



TOWN OF BOXBOROUGH DESIGN REVIEW BOARD

Meeting Minutes April 5, 2022 6:00 PM

Members Present: Rebecca Verner (Chair), Brian Picca (elected Clerk), Wes Fowlkes, Richard Hilton, Kim Musto

Also Present: Peter Lewandowski (Granite Hill)

Absent: N/A

1. Meeting minutes of:
 - a) Correspondence and new business
 - b) Board appointments
 - c) Project review - Granite Hill: 984 Massachusetts Avenue

Members began the meeting by appointing members to fill vacancies in the committee. All members voted IN FAVOR of RE-ELECTING Ms. Verner as Chair.

All members voted IN FAVOR of ELECTING Mr. Picca as Clerk. The Chair called the meeting to order.

2. Project Review
 - a. Peter Lewandowski - Granite Hill: 984 Massachusetts Avenue - Project Overview
3. Board comments:
 - a. Rhythm of solids and voids
 - (1) 6 over 1
 - (2) Topography – Route 111 side - visual from street
 - (3) Landscape
 - (4) Safety of hill to Route 111
 - (5) Foundation wall - if over 3 feet of foundation, then veneer rather than exposed concrete - veneer around corner to patio for minimal exposure
 - (6) Space between back end of unit closest to Route 111 and state-owned land = about 60 feet
 - b. Massing and spacing of buildings
 - (1) Measurement between building 4 and 5 - 30 feet between units
 - (2) Set back requirement and clearance distance between zones (units and business) - 200 feet away from neighboring business - set by owner's land division - divided lot - 100 feet off proposed property line - just inside left hand planting (as seen in plan view)



TOWN OF BOXBOROUGH DESIGN REVIEW BOARD

- c. Placement and orientation of buildings on lot
 - (1) building 3 and 4 cannot be moved further because of 100ft zoning clearance
- d. Colors
 - (1) Roof (arbor blend, castle stone, cypress), shingles (charcoal gray - definition rather than flat shingle)
 - (2) Molding and trim details - guidelines support adding detailing to rooflines, etc. - wider trim boards with smaller beneath - 1 X 8, 1 X10 - post detail on front - water trim board - head detail over garage doors - garage = traditional - window trim 3.5 wide - accentuated detail and wider trim - simple, flat stock detail - porch post 10 in wide, taper no more than 8 inches - railing not required because of deck height
 - (3) Windows - 6 over 1 - "true divided lights" - no in-between glazing - detail on outside and inside
 - (4) Siding colors
 - (5) Doors will be solid panel below with glass section at top
- e. Roof slopes and shapes
 - (1) Salt Box style for lower profile to street - DRB recommended roof slope of 8 /12 for a flatter rear elevation - DRB: keep rear elevation as low as possible - steeper roof - proportion change = building gets wider = lose clearances - fit in to meet setback requirements - guidelines do not speak to different styles of houses
- f. Signage and lighting
 - (1) Smaller light fixture near door on side – larger light fixture (20 in) over garage doors - Dark Sky rated LED - sign at entrance might be removed
- g. Landscape plan
 - (1) Majority of plants are native
 - (2) Along 111 - existing tree material to be protected

5. Summary

- a. On agenda for Monday Planning Board meeting
- b. Applicant to follow up with requested site sections

6. 2030 Master Plan Goals - Design Review Board Guidelines

- a. Update Guidelines
 - (1) Add to rooflines



TOWN OF BOXBOROUGH DESIGN REVIEW BOARD

8. Adjourn

With no further business and no immediate additional meetings to schedule, Mr. Fowlkes MADE a MOTION to adjourn at 6:55 pm. Mr. Hilton SECONDED the MOTION. All members VOTED in FAVOR.