

Town of Sturbridge
Design Review Committee
Draft Meeting Minutes

May 7, 2014

Meeting convened: 11:00 AM
Meeting adjourned: 12:38 PM

Present: Chris Castendyk, Fran O'Connell, Cindy Forgit
Absent: Elaine Cook
Chris Wilson

Also Present: Jean M. Bubon, Town Planner
Applicants and Representatives
Member of the Public

Location: Center Office Building - 2nd Floor Meeting Room

Approval of Minutes

On a motion made by C. Castendyk, seconded by C. Forgit and voted 3-0 the minutes of March 22, 2014 were approved as prepared.

Publick House Historic Inn – Chamberlain House – 275 Main Street

The applicant requested design approval for the renovation of and an addition to the existing Chamberlain House. Present on behalf of the applicant were: Michael Glick and Michael Harrington from the Publick House, Thad Siemasko, AIA and Tobin Shulman, AIA, LEED of Siemasko & Verbridge, and Leonard Jalbert of Jalbert Engineering.

Materials Reviewed:

- Site Plan entitled "Existing Site Plan of the Chamberlain House for Resurrection Real Estate LLC – 275 Main Street, Sturbridge, MA" dated January 20, 2014 and revised through Revision 2 – April 28, 2014
- Plans entitled "Proposed Renovations and Additions to Chamberlain House, Sturbridge, Ma". Plans are prepared by Siemasko + Verbridge – 126 Dodge Street, Beverly, MA. 01915
- Sample of composite "slate" roofing material
- Five photographs of the existing structure submitted with the application
- An Azek Trim specifications sheet (2 pages)
- A Turncraft Poly-Classic Round Shaft Specifications
- A Turncraft Ploy-Classic Cap and Base Specifications

- An overview memorandum from the Town Planner dated May 6, 2014
- The Zoning Bylaw – Chapter Thirteen Historic Commercial District

Mr. Glick began by stating that the proposal was to construct additional rooms in the Chamberlain House since the bulk of the rooms are located at the motor lodge. The desire was to create suites that would all be accessed through an interior hallway that would provide a greater sense of safety and security for guests. The units would also be close to the Publick House and the wedding tent area.

Mr. Siemasko explained the project as proposed and reviewed all of the architectural details. The addition has been designed in a way that will be compatible with the adjacent buildings and will be respectful of the historic nature of the structure. The existing structure will be restored and the ramp will be removed to restore the porch in the front of the building. The 2/2 windows will be replaced with 6/6 divided light (single pane with authentic division) which is more appropriate for the period of the building. The picture windows with the diamond will remain since they are rather unique, but the stairways on the side will be removed. The building will remain white but will be hardiplank clapboard 4" exposure and the trim will be azek. The entire roof will be replaced with a composite faux slate in gray. The corner trim will be 5/4.

The addition has been broken into several sections to break the mass into two buildings of similar scale to the existing building. These will be connected by recessed connector sections and all the details of the addition will match the existing building. The roof height will be the same aligning at the main sections and will be lower at the connectors. The addition will contain six one-bedroom suites, 4 king suites and 2 doubles. There will be six rooms on each floor and two units will be located in the walk out in the rear of the addition.

C. Castendyk questioned asbestos and lead paint issues. Mr. Jalbert indicated that the extensive renovation would require a Chapter 34 review and all items would be addressed in that report to the Building Inspector.

The site work was reviewed as well and it was explained that there will be an outside courtyard with benches on the Publick House side. Several trees will be removed in the rear to allow for natural sunlight. There will be walkways connecting to the main Publick House and parking area and the rear of the building. The back yard will be terraced down to the parking lot with dry stack stone walls and planting areas which will moderate the mass of the building. The large spruce and pine trees will remain on the side of the Publick House but others on the opposite side and in the rear must be removed. New plantings will compensate for that loss with new Eastern Red Cedar trees being planted for privacy reasons and to break the massing.

Mr. Castendyk questioned the need for Conservation Commission review and commented on the flooding this past season. Ms. Bubon indicated that this project had been reviewed and was outside of Conservation Commission jurisdiction. The building site is also outside of the floodplain. Mr. Jalbert explained the extensive review that was undertaken by Planning and Conservation when the parking lot was constructed three years ago.

Motion to approve as per plans submitted by Chris Castendyk 2nd: Cindy Forgit Vote 3-0

Rovezzi's Restaurant – 2 School Street

The applicant requested to meet with the Committee to review final designs before planting and to discuss bollards, planters, lighting and exterior paint colors. Robin Edwards, Project Horticulturalist from Crescent Moon Gardens was present to represent the applicant. Ms. Edwards met with the Committee in the Fall with her planting plan and had waited for the Commercial Tourist District Working Group to finish its plan prior to selecting the final details for the site.

