

Town of Sturbridge

- Design Review Committee

Draft Meeting Minutes

July 22, 2014

Meeting convened: 1:32 PM

Meeting adjourned: 2:32 PM

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

Also Present: Applicants Dennis McCurdy ( McCurdy Group), Janelle Ngem (Sturbridge Meadows), Eric Fleming (Route 20 Model and Collectible Shop)

Location: Center Office Building - Second Floor Meeting Room

**Agenda**

- Call to order and Approval of Minutes of July 8, 2014
- McCurdy Group - 212 Main Street
- Sturbridge Meadows - 90 and 73 Hall Road
- Route 20 Model and Collectible Shop - 509 Main Street
- Old Business
- New Business
- Adjournment

**Approval of July 8, 2014 Minutes**

Motion to approve - Chris Castendyk and seconded by Cindy Forgit Vote 3-0 2A

**212 Main Street - McCurdy Group**

Re: Removal of existing freestanding sign at 511 Main Street to be installed on building at 212 Main Street. Design approval for installation of new cedar siding, replacement windows, planter boxes and addition of an alcove over entryway.

Note: Applicant to meet with Planning Board August 12, 2014 for change of use.

Zone: Commercial

Materials Reviewed:

- Site plan
- Placement of sign
- Color Samples

- Photo of existing sign
- Rendering of new alcove addition, planters and windows

Building Colors: New Siding color: Taupe “Jewel Cave” storm stain by California Paint

Trim: Rusty Red “Zion”

Planters: Taupe “Jewel Cave”

Alcove: Vertical boards and posts - Taupe

Trim: Rusty Red

Note: Replacement vinyl clad windows will be white unless the preferred cream color is available.

Color samples placed in file.

Lighting: Wall and flood lights as appearing on site plan

Landscaping: Planter boxes to be filled with variety of flowers in addition to a form of year-round greenery

DRC Comments/concerns: Applicant agreed to return any further changes to the building.

Motion to approve with the condition the applicant return with any further changes to the building. Fran O’Connell, seconded by Cindy Forget      Vote - 5-0

Re: Removal of existing freestanding sign at 511 Main Street and placement on building at 212 Main Street

Motion to approve: With addition of the street number, Chris Wilson, seconded by Chris Castendyk and voted 5-0

### **90 Hall Road and 73 Hall Road - Sturbridge Meadows**

Re: Design approval for replacement of existing three signs, two at Sturbridge Meadows and one located at Hobbes Brook Farms, a sister property

Zone: Commercial and Rural Residential Zoning Districts

Materials Reviewed:

- Assessors Parcel Identification Numbers
- Photos of current signage
- Property Maps
- Photos of existing landscaping
- Renderings of proposed signage
- Printout of proposed signage material
- Sample of sign material

Colors: Hunt Club Green (Sherwin Williams SW6468)  
Copy - White

Lighting: N/A

Landscaping: N/A

DRC Comments/concerns: None

Motion to approve: Elaine Cook, seconded by Chris Castendyk and Voted 5-0

**509 Main Street - Route 20 Model and Collectible Shop**

Zone: Commercial Tourist

Materials Reviewed:

- Photo of existing and proposed signage

Details:

- Existing sign frame to be utilized
- Medium grade aluminum material to be attached over blank white sheet metal currently in place
- Permanent sign uses 6" x 6" lumber as sign frame legs
- Current dimensions 6' x 4.5'
- Applicant was made aware by Jean Bubon sign as proposed will need to be downsized in the event other tenants occupy the space

Colors: Background-Green  
Copy - White

Lighting: N/A

Landscaping: N/A

DRC Comments/concerns: The committee recommends removing the existing sign, which seems out of proportion to the size of the building and installing the Route 20 Model and Collectibles Shop sign to either the existing or the new posts, adding a decorative element to the top. In addition, the committee recommends choosing a different color green, e.g. a soft shade of a blue/green that would better compliment the color of the building.

By request of the committee, the applicant agreed to return to our next meeting with the modifications for final approval.

Motion to approve: In order to accommodate the applicant's wish to open his business prior to our next meeting, a motion was made by Cindy Forgit to provisionally accept his

application so he may use a temporary sign with the stipulation he will return for final approval at our next meeting on August 12, 2014, seconded by Elaine Cook and voted 5-0

**Old Business: None**

**New Business:**

September 23 and October 14 and 28 were chosen for meeting dates

**Adjournment:**

Motion to adjourn: Chris Wilson seconded by Cindy Forgit and voted 5-0

**Next Meeting Dates - August 12 and 26, 2014 at 1:30 PM**

Respectfully submitted,

Chris Wilson, secretary

**Cc** Jean Bubon  
Town Administrator  
Board of Selectmen  
Building Inspector  
L Wong  
D Trapasso

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