

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

**MEETING MINUTES  
19 February 2013**

**Meeting Convened: 7:00 pm**

**Meeting Adjourned: 8:20 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, Elaine Cook and Applicants

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

**Agenda:** 275 Main Street (Rt. 131) – Publick House  
440 Main Street (Rt. 20) – Sweet Kiwi Frozen Yogurt  
505 Main Street (Rt. 20) – Thai Orchid  
Old Business  
New Business

**Street: 275 Main Street**

**Applicant:** Lenny Jalbert c/o Resurrection Real Estate LLC d.b.a. Publick House, Jalbert Engineering

**Architectural Review Application:**

- To review a proposed plan for a new outdoor restroom/function facility.
- To construct a 450 +/- SF area; single story serviced by Town Water and Town Sewer, to allow for Special Events to be held on the lawn area in the rear of 275 Main Street.
- Building Dimensions: 20'8"W x 31'10 1/2"L x 16'0"H
- Exterior doors will be made from Shiplap boards to match siding. HP entrance is at the side due to space restrictions with this parking lot design.
- Building Color: White; Door Hardware: Black; Asphalt Shingles will be Slate Gray. All colors to match all existing out buildings.
- No signs or advertising features will be erected.
- Site Area: fenced during construction for public safety.
- Landscaping: Existing Arborvitae will be relocated to hide the propane tanks and building from the parking lot.
- Lighting: Existing lighting to remain and unaltered.

**Zoning District:** Historic Commercial

**Planning Board:** Site plan approval pending; Hearing will be held on March 12<sup>th</sup>, 2013.

**Pylon Sign:** none

**Building Sign:** none

**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: E Cook 2<sup>nd</sup> Motion: C Castendyk Vote: Unanimous**

**Street: 440 Main Street**

**Applicant:** Chad Cournoyer c/o Son Vo, Construction For You

**Architectural Review Application:**

- To review a proposed plan for a new frozen yogurt shop (at the former Mt. Laurel Yarn location).
- To re-face the building and replace all existing exterior windows and doors.
- Exterior siding will be a white vinyl siding. New windows and doors will be installed.
- Building Color: White; Door and Window: Dark Grey with a Colonial Grill Pattern
- Building Sign: to erect on roof; 42"H x 213"L; reference sketch in file (see below note)
- Interior Colors: Benjamin Moore: 417 Free Energy, 359 Lightning Storm, 133 New Dawn, 105 Terra & Mauve, Pure White
- Interior Specifications: Floor: Stained Concrete; Soy Crete Leather Brown; Wall Tile: Lowe's BR214 Fall Mosaic; Countertops: White solid surface; Accents: Stainless Steel
- Side Fence: Owner will clean up this area and remove the old worn fence. Possibly to look at "hiding" the dumpster with fencing of some sort.
- Parking Lot: To re-stripe the parking lot
- Roof: Replacing the front roof with IKO "Pewter Grey" architectural shingles. Rear roof to remain due to cost savings.
- Landscaping: Install dark mulch and small shrubs near existing pylon sign. Install small low lying plantings at the front of the building adjacent to the parking lot. Owner to submit a landscape plan to Planning.

- Lighting: Existing lighting to remain and unaltered at gable ends of building. Owner to submit a lighting plan to Planning for approval.

**Zoning District:** Commercial Tourist

**Planning Board:** Approval is not required due to permitted use.

**Pylon Sign:** not discussed

**Building Sign:** Was not approved due to the size and location; overall size was too large and felt it was categorized as a roof sign however, C Forgit felt this proposed sign location was acceptable. E Cook suggested perhaps only a Pylon sign could be used to convey all the signage for this free standing, single business location. All members agreed with this suggestion. C Cournoyer will suggest to the owner.

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

**Note:** C Castendyk mentioned that the owner may want to re-address Conservation Commission due to the past flooding that has occurred at this location over the years. C Cournoyer will suggest to the owner, however Cournoyer did mention that the Conservation Commission was addressed by the owner regarding this new business and Conservation felt that since it is an existing building, the Commission had felt no further attention to this matter was necessary.

**Motion to Approve with Comments: C Wilson 2<sup>nd</sup> Motion: C Castendyk Vote: Unanimous**

**Comments:** Owner to provide a landscape plan, a sign plan (both building and pylon) and a lighting plan of the signage and building.

**Street: 505 Main Street**

**Applicant:** Fred Trifone c/o Thai Orchard, Jalbert Engineering

**Architectural Review Application:**

- To review a proposed plan for two new additions to the existing facility.
  - o Addition One: off to the rear; to enlarge the kitchen.
  - o Addition Two: Provide new staircases for the second story apartment.
- Building Dimensions: Length will not change; Width will change slightly due to staircase and new entry.
- First Floor: exterior windows will be replaced with double hung with grilles; white with white trim. Exterior Doors: 6 panel steel; white with white trim
- Building Color: White
- Roof: Asphalt Shingles; Black; front only; rear roof will remain existing due to cost savings.
- New exterior walls: vinyl clapboard style like existing.
- No signs discussed at this time as size is TBD. Will be attached to existing sign post; constructed of wood.
- Landscaping: see plan; will add plantings: trees, shrubs.
- Lighting: Existing lighting to remain and unaltered.

**Zoning District:** Commercial Tourist

**Planning Board:** Approval has been granted

**Conservation Commission:** Approval has been granted

**Board of Health and Building Permits:** Approval has not been obtained yet.

**Pylon Sign:** not discussed at this time. Specs TBD.

**Building Sign:** not discussed at this time. Specs TBD, however reference attached sketch for proposed similar design elements.

**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: C Castendyk 2<sup>nd</sup> Motion: E Cook Vote: Unanimous**

**Old Business:**

- **DRC Meeting minutes:** Last meeting on 2.5.2012; approved

**New Business:**

- **Next DRC Meetings:**
  - o **Tuesday, March 5<sup>th</sup>** – Chris Castendyk will not be in attendance.
  - o **Tuesday, March 19<sup>th</sup>**

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

