

Sturbridge Design Review Committee  
Draft of Meeting Minutes  
March 13, 2017

Meeting convened 1:35 pm  
Meeting adjourned 2:30 pm

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

Also present: Blackington LLC - Kevin MacConnell and Lenny Jalbert  
Dave's Pest Control - Arthur Branniff  
Town Planner - Jean Bubon

Location: Center Office Building - Second Floor Meeting Room

**Agenda**

- Call to order and Approval of Minutes of February 13, 2017
- Blackington LLC - 572 Main Street
- Health Spa, Inc. - 214 Charlton Road
- Dave's Pest Control, Inc. - 541 Main Street
- Old Business
- New Business
- Adjournment

**Approval of Minutes of February 13, 2017**

**Motion by Elaine Cook to Approve Minutes of February 13, 2017**

**Second by Chris Castendyk**

**Vote 3-0**

**572 Main Street - Blackington LLC**

Re: Request for architectural design approval

Zone: Commercial Tourist District

Proposal:

- Construction of an accessible access ramp for storefronts
- Installation of an iron railing
- Installation of an awning/canopy
- Installation of solar lights along access way
- No proposed changes to existing exterior structure or windows or doors with the exception of new door hardware to conform to CMR521
- No new advertising features will be completed

Materials reviewed:

- Existing site plan
- Proposed site plan
- Building elevation indicating proposed access way, railings and awning/canopy
- Photo of Blackington Building
- 

DRC Comments/Conditions: Chris Castendyk asked if the Sturbridge Historical Commission was apprised of the proposed accessible access to be added to the property, stating the importance of receiving input from the Commission on historical properties such as these. Jean Bubon responded they have no role in the matter since nothing is being done to the exterior of the building. She indicated the DRC could request their opinion on the design if desired, thus Mr. Castendyk put forth the following:

**Motion by Chris Castendyk to request the Sturbridge Historical Commission attend the next DRC meeting on April 3, 2017**

**Second by Elaine Cook**

**Vote 3-0**

Following further discussion on whether the DRC should put off voting until the next meeting, it was decided it was not necessary to do so.

**Motion by Elaine Cook to approve the accessible design as presented**

**Second by Chris Wilson**

**Vote 3-0**

**214 Charlton Road - Health Spa, Inc.**

Re: Request for signage design approval

Applicant was unable to attend and will return at a subsequent meeting

**541 Main Street -Dave's Pest Control, Inc.**

Re: Request for signage design approval

Zone: Commercial Tourist District

Proposal:

- Addition of a new two sided sign to the existing multi-tenant post

Materials reviewed:

- Rendering of proposed sign
- Photo of proposed placement n existing post

- Google Earth photo of existing property indicating sign placement and office location

Sign dimensions:

- 48” x 62” (20.6 square feet)

Sign material:

- PVS signboard

Sign colors:

- Background - gold with a green band across lower section
- Graphics - Vinyl print
- Graphic colors: Green on the gold background, Gold on the Green background
- “Pest Control” graphics - Green on white swirl background
- “Bug” logo - Black

DRC Comments/Conditions: DRC members apprised Mr. Branniff of the Design Review Guidelines pointing to the preferred signage design of which he was aware. He stated his client’s wishes to install the proposed sign, which match his vehicle signs using the same colors, and logo, which is a yellow background sign with bright green graphics. This rectangular sign is proposed to be positioned next to the existing “Brier Patch” sign, which is oval with black background and gold lettering.

The Committee and Mr. Branniff worked on alternate proposals to change the shape of the sign to be more complimentary to the Brier Patch sign. In addition to altering the shape of the proposed sign and adding a black border, the Committee put on a condition the sign be attached to the existing post to mirror the Brier Patch sign, that is to use the same black iron rod across the top with the addition of two black iron hangers to match the existing sign.

A number indicating the street address is to be attached to the post.

Mr. Branniff will draw up the new design, present to his client for approval and return to the DRC meeting of April 3, 2017

### **Meeting continued to the April 3, 2017 DRC Meeting**

#### **Old Business**

None

#### **New Business**

None

#### **Next Meeting Dates - April 10**

#### **Adjournment**

**Motion to adjourn by Chris Wilson**  
**Second by Chris Castendyk**  
**Vote 3-0**

Prepared by Chris Wilson, Secretary

Cc  
JBubon, Town Planner  
N Burlingame, Building Inspector  
L Gaumont, Town Administrator  
Board of Selectmen  
D Trapasso  
C Forgit