

Present: Deborah Kruskal, Juan Cruz Molina, Chris O'Halloran

Absent: Tris Windle, Dan Martin

***Sign Application; Bistro 20 Restaurant and Bar
120 Boston Post Road***

Present on behalf of the applicant were Ali Blgdeliazac and Shane Manfred, co-owners of Bistro 20 Restaurant and Bar.

The applicant presented plans for two awning signs and a freestanding sign, which preexisted from the previous owners. Slight modifications to the naming of the restaurant as well as one of the awnings were also addressed to the board.

The modification to one of the awnings facing Route 20 will have a translucent rendering of the logo that will allow backlighting to illuminate it.

The applicants also presented a modification to the naming of the restaurant from Bistro 20 Restaurant and Bar to Bistro 20 Restaurant and Tavern.

The board discussed with the applicant landscaping for the front of the building that runs parallel to Route 20 as well as around the patio in the parking lot. Applicant will submit landscaping and plant material plans at a future date.

Members of the board were satisfied overall with these submissions and unanimously passed a motion to recommend the sign application.

***Sign Application; The Pongal II
103 Boston Post Road***

Present on behalf of the applicant were Kalai Chandrasekaran, owner of The Pongal II and Falgun Pathak, Manager of the Pongall II.

The applicant presented plans for five signs: 3 wall signs (which were deemed by the board not to be signs and just artwork), 1 freestanding sign, and 1 roof sign.

It was discussed with the applicants that neither of the submissions for a freestanding sign or roof sign complies with the minimum bylaw requirements listed below.

The board discussed with the applicants that the maximum total square footage for all proposed signs is 36 square feet (3261a) for a building with 48 feet of building frontage. Combined, both the freestanding and roof signs exceed this value.

Because the building did not meet the minimum bylaw requirement of 250 feet of street frontage, they would need to go before the Zoning Board of Appeals for approval of a freestanding sign (3265B a). It was also explained to the applicants that the distance from the bottom of the proposed freestanding sign to the ground exceeded 40% of the total height of the sign (3266).

The applicants brought up concern that without a freestanding sign, there would be little visibility for the restaurant.

The board recommended to the applicants that if both the freestanding sign and roof sign were brought within the maximum allowable square footage of 36 square feet they would be able to present a stronger case to the Zoning Board of Appeals for a freestanding sign.

Miscellaneous:

The minutes for July 14, 2010 were approved.