



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Design Review Subcommittee 9/11/14 Approved Minutes

Subcommittee Members in Attendance: Peter Griffin, David Demers, Babar Kahn, and Brenda Behling

Staff Present: Laura Scott, Community Development Director

The meeting was called to order at 1:05pm.

Review and Comment - Administrative Changes to Approved Site Plan

Quarry Brook Outdoor Learning Center/El Hefni Education Foundation

22 Roulston Road(13-C-400) Case 2012-29

Laura explained the scope of the changes and that is what the Subcommittee is being asked to comment on, not other aspects of the site. The material provided to the Subcommittee was listed.

Joe Leone of El-Hefni Education Foundation was at the meeting to review the minor adjustments to the site from the previous Planning Board approval.

Lights – the approved lights were shown vs what was installed and it was explained that the installed lights are double in number but look much nicer. There were no concerns with this change.

Generator and landscaping – the generator was greatly expanded in size and therefore, the landscaping could not be installed.

It was explained that the applicant wants to move the generator from its current location to next to the propane tank and fence it in. The fencing will be dark green, per the subcommittee's request. David would like to see shrubs placed along 2 sides of the fencing to soften it. The applicant is agreeable to this.

It was pointed out that the proposed location is in the WWPDP but Joe L stated that was not where it needed to be and he just drew it on there. Laura stated that if allowed in the WWPDP it would need a special permit. Joe would look at this and work with staff to move it out of the WWPDP if necessary.

Cistern – this was moved to the back of the building due to Fire Department requirements. There were no concerns with this change.

Dumpster – the dumpster was removed as there will be limited trash from the site. There were no concerns with this change.

Retaining wall and handrail – instead of using prefab block wall the stones from the site were reused. Railings were not added because the code does not require it, there is not much public usage in that area, and felt it would look out of place.

Babar would like to see the railing for safety. Brenda felt that the same railing that is used at the front entrance can be used here. Peter and David don't feel that a railing is needed because it is not part of the required code and there are very few if any kids in that area.

All subcommittee members felt that the use of the stone is wonderful and is much nicer than what was approved originally.

West elevation added door and set of windows removed from garage door – when the applicant went to order the garage door, they purchased one that matched the rest of the building better, which is different than what was approved. There were no concerns with this change.

A door was added, which has an electronic security system, for easier access for ATVs and other equipment, as well as a record of who accessed the area. There were no concerns with this change.

It was noted that Laura was mistaken in her memo about missing windows on the south exterior elevation, they are there.

Landscaping and river stone surface on right side of building – It was noticed during construction that snow fall and drainage from the roof went into this area so it was not a good place for landscaping because it would not survive. In addition, a solar water learning activity was added to the site to the landscaping and stone work was revised. There were no concerns with this change.

All subcommittee members stated how wonderful the site and building are and how it is an asset to the community.

Joe L thanked the Subcommittee for their time.

Brenda made a motion to approve the minutes of 8-27-14 as written. David seconded the motion. 4-0 to approve.

David made a motion to adjourn. Babar seconded the motion. 4-0 in favor. The meeting adjourned at 1:25pm.

Submitted by Laura Scott, Community Development Director