

Town of Sturbridge  
Design Review Committee

Meeting Minutes

October 14, 2014

Meeting convened: 1:30 PM

Meeting adjourned: 2:43 PM

Present: DRC members Chris Castendyk, Elaine Cook, Fran O'Connell, Chris Wilson

Absent: Cindy Forgit

Also present: Steven Fleshman, Architect. Dan Flynn, Dan Gonyea - The Barn at Wight Farm

Joseph Faucher, Brimfield Sign Co. - Rousseau & Marino, P. C.

Location: Center Office Building - Second Floor Meeting Room

**Agenda**

- Call to order and Approval of Minutes of September 16, 2014
- The Barn at Wight Farm - 420 Main Street
- Rousseau & Marino, P. C. - 49 Main Street
- Old Business
- New Business
- Adjournment

**Approval of September 16, 2014 Meeting Minutes**

Motion to approve: Chris Castendyk and seconded by Elaine Cook    Vote 3-0, 1 abstention

**420 Main Street - The Barn at Wight Farm**

Re: Request for design approval for changes to the façade of Building #3.

Zone: Commercial Tourist District

Materials Reviewed:

- Architectural drawings of exterior proposed changes
- Architectural elevations of all exteriors including dimensioned height of proposed building above grade at foundation, window and door locations
- Land Title Survey
- Photos of existing building
- Descriptions of exterior materials and colors, including roofing, walls, doors,

- windows, any special features
- Information on style of doors, windows, special features or building elements (porch, balcony, shutters, etc.)

Proposal: Concept is to add features that give appearances of a barn located behind the farmhouse, formerly VERITAS...

The existing picture frame windows will be removed and replaced by (2) double hung windows, which provide a more appropriate scale.

Doors will be replaced with similar doors to the existing with coordinated mullion layout.

Operational barn doors will be installed at main entry

Single pane window with complimenting shutters will be installed above main entrance to simulate a hayloft, and two small square shape windows will replace existing windows on upper façade of building

New black architectural shingles will be installed to existing roof.

Color: The currently white building #3 will be painted red with S.W. paint #7585, “sundries tomato” as will the trim around the windows.

Lighting: New lighting fixtures to be installed on exterior of buildings in locations of entrances and exits. Additional accent light to be provided in appropriate scale and style to compliment the proposed “Barn character”.

Landscaping: Upgrade of existing landscape

DRC Comments/Conditions: The Committee prefers to see the brick walkways kept in place with the applicant agreeing to do so if possible.

Motion to approve plan as presented: Elaine Cook and seconded by Chris Castendyk  
Vote 4-0

#### **49 Main Street Associates, LLC (Rousseau & Marino, P.C.)**

Re: Request for design approval for building signage at 49 Main Street

Zone: Commercial Zoning District

Materials reviewed:

- Renderings of 5 proposed building signs

Proposal: Three signs (Sturbridge Financial Services, Rousseau & Marino, P.C., and Meyers Associates) will be the same as those approved by DRC for the tenant sign.

Signage for Re/Max and IPNE were brought forth for approval today.

RE/MAX Sign

Colors: Face - White; RE and MAX - Red; All remaining graphics - Blue

Building signs for Sturbridge Financial Services, Rousseau & Marino, P.C. and Meyers

Associates will be the same as those previously approved by DRC on September 16, 2014

DRC Comments/Conditions: The sign for S&S Insurance Professionals of New England (IPNE) has been installed on the building without receiving prior approval from the DRC. They are requested to return with a color sample, as there are questions on what looks to be black on the sign as opposed to the blue pictured on the proposal. Further, the texture on the sign appears to be different from those approved for the other building signs.

Motion to approve the following signs: Rousseau & Marino, P.C., Meyers Associates, L.P., Sturbridge Financial Services, all of which will be installed to align with the top of the window, and the RE/MAX sign, which will be installed on the left side of the door by Fran O'Connell and seconded by Chris Castendyk      Vote 4-0

### **Old Business**

New November meeting dates were chosen for the following days:  
Thursday, November 6, 2014 and Tuesday, November 18, 2014

### **New Business**

None

**Next Meeting Dates: Tuesday, October 28, 2014, Thursday, November 6, 2014 and Tuesday, November 18, 2014 all at 1:30 PM**

### **Adjournment:**

Motion to adjourn 2:43 PM by Chris Wilson and seconded by Fran O'Connell      Vote 4-0

Respectfully submitted,

Chris Wilson, Secretary

Cc J. Bubon, Town Planner  
N. Burlingame, Building Inspector  
S. Kennedy, Town Administrator  
Board of Selectmen  
L. Wong  
D. Trapasso

