



DRB Memorandum 362-366 Central Street

Project Location: Site of Idylwilde Farm

Project Description: A two-story building with basement and loading access. The use is for commercial food preparation by employees of Idylwilde Farm. The building will not be used by the public.

Civil Engineering Plans: The proponent presented the following plans dated August 23, 2016: Cover sheet, Existing Conditions Plan, Grading and Drainage Plan, Layout Plan and Construction Details.

Architectural Plans: Undated architectural drawings presented included: A-1 Basement Floor Plan, A-2 First Floor plan, A-3 Second Floor Plan, A-4 Front Elevation, A-5 Rear Elevation, A-6 Right and Left Side Elevations.

Property Owner and Proponent: Spring River Farm, LLC

In attendance:

Architect: E.J. Rempelakis Associates (Manny Rempelakis, R.A.)

Civil Engineer: Stamski and McNary (James Melvin, P.E.)

Date of DRB reviews for this project proposal: 10.7.16 and 10.19.16.

The DRB notes the following:

Proponent's introduction:

- James Melvin presented the overall site plan.
- Manny Rempelakis presented the architectural floor plans and elevations.

DRB comments on Site Plans:

1. The project appears to be well-sited on the southern side of the property. A minimal number of existing parking spaces will be deleted to accommodate the building. The proponent noted that the number of parking spaces provided on site exceeds the code minimum. Existing conifers should be retained.

DRB comments on Floor Plans and Exterior Elevations:

1. Basement Floor Plan: No comments.
First Floor Plan: The DRB noted that the toilet rooms will accommodate a very large population and questioned why so many toilet fixtures are being provided. The Architect could not confirm the number of users for the building. It was suggested that windows be provided for the benefit of the workers. The Architect stated that the internal layout of food preparation equipment has not been determined. Once that occurs, windows, other than the clerestory windows shown, should be added to the plans.
Second Floor Plan: The DRB made similar comments concerning this floor as stated above.

It was suggested that an employee lunch area/lounge would be desirable addition to the building program.

Front Elevation: The front door indicated is inoperable and thus unnecessary. Pedestrian access is not required on this elevation. The DRB strongly recommends the door and the gable pediment be removed. The overhanging low roof over the “porch” should remain.

Rear and Side Elevations: It was noted that the clerestory windows shown should be modified once the food preparation equipment layout is determined to allow views out of the building.

2. Mechanical drawings were not presented. The supply and exhaust requirements for this type of facility will have a direct impact on the roof design and facades once supply and exhaust fan and duct sizes and exterior louver criteria have been determined.

The DRB requests that this project be re-reviewed once the engineering information has been incorporated into the exterior elevations and roof plan.

Respectfully Submitted, Design Review Board

Members in attendance: Holly Ben-Joseph, Peter Darlow, David Honn, Michael Dube, Kim Montella