

ARCHITECTURAL & DESIGN REVIEW COMMITTEE MINUTES

JUNE 4, 2020 5:45 p.m.

Members present: Charlie Regulbuto Dave Goslin, Sue Larsen, Marshall Montana, John Scheib

Staff present: Michele Lipe, Director of Planning

The online ZOOM meeting was called to order at 5:45 p.m.

- 1. Appl. 20-27P, The Gateway Buckland East, LLC** – request for The Gateway Site Plan of Development for a mixed retail and office development with approximately 38,880 sf of retail space and 50,400 sf of office space, on property located at 218, 240 and 274 Buckland Road, Buckland Road Gateway Development Zone

Mr. Benjamin Wheeler of Design Professionals, Inc. presented The Gateway Site Plan of Development describing four buildings to be known as 220, 245, 265 and 270 Gateway Boulevard. Two retail buildings closest to Buckland Road are lifestyle type buildings each measuring 19,440 sf with the predominant use designed for sit down restaurants with outdoor dining areas at each end cap. Two medical office buildings located to the rear of the site will each measure 25,200 sf. All buildings are single story.

Retail buildings have adequate parking at the front of the buildings with service and employee parking behind. The medical buildings have parking in front of and in between the buildings. Traffic circulation was described.

Mr. Wheeler described the landscape plan prepared by landscape architect John Stewart of CR3 Studio. Between Buckland Road and the parking are two surface detention basins that will be seeded with wetland wildlife seed mixes and be maintained to the high standard of the Metro Realty Group. Development signs at the traffic signal will be landscaped and replicate those installed at the Chase Bank entrance. A low row of juniper evergreens are to be installed at Buckland Road to screen the parking from the road while maintaining views of the retail buildings. Armstrong maples will be planted throughout the front. Landscaped islands and foundation plantings were described. The rear of the medical buildings will be set into the grade with less building exposed on the east side with evergreen and deciduous trees and naturalized plantings. Dumpster locations were described and are hidden from public view.

Architect Eric Brown from PCA in Cambridge, MA showed perspective views of the retail buildings described as modern playful buildings at a human scale of quality materials to provide a delightful pedestrian experience while visiting. Multiple outdoor dining areas will be connected by wide sidewalks and landscaping. The retail tenants and restaurants will brand end caps and storefronts.

Mr. Regulbuto asked if there would be any uniformity to the storefront branding. Mr. Brown described a uniformity of size and height of the architecture where branding would occur within the common elements. The rear of buildings will incorporate the same materials as the front with end cap materials wrapping around corners.

Mr. Brown described the elevations showing end cap restaurants and individual tenant branded storefronts between. Rooftop mechanicals will be screened by parapets higher than the rooflines. Quality building materials of tile, metal, block, aluminum and masonry will be used. End caps of white storefronts will employ clapboard and shingles. Durable materials will be used at the base. The center run of tenants will employ a mixture of neutral surround with varying brick colors and composite metals, corrugated and smooth.

Mr. Regulbuto complemented the lively and modern design as a stand-alone project but asked if it was compatible with the rest of Buckland Gateway zone and Evergreen Walk's country village concept. Mr. Brown noted the quality materials used would surpass the areas standards.

Mr. Goslin asked if tenants have a choice in building materials after construction. Mr. Brown noted amendments could be made within tenant design guidelines and standards.

Mrs. Larsen commented that what is being presented may be quite different depending on tenants and asked how much control tenants have to change the elevations. Mr. Brown stated guidelines and parameters would be agreed upon with an agreement with the Town for a standard of quality.

Mr. Scheib commented that stylistically the look is a more west coast than east, projecting lively activity into the streetscape with high visibility attractive to clients. Director Lipe noted requirements of the Gateway Development zone and discussed adding detail to the rear elevations of the buildings with Mr. Brown. Mr. Scheib noted maintenance of materials will be required.

The Zoom meeting time ended. The meeting will be continued to June 11, 2020.

Respectfully Submitted,

Michele Lipe, AICP
Director of Planning