Materials Reviewed:

- Documents entitled “Rovezzi’s Landscape Proposal” prepared by Ms. Edwards, including narrative, plant selection photos and information and a planting plan.
- An overview memorandum from the Town Planner dated May 6, 2014

Ms. Edwards indicated that she was really here for four items. The first was the installation of the bollards. They planned to install bollards as shown on the CT District Conceptual Plan. These bollards will be granite with black chain and she wondered on the spacing of the bollards. She had measured out and thought that 8’ spacing was too far apart and wondered if the Committee would approve 6’ spacing. She thought it would be more visible and would make more of an impact. Members had no objection to that proposal.

The second item was the placement of an urn that would match the urn on the Town Common on the porch in front of the door that is not used. She believed that this placement would help guide visitors to the door that should be used. Members wondered if that would violate any building or fire codes. There was no objection to the urn and it could be moved to another location on the porch if this placement was not approved by Building and Fire Departments.

The third item was the installation of cast iron window boxes under the tow front windows. The boxes would be black and the plantings could change seasonally. There was no objection to the boxes as proposed.

The final item was lighting; Ms. Edwards would like to install some flush mounted small led spotlights to highlight the birch trees and other planting areas in the evening. She also wanted to install small lights along the sidewalk for safety reasons. Members had no objection to this proposal except it was noted that these lights should not be flashing or changing colors as had been installed on a couple of other properties in town. Ms. Edwards indicated that she only planned white light to accent the plantings and illuminate the walkways.

Members complimented Ms. Edwards on the thought that she put into this proposal.

Ms. Edwards indicated that the owner was struggling with choosing an exterior paint color. Members thought that finding old photographs of the building may be helpful in providing the historic color scheme. The owner believed that the architectural style was Victorian, but

members believed that this was colonial and was likely mill row housing. The porch likely was added at a later date. Ms. Bubon suggested reviewing the records on MCRIS and the Sturbridge book by Brian Burns to see if there were any photos of the building. Additionally, Sherwin Williams color samples were reviewed and the Library Pewter – SW0038 and Classic Light Buff SW0050 were selected for the colonial palette and the rich look. Members and Ms. Edwards thought the colors could highlight the new plantings and black accent pieces very well. Ms. Edwards will speak to Mr. Rovezzi and Mr. Cambo and return with final colors at a later date.

A Motion was made by Chris Castendyk to approve the bollards with 6' spacing, the urn with location to be approved by Fire and Building Departments, Window Boxes and Lighting as proposed. 2nd: Cindy Forgit Vote 3 – 0

Yervant Realty – 419 Main Street

The applicant has requested a change from the original design for the small building at 413 Main Street. Dean Gleason of Craig Construction was present to represent the applicant. Mr. Gleason indicated that as construction has gone along it has become apparent that the roof has to be replaced. Dr. Restrepo has obtained various quotes on replacing the slate and using a composite slate material as is on the Publick House but has found all cost prohibitive. He also provided a letter from Dr. Restrepo indicating that she had reviewed several options.

Materials Reviewed:

- Shingle Sample – Landmark Designer Series by CertainTeed
- Correspondence from Dr. Restrepo dated May 6, 2014
- An overview memorandum from the Town Planner dated May 6, 2014

Carol Goodwin attended the meeting and provided the Committee with the name of a company that recycles slate and repairs slate roofs. Her daughter used them and the price was very reasonable. She understood that the owner may not be able to do this but she thought it may be worthwhile for her to contact them.

Committee members thanked Ms. Goodwin for the information but agreed that they needed to make a decision on the proposal presented. After discussion, a motion was made by Chris Castendyk and seconded by Cindy Forgit and voted 3-0 to approve the request to re-roof with Landmark Designer Shingles by Certainteed in Georgetown Gray with the condition that Dr. Restrepo contact the slate company noted by Ms. Goodwin for a price proposal. It would then be left to the discretion of the applicant as to which proposal to choose.

Old Business:

None

New Business:

The following meeting times and dates were set: 6/3 and 6/17, 7/8 and 7/22 all to begin at 1:30 PM

Adjournment:

Motion to adjourn: Chris Castendyk 2nd: Cindy Forgit Vote: 3-0

Prepared by Jean M. Bubon

Cc: Jean Bubon - Town Planner
Shaun Suhoski - Town Administrator
N. Burlingame - Building Inspector
Board of Selectmen
Leslie Wong
Diane Trapasso