

DESIGN GUIDELINES

Town of Northborough, MA

July 2012

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DESIGN GUIDELINES

Design Review Process Considerations

Architectural Features and Benefits

'Fit' to Town Character

Project Design Review by Planning Board

Site Plan Review

Environmental and Community Impact

Publish and Inform Applicants of Expectations Before Applications Submitted

Submittal Requirements Defined – Add Building Views

Work Together with Commercial Developers for Best Outcome

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- Building Placement and Orientation
- Setbacks and Buffer Areas

ENCOURAGED



Landscaped front yard

DISCOURAGED



Front yard with no landscaping

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- Open Space - Percentage of site
- Vegetation, natural existing and landscape plantings
- Physically and visually accessible
- Storm water management

ENCOURAGED



Open space that enhances the streetscape

DISCOURAGED



Underutilized open space

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- Pedestrian Accommodations

- Traffic & Parking

ENCOURAGED



Landscaped buffer between road and sidewalk

DISCOURAGED



No sidewalk or buffer between road and parking



Clearly defined crosswalk



Poorly defined crosswalk

ENCOURAGED



Strong street edge created when parking is placed to the side of the building

DISCOURAGED



Weak street edge created when parking abuts the street

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Storefronts, Features, Windows & Doors, Rooflines, Materials

ENCOURAGED



DISCOURAGED



ENCOURAGED



DISCOURAGED



Inviting storefronts



Uninviting storefronts

ENCOURAGED



Example of appropriate utility screening

DISCOURAGED



Unscreened utilities

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Will this approach be in the best interest of Hubbardston?

If Commercial Development expands in Hubbardston, we have to be ready for it.

Is this a question of zoning regulations or By-Laws?

Do existing By-Laws need revision?

Target changes considered by Town Meeting June 2019.

Need to act, develop warrant article now.

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Checklist

| Pre-Design Review Recommendations | | | |
|--|--|---|--|
| • First informal meeting with the Design Review Committee at schematic design stage | | | |
| • Second informal meeting with the Design Review Committee at schematic design stage | | | |
| Design Review Requirements | | | |
| • Meeting with the Design Review Committee | | | |
| <i>Submission Requirements</i> | | | |
| • Site plan | | | |
| • Examples of previous work from architect and/or owner | | | |
| • Samples, if required | | | |
| <i>Changes to Existing Buildings</i> | | <i>Construction of New Buildings</i> | |
| › Photographs of existing buildings | | › Site plan locating the structure and showing existing and proposed grades | |
| › Drawings of exterior elevations | | › Drawings of exterior elevations | |
| › Outline plans | | › Schematic floor plans | |
| › Schedule of exterior materials and colors | | › Schedule of all exterior materials and colors | |
| › Landscaping plan | | › Landscaping plan | |
| › Manufacturers' brochures for new materials, components or assemblies to be used | | › Manufacturers' brochures for new materials, components or assemblies to be used | |
| | | › Photographs of adjacent buildings | |