

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

**MEETING MINUTES
18 September 2012**

Meeting Convened: 7:00 pm

Meeting Adjourned: 8:04 pm (motion to adjourn E Cook; second: C Castendyk)

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

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

Agenda: 179 Main Street (Rt. 131) – Joe Faucher, Brimfield Sign c/o Owner
Old Business
New Business

Street: 179 Main Street

Applicant: 179 Main Street LLC, Brian Galonek, Owner

Pylon Sign: no sign/application requested at this time by owner

Building Sign:

Zoning District: Commercial District; Pre Existing Non-Conforming lot w/regard to setbacks.

Note: Special permit & Variance granted 4/11/2012; Site Plan approved 5/22/2012

Location: front of building; various locations; reference attached plan

Detail Specifications & Colors:

- **Main Logo/Wording:** located & centered above units C & D: "Main 179 Street"; Colors: Black Background, outlined in White; Copy: Gold PMS # 110; Pantone Gold.
- **Unit C:** "Quality Physical Therapy, Inc." Colors: Black Background; outlined in White; Copy: White – "Quality Physical Therapy, Inc." Blue (PMS 284) – "Physics For Health" Note: blue color used since it's in their branding/logo.
- **Unit D:** "The Winebuyer's Outlet" Colors: Black Background; outlined in White & Red (PMS 200); Copy: White – "The Winebuyer's Outlet", Gold (PMS 110) – "Sturbridge Cheese & Chocolate"; Grapes will remain dark Green (part of their branding/logo)
- **Unit F:** "Top Nail Salon", Colors: Black Background; outlined in White & Red (PMS 200); Copy: White – "Top Nail"; Gold (PMS 110) – "Salon"

Materials: wood &/or aluminum sign; (note: the "179" sign will be carved wood; all other signs will be painted MDO High Gloss Aluminum panels and PVC frame)

Size: 24 SQ

Documents Reviewed: Sketch of sign; on file with Planning Department in Applicant's File

General Note: Pylon signage application is forthcoming. No signage will be on units B & E as the building was originally designed with a 6 space layout, but is now a 4 space layout. Building Signage will only be mounted to the "Gold" colored building façades.

Motion to Approve with Following Comments: Unit A: "Teddy G's Pub & Grille" was not voted on due to two options that have yet to be reviewed/approved by tenant and Planning Board. Applicant to file a separate application once sign has been approved; by the above mentioned parties.

C Castendyk 2nd **Motion:** **E Cook** **Vote:** **Unanimous**

General 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:

- **DRC Meeting minutes:** Last meeting on 8.21.2012; approved
- **Sturbridge Cleaners (Rt. 20):** Continue to show temporary sign and now the new sign. Would the Building Inspector look into this as to why both signs are being displayed when only one should be displayed as per the DRC approval of application?
- **Jeffery Robert Salon** – Sign was approved prior to review by DRC

New Business:

- **179 Main Street:** The above applicant had provided a plan that was presented to the DRC on 5.15.12 for review. The same plan was presented this evening; however it differs from what is built today, which causes some concern with the DRC. Here are the items of concern:
 - No transom lights (located above the main doors) on Units A, C & D
 - No red brick façade was installed
 - No Board & Batten façade was installed
 - No circle exists at the top of the structure in Units B & E
 - No cupola's exist at the top of the structure in three locations
 - Will the main doors still be "red"
 - Will the shutters still be "black"

Note: Mr. Loin, Bertin Engineering was going to try to make this meeting on a "last minute" notice, but was unable to attend after all. DRC would like Mr. Loin to attend the next meeting to discuss this client; it's building and overall intent of colors and signage.

- **Sign Sub Committee Meeting; Fran O'Connell received notification of this meeting and extends the invite to the rest of the DRC. It will be held on Tue, 9/25/12 at the Center Office Building at 4:30pm.**

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

Prepared by: C Forgit