

Town of Sturbridge

Design Review Committee

Meeting Minutes

September 3, 2013

Meeting convened: 7:00 pm Fran O'Connell presiding
Meeting adjourned: 8:32 pm

Attendees: Design Review Committee (DRC) - Elaine Cook, Fran O'Connell, Chris
Wilson and applicants

Absent: Chris Castendyk

Location: Center Office Building, 2nd Floor Meeting Room

Agenda:

- **Comfort Inn and Suites Colonial - 215 Charlton Road**
- **Sturbridge Business Park - 660 Main Street**
- **Sweet Kiwi Frozen Yogurt - 440 Main Street**
- **Santander (Sovereign Bank) - 379 Main Street**
- **Cumberland Farms - 506 Main Street**
- **Approval August 6, 2013 Meeting Minutes**
- **Old Business**
- **New Business**
- **Adjournment**

215 Charlton Road - Comfort Inn & Suites Colonial

Re: Design approval for façade improvements

Zone: Commercial District

Agent: Norm Perron, Project Manager, Berlin Engineering Assoc., Inc.

Proposal: Removal and replacement of entry doors with 6-panel doors

Removal of existing cupolas (2)

Removal and replacement of existing roof shingles

Redesign of rooflines over entry doors

Documents reviewed:

- Renderings of existing structure and properties
- Photographic depiction of proposed building alterations
- Architectural drawings; site plan

Color Samples:

- Roof shingles: IKO Charcoal Gray (Cambridge 50AR)
- Doors: not presented
- Siding: not presented
- Column style/type: not presented

Lighting: Type and Style: not presented

Landscaping: n/a

DRC Comments/Conditions: Application was deemed incomplete lacking samples of replacement items.

Motion to request agent return September 17 with pertinent samples:

Fran O'Connell 2nd Elaine Cook Vote: 3-0

660 Main Street - Sturbridge Business Park

Re: Design approval for multi-tenant signage

Zone: General Business District

Agent: Joe Faucher, Brimfield Sign Co.

Proposal: 50 square foot, double-faced Directory/Tenant sign, to be attached to existing posts, PVC face and trim, square tubing of powder coated rusted patina steel

Color Samples: "Sturbridge Business Park" graphics: oyster white

- Background color: matte black

- Background border - high gloss black

- Panels: oyster white background

Documents Reviewed

- Concept rendering

Lighting: existing

Landscaping: none presented

DRC Comments/Conditions: To consider landscaping around base of sign

Motion to Approve: Fran O'Connell 2nd Chris Wilson Vote: 3-0

440 Main Street - Sweet Kiwi Frozen Yogurt

Re: DRC request for revised landscape design

Zone: Commercial Tourist District

Agent: Thuc Tang, owner

Proposal: Plantings of nine Pampas Grass specimens along frontage, brown mulch,
 Seasonal plantings at sign base

Documents Reviewed: Computer rendering

Lighting/a

DRC Comments/Conditions: The DRC deems Pampas Grass as unacceptable for the following reasons: it is listed as an invasive weed in California, banned entirely in Hawaii, grows 6-7 feet tall, spreads uncontrollably, and has unruly appearance with good possibility of obstructing vision of cars exiting property.

Mr. Tang was given alternate suggestions of plantings that grow 2 ½-3 feet maximum, need very little maintenance and watering. The committee suggested he speak with an owner of a greenhouse/ landscape business for more options of suitable plantings and return to us at a subsequent meeting to which he agreed.

379 Main Street - Santander (Sovereign Bank)

Re: Replacement of existing signage

Zone: Commercial Tourist District

Agent: Heather Dudko, Philadelphia Sign Co.

Proposal: Replace 18 square - foot panel in existing monument
 Paint support poles
 Reface ATM header (9 square feet)
 Replace vinyls on front door

Documents Reviewed: Map of existing signage, photographic renderings of current and proposed signage.

Color Samples: Freestanding Sign: MDF panel with painted red background and vinyl

graphics. Background -RAL3070 Red; Graphics: 1304 white; Post: 5C cool gray
Signage copy: Santander logo (Samples placed in file).

ATM signage: To be refaced with thin alum. panel and vinyl lettering, same red background and Santander logo signage as Freestanding Sign.

Main Entry Door: Removal of existing legacy vinyl window and replacing with 15” x 3” (approx.) Santander Brandmark plus hours (a larger copy is being sent to Planning Dept.

Documents Reviewed: Site Plan, rendering proposed signage

Lighting: existing

Landscaping: existing

DRC Comments/Concerns: Re: ATM changes: DRC recommends revising plan with addition of cool gray strip to panel bottom and a gray underline to panel, below lettering. The Committee also suggested the fence fronting the property be spruced up. Not part of this application, but a point was brought forward that there is a glare from the am sun at the ATM that makes it all but impossible to read the screen and that a roof overhang would help that condition.

Motion to approve with condition ATM panel be revised to add the gray panel at bottom and gray underline below lettering:

Fran O’Connell 2nd Elaine Cook Vote 3-0

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506 Main Street - Cumberland Farms

Re: Review glazing for windows and umbrella sample for outside tables

Zone: Commercial Tourist

Agent: n/a

Proposal: n/a

Color Samples: glazing for windows, umbrella sample

DRC Comments/Conditions: Consensus was to approve #4-1770 acorn brown for the glazing and the umbrella presented

Approval of August 6, 2013 Minutes

Correction: Paragraph headed "Concerns" Re: Blackington Building sign, Instead of with, should read without DRC approval.

Motion to approve minutes as corrected: Elaine Cook 2nd Fran O'Connell vote 3-0
vote:

Old Business: none

New Business: none

DRC Concerns: Sturbridge Auto Body re: placement of additional signs on building over and above the one sign approved by DRC

Next DRC Meeting: September 17, October 1 and October 15, 2013

Adjournment: 8:32 pm Motion: Elaine Cook 2nd Fran O'Connell Vote: 3-0

PREPARED BY: CHRIS WILSON

CC: BUILDING INSPECTOR
TOWN PLANNER, JEAN BUBON
TOWN ADMINISTRATOR, SHAUN SUHOSKI
BOARD OF SELECTMAN - CHAIR - TOM CREAMER
L. WONG
D. TRAPASSO