GPI

1. Opening

Chair, Peter Darlow, opened the meeting at 7:04 pm.

2. Regular Business

A. Citizens' concerns – None

B. Approval of Meeting Minutes – The Meeting Minutes for June 8, July 12 and August 23, 2023 were reviewed and approved unanimously.

3. Special Business

A. Gardner Field Discussion:

- In July 2023, the Historic District Commission cited Gardner Field for violations of the Chapter P Bylaw. The Commission has asked the DRB to review and comment on the existing conditions and offer design recommendations to help cure the violations.
- A summary DRB review memo, dated September 13, 2023, is attached to these minutes and describes the issues in depth. Among the topics discussed were:
 - The extent of the precast concrete retaining wall/amphitheater.
 - Whether a guardrail is required by code at the top of the retaining wall/amphitheater.
 - The construction technique of the retaining wall/amphitheater and the possibility/difficulty of dismantling portions of it.



- The screening of the adjacent condo building at 526 Massachusetts Avenue by year-round plantings and/or a fence.
 - Various techniques to “soften” the appearance of the precast concrete including wood seats and planting.
 - The addition of an access stair and handrail at the apex of the retaining wall/amphitheater.
 - Whether bike racks should be installed at the sidewalk edge.
 - The loss of significant shade trees that shielded 526 Massachusetts Avenue and the which tree species would be appropriate as replacements
 - Whether or not to extend the walkway along Massachusetts Avenue toward the driveway entrance at 526 Massachusetts Avenue and mirror the planting species across the street.
- It was agreed that GPI will consider the DRB comments, revise the design and return to the DRB for another review at a future date.

B. 1-5 Nagog Park Auto dealership

- No building information was available for review.
- The DRB briefly discussed the sidewalk layout, tree locations and species, signage and lighting.
- A DRB review memo, dated September 13, 2023, is attached to these minutes and discusses this project in greater detail.

4. Next Meeting

The next DRB meeting is TBD.

5. Adjournment

At 8:25 p.m., it was moved and seconded to adjourn the meeting.
The motion was approved unanimously.

6. Documents Used at this Meeting

- Gardner Field Site Related Plans – see the attached review memo for the full list of documents.
- 1-5 Nagog Park Site Related Plans – see the attached review memo for the full list of documents.