

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

**MEETING MINUTES  
5 March 2013**

**Meeting Convened:** 7:00 pm

**Meeting Adjourned:** 8:42 pm (motion to adjourn C Forgit; second: F O'Connell)

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

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

**Agenda:** 506 & 510 Main Street (Rt. 20) – Cumberland Farms (506) and Multi Family Residence (510)  
Old Business  
New Business

**Street: 506 & 510 Main Street**

**Applicant:** Philip C Lombardo, Jr. Esquire c/o Cumberland Farms Inc.

Manny Paiva, Sr. Planning Project Manager, Cumberland Gulf Group of Companies

**Architectural Review Application and Application for Permanent Sign:**

- To review a proposed plan for a newly renovated gas station, convenience store facility.
- Expand parking on a pre-existing non-conforming lot; approved by ZBA at 12.5.12 meeting
- Demolition of existing brick, concrete block gasoline station, existing convenience store (506 Main St) and acquire an existing two family residence (510 Main St); approved by ZBA at 12.5.12 meeting
- Construct a new gasoline station, convenience store, expand existing parking lot and related site improvements on the combined lot; approved by ZBA at 12.5.12 meeting based on plans submitted entitled "*Site Plan for proposed Cumberland Farms situated at 506 Main Street, Sturbridge MA*" with a condition that the green stripe around the building and canopy be removed. Change is reflected in the architectural plans attached.
- Other site items requested of Cumberland Farms to be incorporated in this new site and reflected on attached plans:
  - o Decorative lighting elements
  - o Additional windows added along Rt. 20/Main Street
  - o Muntin Bars incorporated within each window bay in keeping with neighborhood
  - o Massing of the structure be compatible with the neighborhood
  - o Change in roof pitch (2 roof pitches added) to break up the massing of this building
  - o Add an outdoor seating patio area with tables and umbrellas (solid green umbrellas, not striped as originally planned). This is part of their "new model" so folks will stay a little extra longer. Currently this is being done in the western part of the country. This is the first location proposed in the New England area.
- To construct a 4,513 +/- SF area for a convenience store; Colonial design with faux windows facing Main Street.
- To construct a 2,496 +/- SF area for four new fuel dispensers (gas pumps); canopy covered
- To construct 18 parking spaces
- Traffic Study was completed and found that a proposed 15 – 20 extra cars may enter this location. There was no concern by the engineer for having both the "enter and exit" directions in both egress locations vs. having a "one way" direction in the egress locations.
- Signage:
  - o Material: ¾" Type 1 high density synthetic resin with low gloss enamel paint finish
  - o Building: 4'6" x 9'2". DRC concerned that the overall SF is greater than 30 SF. The SF was determined by the size of each individual pin letter as it's not one continuous sign, thus meeting the 30 SF. Planning Department to discuss with Applicant.
  - o Pylon: Dimensions: 6'0"W x 14'0"L x 16'0"H, no longer at an 18'0"H as proposed. DRC was concerned with the overall aesthetics of the sign. Thus a proposed sketch was drawn by Manny. Structural pieces will no longer be White low gloss enamel finish, but covered with the cultured stone that will be used on the knee wall, building and canopy.
  - o Planter will now be 2'0"H instead of 1'6"H as per DRC request and the new design of the Pylon Sign.
  - o Colors: PMS Green 376 "tree symbol"; PMS 301 Blue "Cumberland". Samples left for Planning Dept File
  - o Canopy (over the gas fueling stations): None
  - o Directional Signs: After a long discussion, DRC decided against any directional signs for:

- Felt they may clutter the site with the addition of (4) more signs at the (2) egress areas.
- It was determined that ample street and site lighting would be erected.
- The MA State requirement calls for directional arrows painted on the pavement, for which will also occur.
- Faux Windows: DRC requested a dark gray tint on the windows. As often times, the very dark black that will look somewhat “fake” and detract from the site.
- Building Color: Colonial Prototype
  - Roofing: Asphalt; Certainteed “Landmark” Color: Cobblestone Gray
  - Stone Work: Cultured (Concrete) Stone Veneer: Owens Corning Southern Ledgestone Color: Gog
  - Siding: Vinyl; Cetainteed “monogram 46” Finish: Rough Cedar; Color: Herringbone
  - Soffit: Vinyl vented panels; Certainteed; Color: Colonial White
  - Corner Boards: Wood trim; Certainteed Synthetic Wood Trim; Smooth/Smooth; Color: White
- “Red Box” (movie rental): DRC would prefer this not be installed at site, but if installed, then to leave at the farthest point from Main Street. Concerned over the interior illumination. Request a glare screen over the monitor and to be externally illuminated from above at the building overhang.
- Landscaping:
  - Hardy species selected for this zone; to form an opaque hedge over time.
  - Underground irrigation system installed
  - To hire a local landscaper to maintain the grounds
- Lighting: up light rating of “o” as per the Illuminating Engineering Society (IES); considered dark sky compliant. The five decorative fixtures along Main Street will emit an up light rating of 1” permitted by the IES.

**Zoning District:** Commercial Tourist; note this was a pre-existing non-conforming use as automobile service stations and multi-family residences are not permitted in this district

**Historic Commission:** The commission has deemed the multi-family structure not historically significant, thus it can be demolished.

**Conservation Commission:** Site plan approval pending. Currently reviewing these plans; hearing to follow.

**Planning Board:** Site plan approval pending. The hearing to follow the Conservation Commission’s hearing.

**Documents Reviewed:** all on file with Planning Department in Applicant’s File

- Sketch of building elevation
- Overall site plan and interior floor plan
- Special Permit Decision/Detailed Record – ZBA dated 12.5.2012
- Owner’s Authorization Document dated 8.6.2012

**Motion to Approve Architectural Application with Conditions: C Wilson 2<sup>nd</sup> Motion: C Forgit**

**Vote: Unanimous**

- Planning Dept to review with Applicant the overall size of the Building Sign and Pylon Sign
- Planning Dept to review the final umbrella spec, as nothing has been determined by Applicant’s design team yet. A cut sheet was provided, but not approved by any entity yet.
- “Red Box” – DRC feels this can’t be internally lit, due to current by-laws, but Planning Department to review with Applicant.
- DRC requested the Applicant raise the OSHA required railing along the upper rear of the building. This was requested to hide more of the facilities’ units (air handling units etc)

**Motion to Approve Permanent Signage with Conditions - Building Signage: C Wilson 2<sup>nd</sup> Motion: F**

**O’Connell Vote: Unanimous**

- Planning Dept to review with Applicant the overall size of the Building Sign

**Motion to Approve Permanent Signage – Pylon Signage: C Wilson 2<sup>nd</sup> Motion: F O’Connell Vote:**

**Unanimous**

- Planning Dept to review with Applicant the overall size of the Pylon Sign

**Old Business:**

- **DRC Meeting minutes:** Last meeting on 2.19.2012; approved but note ‘Planning’ referred to Planning Department, not Planning Board.

**New Business:**

- **Next DRC Meeting: Tuesday, March 19th**

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

Prepared by: C Forgit