

**Design Review Board
Minutes of Meeting**

**September 6, 2006
9:00 A.M.**

Present: Cheryl McGuire, Bob Turgeon, Joann Baierlein, Judy Hamilton,
Jim Goldsmith, Tim Hart, Tim Berres
Absent: Paddy Mudd
Town Staff: Carol Rollins and Gayle Curry

The meeting was called to order at 9:00 a.m. by Cheryl McGuire, chair.

Everyone stood and said the Pledge of Allegiance.

Allstate Insurance & Title Professionals, 114 La Grange Avenue

The Central Business District Community Design Guidelines apply to this project. Specifically, refer to D4 Signage.

The applicant has submitted Design Review and Sign Permit applications and details of the proposed signage.

As a corner lot, 2 detached signs are permitted by code. Total of the signs cannot exceed the maximum 30 sq. ft. and 12 ft. in height.

The proposed sign on the La Grange side of the building is 25 square feet. The sign proposed for the Centennial Street side of the building is 4.5 square feet. The signage as proposed is code compliant.

Applicant will provide sample of proposed ground-mounted lighting at the meeting.

Scott Lucas for Allstate was present at this meeting.

Mrs. McGuire asked about lighting for the sign. Mr. Lucas stated that there will be simple exterior spot lights.

Mr. Goldsmith made a motion to approve the sign as presented. Mr. Berres seconded the motion. All were in favor, motion approved.

Apple Interior Design, LLC, 320 Charles Street

The Central Business District Community Design Guidelines apply to this project.

The applicant has submitted Design Review and Sign Permit applications and details of the proposed signage.

The applicant has 10 ft. of building frontage on Charles Street and is limited to a maximum of 10 sq. ft. of attached signage. The proposed signage is 6'0" x 14" (7 sq. ft.).

The signage as proposed is code compliant.

No detached signage is being proposed.

It was noted that the sign was already done and put up.

Mr. Turgeon was concerned about the sign being flat. Has no depth!

It was stated that the sign is the same as the original sign with recess brick frontage.

Mr. Hart stated that he drove by and saw the sign already done and up and said that it looks good.

Mr. Hart made a motion to approve the sign as presented. Mrs. Baierlein seconded the motion. All were in favor. Motion was approved.

Kelly & Stuart Office Building, 204 Washington Avenue

The applicant has submitted revised building elevations and floor plans, a site plan, written response to the guidelines and colored renderings per comments from the July 5th meeting.

Total floor space on the three floors has been reduced to 16,800 square feet, and the restaurant area has been changed to office space. Parking for office use is generated at a rate of 1 space per every 350 square feet of floor area. The required 48 spaces have been provided onsite, and the site plan appears to be Code compliant.

A revised landscape plan has been provided to the Beautification Commission for review and comment. As requested at the July meeting, evergreen plant materials have been added along the northern façade.

No signage is proposed for this building at this time. A directory of tenants may be located in the reception area of the building. The applicant is showing the street address "204" on the west elevation as required by Code.

Jacob Weaver, Architect representing Ed Kelly and Charles Stuart.

Mr. Weaver went over with the Board Members all the things that were different from the last meeting.

Mr. Goldsmith made a motion to approve building and site plan as presented with these changes:

1. the handicapped spaces be moved closer to the building
2. jackarches in the rear of the building
3. Accent treatment over windows (depicted in rendering), darker color brick.

Mr. Berres seconded the motion. All were in favor. Motion approved.

Husick Building, 11 & 13 North Maple Avenue

The Central Business District Community Design Guidelines apply to this project.

The applicant has submitted a design review application, building elevations, a site plan and written response to the guidelines for your review and comment.

The site plan appears to be code compliant.

The landscape plans has been provided to the Beautification Commission for review and comment.

Signage for the project needs to be addressed at a future date. A master sign plan will be required if there are three or more tenants in the building.

The applicant presented building material samples at the meeting.

Jacob Weaver, Architect for the Husick Building.

Mr. Goldsmith likes it, thinks it looks good, a good addition to the Town.

Mr. Berres questioned about the roof is a mansard roof? Will they be enlarging the dormers/louvers?

Mr. Hart likes the design - it follows the guidelines.

Mrs. McGuire asked if there will be a Master Sign Plan. Mrs. McGuire also stated that vinyl siding is not allowed in the Town with there being one building has that exception.

Mr. Weaver stated that there currently is a detached sign that will be removed.

Mrs. Baierlein asked if the dormers are proposed to be siding? Are the windows the same type on the right side of the building and different on the others?

Mr. Goldsmith asked if all the windows will be operable.

Mr. Weaver stated that they would be.

There was no decision made on this presentation at this time. There were recommendations that he must take back to the owner to change before coming back before the Board.

He must let the owner know that "vinyl" is discouraged in the Town according to the Design Guidelines. The canopy on the building, make sure that the Clock Tower is shown on all the renderings and that there will be a "Clock Tower", make the windows the same throughout the entire building.

Wilhelm Building, 807 Charles Street

The Central Business District Community Design Guidelines apply to this project.

The applicant has submitted building elevations, floor plans, a site plan and written response to the guidelines for review and comment.

The site plan appears to be code compliant.

The landscape plan has been provided to the Beautification Commission for review and comment.

Signage needs to be addressed at a future date. A master sign plan will be required if there are three or more tenants.

The applicant presented building material samples at the meeting.

Mr. Spence Bowling and Jonathan Kuhn of Dickerson Construction were present on behalf of Dr. Wilhelm.

Mr. Goldsmith stated that the design reminds him of a "Pagoda" with the way that the roof is.

Mr. Turgeon stated that the brick is kind of dark, should be separated by a light color - too much contrast - change the color on the metal panel. Roof is floating.

Mrs. Baierlein stated she does not care for the shining metal panel.

Mr. Goldsmith suggested a charcoal gray band instead.

Mrs. McGuire stated she thinks the underground parking might be a problem with being able to pull in and out and turn around.

They will be coming back with the proposed changes to the building:

Different kind of brick
Different metal panel and bringing it all the up
Different kind of roof

Mr. Berres made a motion to adjourn the meeting. Mr. Goldsmith seconded the motion. Motion carried. Meeting was adjourned at 11:30 a.m.