



DRB Memorandum

Project: 9 Willow Street Building Replacement
Project Location: 9 Willow Street – Rear building
Memorandum Date: 05.02.2016

Drawings Reviewed:

Exterior Views	B-1	Date: 1-8-2016
Exterior Views	B-2	Date: 1-8-2016
Side Elevation	B-3	Date: 1-8-2016
1 st Floor Plan	B-4	Date: 1-8-2016
Mezzanine Section	B-5	Date: 1-8-2016
Plot Plan		Date: 2-6-2016

Proponent Representatives:

Not Present – Reviewed Revised Drawings Submitted to Town for Special Permit Application

DRB Members:

Holly Ben-Joseph (HBJ), Kim Montella (KM), David Honn (DH), Peter Darlow (PD), Michael Dube (MD)
Planning Board Liaison

Date of DRB Review: 4-20-2016

The DRB met on April 20th, 2016 to review the submittal for replacement of one of the existing pre-fabricated metal buildings on the site. The proposed building will be constructed within the existing footprint of a non-conforming building that has collapsed. One other building has collapsed on the site and the site is littered with other debris. The current use of the buildings is auto repair and auto bodywork. The site is located within an attractive residential neighborhood with many historic buildings in near proximity. The street edge of the property is an open asphalt parking area with no curbing or sidewalk. Please see the DRB comments listed below:

Site Comments:

1. From photos of the property, we noticed that the two buildings slated to be replaced have collapsed but are still in place. The DRB questions why the buildings haven't been condemned and removed. As is, they are unsafe and unsightly and could be considered an attractive nuisance.
2. The DRB suggests that the Town take this opportunity of building improvements to also require the Proponents to improve the affected streetscape and neighborhood presence at this time. Some suggestions for site improvements are to add a solid fence (especially along the street edge) with planting in front of the fence. The fence around the property would keep neighborhood children out, which the DRB recommends from a safety standpoint.
3. Add a self-closing gate for automobiles as well.
4. Define the street edge with curbing and have one or two defined driveways. Add a sidewalk for pedestrians.

Building Comments:

1. The DRB recommends the new building have a roofline with a higher pitch that matches the roof pitches of other homes in the proximity. The trusses of the roof could be raised, keeping the eave at the same height.
2. The drawings lack materials descriptions; the DRB requests this information for siding, roofing, and any other building elements.

We highly recommend the Zoning Board of Appeals recommend that the proponents come before the DRB to discuss the design once the plans have been more fully developed. We have found this to be a very productive method to improve the overall design and does not necessarily result in proposals that add costs to the proponent.

Respectfully Submitted,

Design Review Board