

**Development Review Board Meeting
Thursday, June 1, 2017, 7pm
Conference Room Town Hall**

Minutes

RE: Solaria Senior Living Project Metropolitan Ave Mizell property

DRB Committee members present: Peter Fosselman, Chair, Martha Deale, Tom Rodriguez, Paul Sexton, TJ Monahan, Darin Bartram

DRB Committee member not present: Brain Hak

McCaffery Interest: Travis Westmoreland, Juan Cameron, Derek Merricks,

Antunovich Associates: Kevin Sperry

Public Observers: 5 residents, mayor, Councilmember Rollins

Mayor Fosselman started the meeting stating that there would be no opportunity for public comment at this meeting. This was an introduction for the DRB committee to review and ask questions about the plan prior to the June Town meeting.

Mr. Westmoreland walked the committee through the concept package.

A 6' solid wall will be built between the train track and buildings outdoor space.

Estimated timeline for opening facility mid to fall 2020.

85 total parking spots will be available, 12 at street level and 73 underground. They will be designated as guest, employee, or building resident spots. Residents in assisted and memory care will not own cars. Facility will have vans to transport residents.

The developer will work with HPC to rehabilitate the two historic structures and the gas station sign on the property. They are committed to keeping and restoring those with potential uses as a public coffee shop and a private wellness center for Solaria residents.

Plan includes wider sidewalks and tree cover along Metropolitan Ave and throughout the entire property.

It was suggested that the state might be more willing to improve pedestrian safety across Metropolitan Ave at St. Paul St. Questions about traffic will concern TOK residents.

Discussed height, FAR and MPDU requirements. They have met with the planning board and HPC and will continue to do so throughout the planning process so as to be in compliance with the sector plan.

Developer was informed about needing a Town signage permit.

DRB will meet again when developer has more information on finishes to the buildings exterior to include landscaping and walls/fences around the property exterior.

McCaffery Interests will give a concept presentation to the Town Council on Monday, June 12 at 7pm. At the Town meeting the public will have the opportunity to ask questions.

Meeting adjourned at 8:20 pm

Tracey Furmam