

Sturbridge Design Review Committee
Draft of Meeting Minutes
October 19, 2016

Meeting Convened: 1:31 pm
Meeting Adjourned: 3:45 pm

Present: DRC Members Chris Castendyk, Elaine Cook and Chris Wilson

Also Present: Jean Bubon, Town Planner

Wyatt Aloisio - Turley Publications

Carol Goodwin

Publick House representatives: Stemasko & Verbridge

Tobin Schulman

Leonard Jalbert

Michael Glick

198 Charlton Road representatives:

Missy Baker

Mike Aune

Heal Inc. representatives:

Steven Fleshman

Katherine Adams, Atty.

Ms. Ross

Mary Ann Walsh

Location: Center Office Building - Second Floor Meeting Room

Agenda

- Call to Order and Approval of Minutes of October 5, 2016
- The Publick House Historic Inn - Tilyer Property - 283 Main Street
- Arland Tool and Manufacturing - 198 Charlton Road
- Journal of Antiques and Collectibles, Your Hometown Shopper, South Chamber of Commerce - 46 Hall Road
- Heal, Inc. - 660 Main Street
- Old Business
- New Business
- Adjournment

Approval of Minutes of October 5, 2016

Motion to approve Minutes of October 5, 2016 by Elaine Cook

Second by Chris Wilson

Vote 3-0

283 Main Street - The Publick House - Tilyer Property

Re: Request for architectural design approval for a new two ½-story hotel building

Zone: Historic Commercial District

Proposal:

- To construct a new 2 ½ story hotel building to include 28 rooms, accessible facilities, reception and lobby space, with storage and utility rooms in the basement
- Demolition of the existing barn to accommodate the project
- Details of the building to match those of existing buildings
- Removal of existing wall running along the entrance drive that goes by the main building to allow for new brick walkways on either side of drive to better accommodate pedestrian traffic
- New landscaping will be incorporated throughout the site

Materials Reviewed:

- Photos of existing property
- Photos of architectural renderings of proposed project
- Inspire Classic Slate product specs
- AZEK trim specs
- Portsmouth Granite product specs and data sheet
- Stiles and Hart Waterstruck Brick product specs
- Pella energy performance ratings
- Existing Site Plan
- Proposed Site Plan
- Lower Level Plan
- First Floor Plan
- Second Floor Plan
- Proposed Elevations

Building material samples reviewed:

- Flat Board Siding - White
- Vertical Board Siding - Red
- Window sample - vinyl exterior, wood interior (to match windows used in previous additions)
- Roofing Material - Imitation Slate, Gray Pallet
- Barn Stone Veneer
- Brick Veneer
- Cellular PVC - White
- Various foundation covering materials

Landscaping: Not discussed at this time

Lighting: Not discussed at this time

DRC Comments/Conditions: Re: Review of proposed architectural design

- The overall size of the proposed building is too large for the property. It gives the

appearance of looming over the driveway making it seem perched above the property rather than nestling into the landscape.

- An increase in the setback between the various building segments could provide better definition to the appearance of the west side of the building
- The addition of porches to the front and east sides of the main house do not comply with the time period of the property. The design should compliment the original Publick House building rather than that of the Chamberlain House, which is of a different historical period.
- The scope of the proposed project crowds the Common resulting in the loss of the original agricultural appearance of the historical area in which it resides.
- Removal of the circa 1900 barn and stonewall are not in keeping with the historical property. (Note: The opinion of the architect is that the barn and stonewall are not of historical significance.)
- The Sturbridge Historical Commission has determined the barn to be significant and will be holding a public hearing soon re imposing a demolition delay.
- The use of the rear structure of the proposed new barn as a replacement for the existing stonewall was unfavorably viewed.

Motion to continue meeting to November 14, 2016 at 3:00 pm to address the concerns brought forth by Elaine Cook

Second by Chris Wilson

Vote 3-0

198 Charlton Road - Arland Tool and Manufacturing

Re: Request for architectural design approval for the construction of a new three-story multi tenant office building

Zone: Industrial Park District

Proposal:

- Construction of a three-story multi tenant building
- Exterior façade to consist of brick, exterior insulated finish system and metal panels
- Design to provide variety of scale and to present a shorter façade to the entry and parking side. Design features a combination of two stories (26'-8" high) and three stories (42' - 0" high) massing elements
- Parking field to be "hidden" behind the structure
- Proportion of doors and windows consistent from floor to floor, compatible with traditional office buildings. In some cases, second and third floor windows are joined vertically to create variety and interest
- Flat roof consistent with traditional office building design
- Second floor roof to be accessible from third floor and may accommodate green roof and/or solar panels
- Facades include both vertical and horizontal material configurations. Facades are stepped back on all four sides.

Materials Reviewed:

- Landscape Plan
- Lighting Plan
- Aluminum Specs
- Architectural photograph renderings of proposed structure
- Architectural photograph indicating elevations
- Materials list
- Interior layout - street level
- Second floor layout
- Third floor layout
- Exterior window framing and glazing /exterior elevations

Landscaping Under revue by Tom Chamberlain

Lighting: Incomplete plan

DRC Comments/Conditions DRC agreed the roof would be a good location for solar panels.

**Motion to approve building architectural design as proposed by Chris Wilson
Second by Elaine Cook
Vote 3-0**

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198 Charlton Road - Arland Tool and Manufacturing

Re: Request for Multi tenant sign design approval

Proposal:

- Request for signage to include property identification, the facades of the building, tenant identification and directional signs

Materials Reviewed:

- Rendering of non-lit channel letter sign for “198 Charlton Road”
- -Rendering of free standing multi tenant sign

Dimensions:

- Multi tenant sign - 72 inches by 36 inches
- Non-lit channel letter sign - 18 square feet overall

Colors:

- Multi tenant sign - Black Background with White graphics, brick posts
- Non Lit Channel Letter sign - .080 Aluminum Mill finish w/clearcoat

Landscaping: Plan included in application

Lighting: None shown

DRC Comments/Conditions: Suggested plantings be utilized at base of multi-tenant sign and that it be placed near the entrance to the building.

**Motion to approve signage design with the multi-tenant placed at building entrance
by Elaine Cook
Second by Chris Wilson
Vote 3-0**

**46 Hall Road - Journal of Antiques and Collectibles, Your Hometown Shopper,
South Chamber of Commerce**

Postponed until next meeting

600 Main Street - Heal, Inc.

Re: Request for a preliminary discussion with DRC re: proposed architectural design for construction of a new building and proposed signage design

Zone: General Industrial District

Proposal:

- Construction of a new Medical Marijuana Dispensary retail commercial facility
- Design concept is a barn located in an open field to be constructed in the green area of the Sturbridge Business Park

Color Scheme:

- All White with Windows and Doors in White and false barn doors

Signage Proposal:

- One sign on the building adjacent to the main entrance
- Addition of a panel on existing multi tenant sign
- Directional sign

DRC Comments: Informed the applicant of the town by law restrictions to two signs per business property, one building sign and one freestanding sign. Members offered the solution re the directional sign which as proposed would constitute a third sign, but use of just the business logo with an arrow would meet the by laws. Town Planner, Jean Bubon stated she would consult with the building inspector on the matter.

Applicant to return to subsequent DRC meeting when plans are finalized

Old Business

None

New Business

Discussion re next meeting date

Next Meeting Dates Monday, November 14, 2016 at 3:00 pm and December 8, 2016 at 2:00 pm

Adjournment

Motion to adjourn by Chris Wilson

Second by Chris Castendyk

Vote 3-0

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
C Castendyk**