

**TOWN OF STURBRIDGE, MA
DESIGN REVIEW COMMITTEE**

**MEETING MINUTES
15 May 2012**

Meeting Convened: 7:00 pm

Meeting Adjourned: 8:50 pm (motion to adjourn C Forgit; second: F O'Connell)

Attendees: Design Review Committee (DRC) – Chris Castendyk, Elaine Cook, Cindy Sowa Forgit, Fran O'Connell, Chris Wilson and Applicants

Location: Center Office Building, 2nd Floor Main Meeting Room

Agenda: 211 Charlton Road (Rt. 20) – Wendy's International
120 Charlton Road (Hobbs Brook Plaza) – Uno's
49 Main Street (Rt. 131) – Matthew S. Rousseau
179 Main Street (Rt. 131) – 179 Main LLC
Old Business
New Business

Street: 211 Charlton Road

Applicant: Jerome R. Dixon, Architect

Architectural Application: reviewed; see plans provided by applicant. Applicant has submitted plans to Building Inspector for approval of façade and interior enhancements. Submitted plans to use manufactured field stone that resembles colors native to our area.

Motion to Approve: C Castendyk 2nd Motion: C Forgit Vote: 3 – in favor; 2 - opposed

Building Sign:

Location: see attached sketch/photo

Detail Specifications: Logo/Wording: "Wendy's" in Red. "Little Girl" cameo symbol is separate from wording, located on tower like structure.

Colors: various (see sketch)

Address: at pylon (to remain)

Size: 3'0"h x 7'0"l"; 15 SF "Wendy's"; Cameo 4' - 31/2" diameter; 14 SF (little girl logo)

Lighting: using existing on Rt.20

Landscaping: exists; and serves as a dual purpose as a storm barrier

Pylon Sign: to remain as is

Note: DRC considered this signage at (2) separate signs. The Building Inspector may need to revisit if the applicant chooses to request additional signage.

Motion to Approve: C Castendyk 2nd Motion: E Cook Vote: 3 in favor; 1 opposed; 1 abstained

Street: 120 Charlton Road

Applicant: Michael Harrison, Design & Construction Manager

Building Sign:

Location: see attached sketch/map

Detail Specifications: Black background; "Uno" centered in the middle. Using the same signage space originally approved by special permit at time of construction a few years back.

Colors: "Uno" in red, outlined in blue in a rectangular area. Removed "Chicago Grill"

Size: existing area that was pre-approved via special permit at time of construction.

Lighting: replacing existing goosenecks that are rusting, with blue lights at façade of building.

(Note: Building Inspector may need to look into the "blue" illumination of this lighting as it may not fall under Town by-law)

Landscaping: Always looks manicured and maintained; will continue with that.

Note: Work was originally begun at this site without Town permission. On April 23rd the Building Inspector Issued a "Cease and Desist Work Order" until plans had been submitted and reviewed by the town. Applicant apologized to the Town of Sturbridge, that of the 33 locations, we were one of the two towns that had been mistakenly overlooked when they submitted plans for the "refresh" work on the façade.

Motion to Approve the Continuation of Work at Site; however the "orange" façade color will be relooked at by the Mr. Harrison to be toned down. He will report back to Planning Department on his status:

F O'Connell 2nd Motion: C Castendyk Vote: Unanimous

Street: 49 Main Street

Applicant: Mike Loin, Bertin Engineering

Architectural Application: Construct two additional “wing” units on either end of the current building. Mr. Loin provided plans and noted more landscaping will be added along the street (thus adding 15% more green space). Currently working with MA DOT. Note: Pylon sign will need to be relocated due to currently located on State Property.

Motion to Approve: C Wilson

2nd Motion: C Castendyk

Vote: Unanimous

Street: 179 Main Street

Applicant: Mike Loin, Bertin Engineering

Architectural Application: reviewed; see plans provided by applicant. Applicant has obtained a special permit from the ZBA. Applicant will be going to Planning Board on May 22nd to present these plans. Landscaping has been reviewed by Tom Chamberland with some minor concerns that are being worked on. Working with MA DOT in proper licensing as the space in the front of the building, about 90% of it is State Property. Reviewed the intent of the façade to stay true to a more New England style along with Historical Colors that were reviewed.

Motion to Accept as presented: E Cook 2nd Motion: C Castendyk Vote: Unanimous

Note: All applicants were made aware of the “next steps” in this process by the DRC as their respective signage is approved. Applicants will circle back with Planning, then over to the Building Inspector’s office for a permit number to be issued and thus added to their sign.

Old Business:

Meeting minutes: Last meeting on 5.1.2012; approved

New Business:

None.

Cc: Building Inspector; D Lindberg
Town Planner, Jean Bubon
Town Administrator, Shaun Suhoski
Board of Selectmen: Chairman, Tom Creamer

Prepared by: C Forgit