

**DESIGN REVIEW BOARD
MEETING MINUTES**

April 4, 2019
36 Bartlet Street
Third Floor Conference Room B

Call to Order:

The meeting was called to order at 6:32 p.m. Present were members Craig Gibson, Paul Maue, Suzanne Korschun, and Eric Daum.

APPLICATIONS

Livius, 10 Main Street
DRB-19-6 (GB)

Mr. Landman presented the application to change the name on the existing banner. The banner will be a forest green white lettering.

Mr. Gibson moved to accept the application as submitted.

Mr. Daum seconded the motion.

Vote: Unanimous (4-0)

Brickstone Properties, Inc, 159 & 161 River Road
DRB-19-5 (ID2)

Mr. Jozokos, Mr. Turner, and Mr. Spagat returned with more revisions to the new mixed use development. They incorporated some landscaping. They removed the brick line and gave it a barn like look. They are going to pass along a design from the Tewksbury location to the architects handling the daycare in this development. This building will have Hardie clapboard siding and asphalt roofing shingles. Mr. Daum would like to see more glazing on the right side elevation restaurant façade. Mr. Jozokos said unfortunately that is where the kitchen is and their only utilitarian entrances. The double door on the left rear restaurant side will open up to the patio. Mr. Spagat said the foliage on the rear side of the building will shield the view of the restaurant as you are approaching it. The door on the right side of the restaurant leads into the kitchen and will be used as more of a service door. Mr. Jozokos is going to try to add some glazing to the rear doors. They met with the Conservation Commission and they asked them to remove some parking spaces that abut the wetlands and distribute them throughout the property. The commission wants additional buffering to the wetlands system. The board thinks the vertical

trim boards should be at least 6". The goose neck lights will have a specific spot to be mounted to.

Per the New Open Meeting Law, the list of the documents that were either distributed to the Design Review Board before the meeting in a packet, or at the meeting:

1. Site Plan
2. Renderings of the changes to the development.
3. Renderings of a daycare design from Tewksbury, MA.

Mr. Daum moved to accept the application as submitted with the following conditions:

1. Eliminate the horizontal trim board on the pilasters.
2. Increase the glazing on the south façade.

Mr. Maue seconded the motion.

Vote: Unanimous (4-0)

JP Licks, 28 Park Street

DRB-19-7 (GB)

Mr. Pitchel presented the application of two attached signs, one on the side of the building and one on the front of the building. Both signs will be letters directly mounted to the wall with gooseneck lighting. The arch piece is something that might be proposed later on. Mr. Daum's concern is the second sign on the side façade is only allowed if there is a window or entrance on that façade. Mr. Pitchel and the board are unsure if there is access on the side façade. The board is going to leave the determination to Chris Clemente, Building Commissioner. There will be awnings over the 3 large windows but it is not part of Mr. Pitchel's scope at this time. The owner will be getting someone else to do the vinyl letters on the windows.

Mr. Daum moved to accept the application as submitted for the 2 signs on the 2 facades of the building.

Mrs. Korschun seconded the motion.

Vote: Unanimous (4-0)

CoCo Collection, 1 Main Street

DRB-19-8 (GB)

Mrs. Pease presented the application of a flush stud mounted attached sign. The letter will be ½” black flat cut thick acrylic. They are moving from the space across the street into this new space. The façade will be painted before the new letters are attached.

Mr. Daum moved to accept the application as submitted.

Mr. Gibson seconded the motion.

Vote: Unanimous (4-0)

Minutes

Meeting of March 13, 2019

Mr. Gibson motioned to accept the minutes with changes discussed.

Mr. Maue seconded the motion.

Vote: Unanimous (4-0)

Meeting of March 19, 2019

Mr. Gibson motioned to accept the minutes with changes discussed.

Mr. Maue seconded the motion.

Vote: Unanimous (4-0)

Adjournment

There being no further business, the meeting of the Design Review Board for April 4, 2019 was adjourned at 7:30 p.m.

Respectfully Submitted,

Gina Decareau

Approved at May 8, 2019 meeting