

Present: Frank Riepe (Chairman), Deborah Kruskal, Tris Windle, Dan Martin
Absent: Linda Wade

Mahoney Farm Sign Application

Present for the applicant were Bill Depetrie and Marty Loiselle.

At its previous meeting the Board reviewed the main sign for the entrance. The Board opines the design is very good; however, it does not conform to the bylaw as it is only 3' from the property line. The Design Review Board recommends to the Board of Appeals to grant a special permit for the sign with the justification of the large area involved. Furthermore, the proposal does not create negative effect of environmental clutter nor is it over-scaled.

Grouse Hill Incentive Senior Development – Plan Review

Representing the applicant were Bill Depetrie, Marty Loiselle and architect Scott Richardson. Plans were reviewed by the Board at its previous meeting. New renderings were shown with detail façade revisions. The Board approves the revisions with the request there be more differentiation between the units; i.e., the ability to identify each house individually. The applicant's architect, Mr. Richardson, agreed. The Board also discussed the choice of species of maple in the entry island with concern about what will be most hardy. Approval of the project is recommended to the Planning Board.

Sign Application; 5 Concord Road Plaza

Present were Bob Dion and Jennifer Hofmann (architects). The proposal is for a combination of signs for four tenants conforming to the dimensional limitations of the bylaw but with McKinnon's Liquors relying on grandfathered signs refurbished for the Route 20 side. The Design Review Board feels the signs are too uniformed and encourages individual graphic styles for each tenant. The proposal is approved as presented with the hope each tenant will come forward with their own designs after the building is remodeled.

Sign Application; Next Generation Children's Centers

Matt Dillon of D-Signs was present for the applicant. The proposal is to replace the existing freestanding sign with one of a different style and width. The applicant is told that the sign does not meet the requirements of the bylaw as the sign panel exceeds 10 square feet. The Board instructs the applicant to resubmit a design of 10 square feet with:

- the address "307" at the top
- the address not be counted in the 10 square feet

The Board points out to the applicant that only one business sign is permitted in a residential zone.

BMW Dealership Site Plan Review

The Board met with the following representatives for the proposed BMW Dealership at 130 Boston Post Road; Joshua Fox (attorney), Bruce Ey (civil engineer), Gregory Wiech (builder), Fred Tierney and Arthur Motroni.

The building has been moved closer to the street but the signage program has not been developed for presentation. There is discussion about the possibility of street alignment revisions to ease vehicle turnings. The Board feels that there is limited space for landscaping in front of the building in the current scheme and asks that this area not be consumed by more pavement. The Board asks that a final meeting be held to review the signage proposal, any landscape changes involved with the signage, building colors and details of the rear concrete block walls.

Miscellaneous

The Board approved the minutes of August 23, 2006.