

Minutes
Design Review Board
July 8, 2015

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

Sign Application, Petros Pizzeria, 730 Boston Post Rd

Anastasia Kayas presented an application for a roof sign as well as a panel for an existing street sign. Both signs will replace existing signs and are the same size as the existing signs and therefore conform to the bylaws.

The Board's comments were related to aesthetic concerns. All members liked the Greek font used on the roof sign and felt it was readable and in keeping with the Greek pizza business. However, the Board felt that while very clear and readable, the fonts used on the street sign panel did not tie back to the roof sign or convey anything special about the Greek pizza business.

The Board also questioned the location of the roof sign as it is not aligned with any particular elements nor is it centered above the windows or door. The Board also noted that the lighting was oddly located as it was not evenly distributed below the sign. The applicant advised that the location of both sign and lighting were already established by the previous tenants.

The Board unanimously approved a motion to approve both the roof sign and street sign panel as is but included a recommendation that the applicant incorporate the Greek font into the street sign panel to better link the two signs together.

Site Plan Modification, 9 Old County Rd

The applicants, Marie and Denis Lewis presented a site plan modification for their property at 9 Old County Road. The plan includes increasing the footprint of one of the buildings by 630 square feet and improving the existing façade and structure of the building as well as some additional plantings along the street.

The Board questioned whether or not the new site plan complies to handicapped access regulations and the applicants advised that their buildings are for office space only and not outside customers and therefore handicapped access is not required. The Board recommended that the code be further reviewed to make sure the site is in compliance.

The Board questioned the width of the existing East driveway and the applicants advised that the driveway will be narrowed to a width of 24' as shown on the modified site plan.

The Board expressed concern regarding the amount and type of screening along the front edge of the property. The Board looked at satellite photos of the property and two Board members drove by the site. It was found that in addition to the 3 buildings there are various other structures and dozens of vehicles being parked on the property currently. Many of these are visible from the street even with the summer vegetation. The Board requested that some additional plantings be added along the curved corners of the two entrances, but especially at the West entrance to further screen the property.

The Board questioned the type of lighting that is to be used and the applicants advised that the lighting will be at the entrances and along the path. The Board requested that the residential lighting be chosen and that it be downward-facing.

Minutes of June 10, 2015

The Board approved the minutes of June 10.