

Minutes
Design Review Board
September 26, 2018

Present: Jennifer Koffel, Susan Vollaro, Dan Martin

470 North Rd.

Max & Leo's

Max Candidus and Leo Candidus presented an application for signs and a color change to the building.

The applicants indicated that they wanted to paint the brick façade gray to freshen up the exterior of the building. The Board expressed concerns that the color not appear to industrial or resemble cinder block and suggested a gray with a warm tone. The applicants indicated that was their preference as well and offered some suggestions that the Board also considered appropriate.

The Board reviewed a wall 5 sq ft, externally lit wall sign that conforms to the bylaws.

The Board also reviewed a freestanding sign that appeared to be 9 sq ft. The property has over 250 feet of frontage thus allowing a freestanding sign. The applicants were informed that the sign needed to be 4 feet from the property line to conform to the bylaws. The Board also requested that the applicants submit revised drawings of the freestanding sign with its dimensions noted. The Board also informed the applicant that the sign would require a cap with the address number.

The Board and applicants further discussed the color scheme. The Board and the applicants agree that the sign should be a color that has sufficient contrast with the wood background such that it is legible. The applicants may adjust the color of the lettering when the sign is fabricated to achieve this desired goal.

The Board voted unanimously to approve the wall sign as presented and to approve the freestanding sign pending verification of dimensions and provided that it has the street number on a cap.

534 Boston Post Rd.

Peet's Coffee

Margaret Vosburgh and Daniel Brennan presented an application for signs, window decals, and awnings.

The Board first reviewed two primary, self-illuminated 24.5 sq ft primary wall signs and one 16 sq ft secondary wall sign. The signs conform with the size limits for self-illuminated signs. There was some discussion as to the mechanics of the illumination to confirm that the signs are not light boxes. The applicants indicated that the LED lights are behind the characters in the sign.

The Board then reviewed two blade signs. Blade signs are to be a maximum of four sq ft and near an entrance. When the Board discovered that the signs were internally illuminated there was discussion as to whether that was permitted. While none of the Board members thought that internally lit blade signs were the intended to be permitted, it was the opinion of Mr Martin that the Board could not prohibit them as they are not specifically addressed in the bylaw. The Board did agree that the 20% reduction in permitted sign area for internally lit signs should also apply to the blade signs. Thus, the Board informed the applicant that the signs could be 4 sq ft if not internally lit and 3.2 sq ft if illuminated.

The Board further discussed the location of the blade signs. Both Ms Vollaro and Ms Koffel thought that one blade sign by the entrance would suffice. The applicants and Board discussed locations for a second blade sign that conformed to the bylaw and were appropriate architecturally. Ultimately a location near the door to the patio was deemed the least detrimental location.

Finally, the Board reviewed window signs and awning signs.

The Board unanimously voted to approve the signs as presented but with the blade signs reduced to 3.2 sq. ft. should they be self-illuminated.

Miscellaneous

The Board approved the minutes of August 22, 2018.