

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

**MEETING MINUTES  
18 December 2012**

**Meeting Convened:** 7:00 pm

**Meeting Adjourned:** 7:25 pm (motion to adjourn C Castendyk; second: F O'Connell)

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

**Location:** Center Office Building, 2<sup>nd</sup> Floor Main Meeting Room

**Agenda:** 392 Main Street (Rt. 20) – BT's Smokehouse  
Old Business  
New Business

**Street: 392 Main Street**

**Applicant:** Brian Treitman, Tenant & Condo Owner, BT's Smokehouse

**Architectural Review Application:**

- To review a proposed plan; to expand his existing space known as "BT's Smokehouse".
- To construct a 450 +/- SF area off the existing front entrance to allow for an additional seating area and take out area within his restaurant.
- Building Dimensions: 21'9 15/16" x 16'9 11/16"
- Existing exterior doors will be re-used near the double hung windows. HP entrance is at the side due to space restrictions with this parking lot design.
- Building Colors will remain to match the existing building shell.
- The existing awning will need to be removed due to set back and parking requirements as a result of this expansion project.
- Landscaping: Chris C recommended digging up part of the paved parking lot to add plantings. Cindy F recommended adding some potted planters. Applicant agreed it would be impossible to dig up the parking due to a currently limited parking area and agreed to add (2) planters near either side of the picnic table areas.
- Smoker: located alongside the sidewalk on Rt.20 will be repainted as needed. The paint peels under the heat. This smoker is used for his catering business only.

**Zoning District:** Commercial Tourist

**Zoning Board of Appeals:** Approved; Special Permit Application File # 2012-14SP

**Pylon Sign:** not discussed; but to remain as is. This sign is owned by the former owner of George's Pizza that is within the same plaza.

**Building Sign:** to use the existing sign; however it will be repainted to touch it up in the same existing colors. It's location will be in the same location, above the entry. Reference attached sketch.

**Documents Reviewed:** Sketch of building elevation, overall site plan and interior floor plan; on file with Planning Department in Applicant's File

**Motion to Approve: F O'Connell 2<sup>nd</sup> Motion: C Forgit Vote: 2-Favor; 1-Obstained**

**Obstained Vote:** Chris C requested it be noted for the record that his vote was based on the fact that he didn't receive the interior floor plan and the site plan prior to the meeting, although a few hours prior to this meeting an email was sent to the DRC by Planning that the site plan would be available at the meeting for which it was. He feels that it was insufficient time for him to prepare an educated decision, and felt that his review shouldn't be done during this meeting, thus his vote stands as noted. The applicant presented the interior floor plan at the meeting which was reviewed by the DRC. Planning did not have an interior floor plan in the applicant's file. The applicant left an additional large site plan and an interior floor plan for the Planning Dept file.

**Old Business:**

- **DRC Meeting minutes:** Last meeting on 12.4.2012; approved

**New Business:**

- **Next DRC Meetings:**

- **Tuesday, January 15<sup>th</sup>** – Chris Castendyk will not be in attendance.
- **Tuesday, February 5th**

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

Prepared by: C Forgit