

Minutes
Design Review Board
January 9, 2013

Present: Juan Cruz, Dan Martin, Deborah Kruskal, Jen Koffel

***Architectural and Site Plan Review: 46 Union Ave
Charles J. Precourt & Son***

Dan and Harry Precourt presented plans for site improvements and renovations to the shop building at 46 Union Ave. The Board found the sketchy details presented in the application somewhat difficult to interpret and the applicants acknowledged that what is shown in both the elevations and the plot plan was not necessarily what they intended to build or plant. Details were lacking in specifics of the building design, traffic flow, parking, and plantings.

The applicants stated that the intended plan is for the building to expand forward by approximately 20 feet up to the distance allowed for setbacks within the bylaws. The south-westerly face of the building, incorrectly noted on the application as the East Elevation, is to contain a façade of sterling stone with cedar shingles, with windows accented with granite. The other faces will be of whitewashed cinder block similar to the existing structure. It appears that the extension can blend in with the existing wall as presented.

The applicants further discussed the landscape plan expressing the desire to plant some undecided trees and grass. The Board informed the applicants that the proximity to wetlands would likely require native species and conservation commission approval. The Board also informed the applicants to the screening bylaw that requires trees every 40 feet when applicable along a streetscape.

The applicants were unclear as to what materials and drawings would be necessary to receive approval. The Board informed the applicant that the current drawings would be unlikely to suffice for permitting approval from the Building Department. The Board advised the applicants to consult with the building department as to the level of detail necessary for permitting and to present those drawings to the Board at a later date so that the Board can be fully informed as to what it is to be built. The Board also informed the applicants to submit a more detailed landscape plan with the location and types of plants noted.

The applicants also discussed their plans for a sign set into a wall and their desire to set the wall and add paving stones in such a way as to create a sidewalk area. The Board supports the applicants in these desires.

***Architectural Review: 65 Union Ave
Methods Machines***

Joshua Fox and Rob Taylor presented plans to upgrade the existing façade and convert existing warehouse space to office space. The applicants presented the Board with samples of the proposed façade materials and colors, along with a rendering of the proposed changes.

The Board finds the design to be a significant improvement to the building. The Board discussed with the applicant several details including the handicap access ramp location and changes to the height of the building which the applicant acknowledged would be negligent.

The applicant informed the Board that the landscape plan is still contingent on finalizing changes to the septic system. The applicant intends to return to the Board with a final landscape plan once septic system engineering is complete.

The applicant also indicated that the signage would be substantially similar to what was on the rendering and would comply with the bylaws.

The Board unanimously approved a motion to recommend to the Board of Selectmen the architectural plans as presented with the understanding that the applicants would return to the Board with a landscape plan and sign plan when completed.

***Architectural Review: 430 Boston Post Road
Northern Bank & Trust***

Sean Briere, Jim Mawn, and Mark Sereda presented revised architectural plans, a sign plan, a lighting plan, and a site plan.

The applicants first presented color renderings from their Selectmen review that addressed the issues raised when the applicants first met with the Board. The Board finds the mix and quality of materials as distinctive and the Board commended the applicants on their use. The Board's sole recommendation was to consider wrapping the brick on the side elevation to the 8 foot wall on the parking lot elevation.

The Board next discussed the sign plan. The Board and applicants approximated the allowed square footage of signage to be 39 square feet based on the 55' primary frontage and 40% of the 55' secondary frontage. The Board informed the applicants that the bylaw requires the area allowance to be reduced by 1/3 for self-illuminated signs. The applicants will consider reducing the size to comply with the bylaws or consider non-illuminated signs. The Board is of the unanimous opinion that reducing the signs to comply would make them too small and not conducive to the scale of the building and that the applicants should consider seeking a variance for the self-illuminated letters. The applicants were unsure as to which direction they wanted to go with regard to the sign plan. As a result, the Board unanimously approved the following two motions: 1) To approve the signs as presented provided that they are not self-illuminated or are reduced in size to comply with the bylaws. 2) To recommend approval of the signs as presented should the applicant seek a variance from the ZBA.

The Board discussed the light plan. The Board's sole recommendation is for the soffit lights to be of a warmer temperature and to match temperature with other exterior lighting.

Finally the Board discussed the landscape plan. The Board's sole recommendation is for the rhododendron PJM to be changed as the pink flowers will clash with the building colors presented. The Board recommends the landscape architect coordinate plant colors with those of the building.

***Sign Application: 103 Boston Post Road
Soul of India Restaurant***

Mehmet Sahin of Falcon Graphics presented an application for replacing an existing freestanding sign and awning sign for Pongal II restaurant. The Board informed the applicants that they are allowed the freestanding sign that was previously granted exemptions by the ZBA for the building's lack of sufficient street frontage, but that the sign would otherwise have to comply with the bylaws. The Board informed the applicant that the sign as presented conforms with the exception of the materials proposed. The application is for acrylic letters to be adhered to the freestanding sign and extruding from the face, but

the bylaws require a carved or sandblasted sign. The Board further recommended that the background color swaths be slightly reduced so that they are not covered by the address at the top of the sign.

The Board unanimously approved the freestanding sign provided that it is carved with a material similar to the existing sign and to approve the awning sign as presented.

The Board was unsure whether the signs would require a building permit as they are replacing existing signs. The Board advised the applicant to verify with the Building Inspector.

***Sign Application: 442 Boston Post Road
West Sport***

Brian Kelly presented an application for a primary sign to replace an existing sign damage during Hurricane Sandy. The applicant informed the Board that the sign is the same size or slightly smaller than the damaged sign it is replacing.

The Board questioned whether the black lettering on blue background would be sufficiently visible to which the applicant indicated it would due to its white piping. The applicant also indicated the business owner was considering using red as an alternate to the blue. The Board also recommended increasing the height of the rectangular portion of the sign so that the “West Sport” would not be so cramped within the rectangular border.

The Board unanimously approved the sign with the recommendation that the height of the rectangle be increased slightly and with a background color of blue or red at the applicant’s discretion.

The Board informed the applicant to get a building permit.

Miscellaneous

The board approved the minutes of December 26.