



**DRB Memorandum
146 Prospect Street
4-21-18**

Date of meeting project reviewed: 4-4-2018

DRB Members in attendance, first meeting: Holly Ben-Joseph (Chair), Peter Darlow (Assistant Chair), David Honn, Emily Ying (Planning Board Liaison), and Janet Adachi (Board of Selectmen liaison).

Civil Engineer: Comprehensive Plan set dated 3-6-2018 Stamski and McNary

Plans Reviewed:

Existing Conditions

Record Plan (Lot split)

Erosion & Sediment Control Plan

Grading and Drainage Plan

This project is in on a street that has seen a number small single family homes on large lots with a lot of open space be flipped into dense, multi-family housing sites, either developed by-right or through a 40B process. This project is a 40B development with three market-rate homes and one LIP. The property is on the north end of Prospect Street. The existing property is wooded with a small single-family home. One edge of the west side abuts wetlands. The new development has split the lot into 4 parcels with a single family residence on each. It is difficult to determine how many existing trees were cut for the new homes and site a only four trees are shown on the existing conditions plans and none are indicated on any of the proposed plans

The following are comments on the development:

1. The scale of the proposed four homes is appropriate for the neighborhood, however the density is about 4 time greater than all other single family homes on the street. There are other 40B projects on the street that are equally as dense or have greater density.
2. The DRB appreciates that the first floor elevation of the homes are relatively close to the existing finish grade of the property and street, unlike many new construction sites where the first floor is 8-12' above the existing grade.
3. The DRB requests that a planting plan be provided that shows not only new plantings but existing trees to remain and be protected.
4. The setback of the new homes is close to the setback of the existing home and is appropriate for the site.
5. The DRB requests that the plan and elevations be provided for the building with the double garage doors and triple window bays for review.
6. Of the building elevations submitted, the DRB suggests the sides of the buildings, at least at each end unit be developed with a bit more 3 dimensionality. Therefore, is suggested the dining room be

projected off the side by approx. 2 feet, to create a bay condition with a shed roof.

7. The DRB suggests that the windows on the sides of the buildings be standard size double hung windows, to provide a uniform look on all sides of the buildings. (With the high density elements should have a cohesive appearance).
8. Push back the northern-most building in line with the southern-most building to stagger the building facades that face street thereby lessening the overall density, and helping it to blend with the neighboring homes.
9. The DRB recommends cedar siding and 5/4" thick corner board trim be utilized. These types of materials are more in keeping with the existing single family homes along the street.

Respectfully Submitted
Design Review Board