

Minutes
Design Review Board
June 10, 2015

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

Sign Application, One Union Ave

Grant Gao of Excel signs presented an application for a freestanding business center sign. The sign, as presented does not conform to the bylaws because it has insufficient setback and is too high off the ground for a sign of this overall height.

A freestanding sign currently exists on the property and Mr. Gao suggested that it would be grandfathered. The Board informed the applicant that nonconforming signs can be refurbished, but cannot be enlarged as is proposed in the application.

The proposed sign is 15 square feet including the address sign cap, but only 12 square feet excluding the sign cap. The Board informed the applicant that a 12 foot sign requires a four foot setback from the property line. The application did not include a plot plan, but it is clear in the photograph supplied that the sign would not be more than six feet from the street, and therefore the proposed location is likely to be under four feet from the property line. Mr. Gao said he would try to locate a plot plan so that the sign could be properly located away from the property line.

The Board noted that an existing shrub is likely in the way if the sign is placed the requisite distance from the property line. The Board and applicant discussed the merits of moving the sign further south so that the shrub would not present a problem, though the applicant prefers the sign closer to the entrance. Another alternative is for the sign to be moved a little further north closer to the drive, although it would still be likely blocked by the shrub. Ultimately the Board thought that the best solution would be for the shrub to be moved or removed and replaced with some better landscaping.

The sign also exceeds the 40% rule in section 3266 of the bylaws. The Board calculated that the overall height cannot exceed 58" for the sign to be in compliance.

The Board informed the applicant that if the height is reduced and if the sign is placed at least four feet from the property line, it would be in compliance and not require ZBA approval.

The Board unanimously approved a motion to approve the sign provided that its height not exceed 58" and its location is no less than four feet from the property line, with the recommendation that the shrub be removed and replaced with new landscaping that does not interfere with the visibility of the sign.

Miscellaneous

The Board reviewed a plot plan for the proposed Chabad Center at 100 Horse Pond Road. The Board was sufficiently satisfied that there is enough setback and screening from the existing trees for the proposed parking area. There was some question as to whether the proposed building was handicapped accessible based on the drawings, but it appears likely that it is.

The Board approved the minutes of April 29.

The Board voted 4-0, with Mr. Martin abstaining, to name Mr. Martin the chairman for the coming year.