

BOARD OF SELECTMEN
Working Session
Minutes of March 15, 2012

In the absence of Chairman Laura Powers and Clerk Goodhue, Selectman Morrison made a motion that Selectman Gandt to Chair the meeting, seconded by Selectman Vogel; so voted: 3-0. Acting Chairman Gandt called the meeting to order at 4:31PM. Board members present in addition to Acting Chairman Gandt, were Martha Morrison and Ken Vogel. Chairman Powers and Selectman Goodhue were absent. Of the Selectmen's staff Board Secretary Donna Rich was in attendance. Other persons present during all or part of the meeting were from Latham Law Offices LLC Christopher Latham, from Meridian Associates Civil Engineer Charles Wear, III and resident Jeanine Cunniff.

Parking Extension on Park Street: After discussion with the applicant's representatives regarding the proposed extension of the Park Street parking plan, the Board of Selectman made the following votes:

- Selectman Morrison made a motion to communicate to the Zoning Board of Appeals that the Board of Selectmen approve the extension of the parking on the MBTA property and the relocation of the alignment of the Rail Trail accordingly for the Institute for Savings, seconded by Selectman Vogel; voted unanimously.
- Selectman Morrison made a motion to communicate to the Zoning Board of Appeals that the Board of Selectmen endorse the removal of 4 parking spaces at 5 Main Street and permit the realignment of spaces on Main Street, seconded by Selectman Vogel; voted unanimously.

Stone Wall: Selectmen consensually agreed that as presented the wall is unacceptable, is the wrong material for the period of the building, does not keep in with the streetscape of the village, and encroaches on town property. Citizen's comment added that a stone wall, as it appears, is impractical in this heavy foot-traffic area with children most likely walking on the top.

Round Window: Selectman Morrison commented that the proposed plan to take out the bay windows on the first floor and restore the front to the original period is very good; however, the round windows on the second floor detract from the original integrity of the building.

Overhang: Selectman Morrison commented that the sash around the door of the addition on the north side of the building is not appearing to conform to the framing around the other doors purposed around the building.

Cupola: Selectman Morrison stated that cupolas are architectural elements and as proposed on the drive-thru serves no purpose. In addition, the one presented on the top of the drive-thru is out of scale for the size of building. There were comments stating that if the copula is being used as a logo for the Institute for Savings as part of name recognition then it would be more visible on the front of the building, suggested that the copula be placed on the adjoining building at 15 Main Street in a manner to connect the two buildings. The Board referenced the bank's Newburyport property which does not display a copula on the actual building, but close proximity to it.

Traffic Flow: The Selectmen noted their concern on the flow of the traffic to enter the parking area from Main Street, however, it was stated that it has been changed to be one way in the exit direction, which the Civil Engineer Charlie Wear reported. The Board consensually agreed that traffic flow is not an area of expertise on their part; therefore they are not choosing to comment on it.

Vestibule-(main entry way): The Board commented that as purposed the entry way encroaches on the Town’s Zoning set-back and should be adjusted back four feet. Civil Engineer Charlie Wear stated he would review this with the architect on the project.

Handicapped Ramp: The Board commented that the grade of the handicap ramp appears to be an issue because of its closeness to the street and the grade level appearing to be 2 feet to the street. Civil Engineer Charlie Wear stated that it could be flattened out to be sloped away from the street and a grassed area developed. Revised plan dated 3/9/12 was presented and accepted.

Chimney: The Board was amendable to the chimney as shown on the plan as presented.

At 6:15 PM, Selectmen Vogel made a motion to adjourn and Selectman Morrison seconded the motion; so voted: 3-0.

Respectfully submitted,

Donna Rich, Secretary
Selectmen’s Office

Per the Open Meeting Law, the documents that were either distributed to the BOS before the meeting in a packet, or at the meeting were:

1. Agenda
2. Revised plan presented by civil engineer Charlie Wear.

Approved as amended at the April 9, 2012 Board of Selectmen’s meeting.

Pursuant to the 'Open Meeting Law,' G.L. 39, § 23B, the approval of these minutes by the Board constitutes a certification of the date, time and place of the meeting, the members present and absent, and the actions taken at the meeting. Any other description of statements made by any person, or the summary of the discussion of any matter, is included for the purpose of context only, and no certification, express or implied, is made by the Board as to the completeness or accuracy of such statements.
