

Town of Sturbridge
Design Review Committee

Meeting Minutes

November 5, 2013

Meeting convened 7:00 PM
Meeting adjourned 8:21 PM

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

Location: Central Office Building, Second Floor Meeting Room

Agenda:

- **Avellino - Porchlight Investment - 502 Main Street**
- **Crossfit Grind - 179 Main Street**
- **Approval October 1, 2013 Meeting Minutes**
- **Old Business**
- **New Business**

502 Main Street - Avellino - Porchlight Investment

Re: a) Architectural design approval for front porch expansion
b) Design approval for new building sign

Zone: Commercial Tourist District (project requires ZBA and Planning Board approval)

Agent: Daniel Gonya

Proposal: a) Expand front porch to front building width using outswing French doors with retractable screens along front and sides. This will require removal of original entrance structure. Architectural details of original entryway to be replicated. Porch addition to remain inside of existing columns. Increases square footage by 187 feet. The structure height will be slightly less than existing entryway to fit underneath the second floor windows. The roof will have a slight pitch for drainage but will not be visible to the eye.

Documents reviewed: Photos of existing building and example of proposed French door style, architectural renderings of proposed porch addition

Landscaping: N/A

Lighting: Three "barn style" lights to be placed above front entryway illuminating front entry along with the new proposed Avellino signage

DRC Comments/Concerns: various board members brought the following points of

discussion forth:

- Under the Town of Sturbridge General By-Laws approved by the 1982 Town Meeting, Section 1.30, it states the roll of the DRC “is intended to balance commercial development interests with preservation of community characteristics and to preserve for the citizens of Sturbridge, the natural and architectural qualities and historic assets the town has developed throughout the years.
- The Duck and Avellino restaurants are housed in a historic New England architectural style known as Greek Revival referring to homes built in the 1825-1860 period. Research conducted by board members indicates the Greek Revival building housing these two restaurants was built in either 1830 or 1850. The Greek Revival was the dominant style of domestic architecture between these two dates and the property at 502 Main Street is one of only a very few surviving Greek Revival styles in Sturbridge today. The interior has been changed over the years but the exterior has remained relatively true to its original style.
- Further, The DRC Committee handbook and Guidelines are quite clear in reference to historic properties:
 - Page 9, section 1 states “Every effort shall be made to preserve the distinguishing original qualities of a building, structure or site and its environment.”
 - Page 10, section 2, number 6 states “Character defining elements of the original building shall be respected and shall not be altered unless absolutely necessary. Original window or door openings shall not be altered or covered over. Façade details shall not be obscured. The original building entrance shall be preserved.”
 - Page 10, section 2, number 7 states “No new porch or entrance shall be constructed along or through the street facing façade of a historic building except as part of an accurate full or partial restoration of the building in question.”

Taking all of these points into consideration, the DRC board strongly recommends this project not be allowed to proceed.

Motion: Chris Castendyk - to disapprove this design project due to reasons expressed above second by Fran O’Connell Vote 3-0

Note: Due to the vote against the design of the porch expansion, the discussion of the new sign was deemed null and void and therefore, was not taken up at this time.

179 Main Street - Crossfit Grind

Re: Installation of 20 square foot roof mounted sign

Zone: Commercial District (former Rom’s building)

Agent: Gail Chandler, Diversified Design

Proposal: Single face ½” MDO painted with HP Vinyl graphics, mounted to roof with unistrut steel and lag bolts.

Documents reviewed: photographs, computer rendering of proposed sign

Colors: red, white, blue logo

Lighting: none

DRC Comments/concerns:

The committee was concerned about the proposed use of colors, which are different from the unifying ones in existence on the street facing façade as well as the design itself, which is not in harmony with the other business signage. Following discussion with the agent, she agreed to return with an alternate rendering at the next DRC board meeting on November 19.

Approval of October 1, 2013 Meeting Minutes

Motion to approve: Chris Castendyk Second Fran O’Connell Vote 3-0

Old Business

A motion was made by Chris Castendyk, seconded by Fran O’Connell and voted 3-0 to notify the new building inspector of a long standing issue of non compliance by the Garieri Jewelers business at 139 Main Street regarding use of a non-registered vehicle being used to advertise the business which is in violation of the Sturbridge Sign By-Laws, Section 22.25 section (n) which states “No commercial or industrial sign shall be erected on or attached to any vehicle except for signs applied directly to the surface of the vehicle. The primary use of such vehicle shall be in the operation of a business and not in advertising or identifying the business premise. The vehicle shall not be parked in a public right of way for the purposes of advertising.”

New Business

None

Motion to adjourn

Chris Wilson second Fran O’Connell Vote 3-0

Prepared by C. Wilson

Cc: Jean Bubon, Planning Department
Building Inspector
Shaun Suhoski, Town Administrator
Board of Selectmen, Tom Creamer, Chair
Leslie Wong
Diane Trapasso