

Design Review Committee

Draft of Meeting Minutes

June 16, 2015

Meeting Convened: 1:30 pm

Meeting Adjourned: 2:25 pm

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

Also present: Mark Borenstein, Todd Rodman, Michael Andrade, and Wilson Wang . -
Baba Sushi and Hot Pot

Also: Stephanie Richards, Sturbridge Times

Location: Center Office Building - Second Floor Meeting Room

Agenda

- Call to order and approval of Minutes of May 19, 2015 and June 2, 2015
- Baba Sushi and Hot Pot - 453 Main Street
- Old Business
- New Business
- Adjournment

Approval of Minutes of May 19, 2015:

Motion to approve by Chris Wilson and seconded by Fran O'Connell Vote 3-0 1A

Approval of Minutes of June 2, 2015

Unable to approve due to lack of quorum of attending members

453 Main Street - Baba Sushi and Hot Pot

Re: Request for design approval for architectural design

Zone: Commercial Tourist District

Materials Reviewed:

- Photograph of existing property and landscaping
- Exterior color scheme
- Interior floor plans
- Exterior layout plan
- **Proposed exterior changes:**
- Removal of roof of existing second floor 3-season porch

- Replacement of sliding glass doors with paned window
- Installation of new first floor patio with posts and new roof shingled to mirror existing roof of main building
- Addition of handicap-accessible ramp
- Addition of a wood railing to match that of existing railing on main building
- Stonework to compliment color of Techo-Bloc pavers

Conformance with Design Standards:

- Height of main structure will not be affected by remodel
- Applicant to upgrade building front door consistent to existing architectural features of the building
- No proposed change to features to impact relationship between building and neighboring buildings or structures
- Other than new patio roof, no other roof changes are proposed
- No proposed changes to overall scale of building or structures
- No façade alterations are sought or proposed excepting those mentioned above

Lighting: Lighting plan incomplete at this time and samples were not available to the Committee.

Landscaping: The final Landscaping Plan will be presented for approval to the Planning Board.

The DRC compliments the comprehensive presentation given during this process. The Committee suggested incorporating a bench if appropriate to the landscaping design.

Building colors: Samples were presented to the Committee for the Main Building, which will be repainted with the following shades of gray:

Main Color of Building and Porch and Patio Railings: Zydeco C2-986

Trim Color: Shale C2-982

Porch Floor Board Color - Magnet C2-967

DRC Comments/Conditions: Porch and Patio railings to match main building color.

Motion to approve by Chris Wilson and seconded by Chris Castendyk Vote 4-0

453 Main Street - Baba Sushi and Hot Pot

Re: Request for signage design approval

Zone: Commercial Tourist District

Materials Reviewed: Rendering of proposed sign

Sign Dimensions: 36 inches by 50 inches

Height from ground to top - 80 inches

Post material: Existing granite posts

Sign material: Applicant unsure of Black Box Material assuring DRC glare will be minimized as much as possible. To be confirmed with sign designer and information sent to the Planning Dept.

Colors: Background - Black

Lettering Baba Sushi and Hot Pot - White

Lettering Sturbridge - White with white border

Bamboo graphic - PVC Black mounted on Green background

Lighting: Uplighting planned to illuminate sign

Landscaping: None planned

DRC Comments/Conditions: Black Box Material to be confirmed and sent to Planning Dept.

Motion to approve by Elaine Cook and seconded by Chris Wilson Vote 4-0

Old Business

None

New Business

DRC wishes future landscaping plans to provide photos and a comprehensive layout similar to today's presentation by Baba Sushi

Next Meeting Dates July 14, 2015 and August 18, 2015

Adjournment

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

Prepared by

Chris Wilson, Secretary

Cc J Bubon, Town Planner

N Burlingame, Building Inspector

L Gaumont, Town Administrator

Board of Selectmen

D Trapasso

C Forgit