

Sturbridge Design Committee

Draft of Meeting Minutes

July 17, 2017

Meeting convened 1:35 pm

Meeting adjourned 2:53 pm

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

Also Present: James Cranston, Bohler Engineering – McDonald's

Francis Essien – Project Manager – McDonald's

Andrew Serrato, Serrato Signs, LLC – Southbridge Credit Union

Jean Bubon, Town Planner

Kevin Pilchak, Economic Development Officer

Location: Center Office Building – Second Floor Meeting Room

Agenda:

- Call to Order and Approval of Minutes of May 22, 2017
- McDonald's – 364 Main Street
- Southbridge Credit Union – 514 Main Street and 120 Charlton Road
- Old Business
- New Business
- Adjournment

Approval of Minutes of May 22, 2017

Motion by Elaine Cook to Approve Minutes of May 22, 2017

Second by Chris Castendyk

Vote 3-0

364 Main Street – McDonald's

Re: Request for design approval for Installation of 14 square foot "M" Arch Logo sign on front of proposed brand wall over entry door facing east and installation of 24.8 square foot Digital Menu Board located within the drive-through north of the building

Re: Request for approval of proposed building architectural modifications

Zone: Commercial District

Materials Reviewed for both proposed signage and proposed architectural modifications:

- Exterior photos of all sides of existing McDonald's Building
- Photo of proposed lighting sample indicating Logo sign placement
- Lighting specifications
- "M" Logo graphic details
- Photo of proposed Menu Board signage
- Photo of Proposed McDonald's Restaurant
- Materials Legend:
 - A. Main Building – Clapboard Siding -Benjamin Moore Chelsea Gray
 - B. Clapboard siding accent – Benjamin Moore Iron Mountain
 - C. Brand wall accent – Eurowest E-wood Black
 - D. E.I.F.S Main Building – Chelsea Gray
 - E. Aluminum Canopy – White prefinished metal
 - F. Aluminum trellis – City Scape prefinished metal
 - Charcoal prefinished metal
 - Gold prefinished metal
 - G. Window glazing – 1" insulated clear glass
 - H. Coping – Metal
 - I. Corrugated metal – prefinished City Scape – Metal Era
- Copy of Site Plan

DRC Comments/Conditions: The consensus of the DRC was the design modification proposal is boxlike in appearance and not in keeping with the DRC Guidelines. Further, the proposed modifications was deemed more appropriate for an urban setting. A preference was expressed for a gable style roof rather than the proposed flat top. When asked for alternate proposals, the applicant responded he did not have any at this time and would have to return to corporate for their response. The Committee expressed approval for the proposed color palette as well as the upgrading of the grounds to ADA code. DRC requested the applicant return to the next meeting on August 7th with alternate building modification plans for consideration.

Re: Application for signage approval

Proposal:

- Installation of 14 square foot "M" Arch Logo sign on front of proposed brand wall over entry door facing east
- Installation of 24.8 square foot Digital Menu Board located within drive through north of the building

Lighting: Arch Logo sign to be externally down lit by high efficiency linear LED façade fixture, silver color light bar

DRC Comments/Conditions: The DRC is unable to address the "M" Arch Logo sign until the building modification plan is ultimately approved.

Motion by Elaine Cook to approve the proposed new menu board

Second by Chris Wilson

Vote 3-0

514 Main Street and 120 Charlton Road – Southbridge Credit Union

Re: Request for design approval for proposed new signage

Zone: Commercial Tourist District

Proposal for 514 Main Street:

- Replace existing two sign faces only, 64.25" x 46.25"

Colors:

- Background – Black PMS 4975, Gold PMS 612 and PMS Bright Red
- Lettering – "Southbridge" – White
- "credit union" – PMS Bright Red
- Logo – PMS 612 Gold and PMS Bright Red

DRC Comments/Conditions: None

Motion by Elaine Cook to approve proposed signage for 514 Main Street

Second by Chris Wilson

Vote 3-0

Proposal for 120 Charlton Road

- Replace existing building sign #1 – face only – 80.75" x 29.625"
- Replace existing building sign #2 – face only – 55.25" x 46.25"
- Replace existing ATM drive up sign #1 – face only
- Replace existing multi-tenant sign – 43.5" x 16.5"

Note: Colors to match 514 Main Street location as listed above

DRC Comments/Conditions: None

Motion by Elaine Cook to approve signage as proposed for 120 Charlton Road

Second by Chris Wilson

Vote 3-0

Old Business

None

New Business

None

Next Meeting Dates August 7, August 14, September 18, October 16, 2017

Adjournment

Motion by Chris Wilson

Second by Elaine Cook

Vote 3-0

Prepared by Chris Wilson, Secretary

Cc J Bubon, Town Planner

N Burlingame, Building Inspector

Board of Selectmen

L Gaumont, Town Administrator

D Trapasso

C Forgit