



Design Review Board Meeting Minutes
Monday, December 16, 2024
7:30 p.m.

Board Members:

Mark Gluesing, Board Chair (P)
Susan Opton, Board Member (P)
Steve Dornbusch, Board Member (P)
Milee Pradhan, Board Member (P)
Elisa Litchman, Administrative Specialist, Planning & Community Development (P)

Mark Gluesing, Chair, called the meeting to order on December 16, 2024, at 7:30 p.m. He reviewed the remote meeting procedures.

Applicants & Attendees:

1. Maria Iriti, owner of building located at 18 Highland Circle
2. Mike Crivello, Crivello Signs, and Bob Conrad, owner of Conrad's Restaurant
3. Scott Drago, Blue on Highland
4. Tom Taricano, FastSigns representing Kimba Fit
5. George Giunta, attorney, representing EP 63 Kendrick Realty; David Silverman, STA Design, Inc.

Hearings:

Continued: Public notice is hereby given that CVS located at 980 Great Plain Ave., has made application to the Design Review Board for a Special Permit pursuant to the Sign By-Law Section 5.3.4 and any other applicable sections of the By-law. This proposal is for 3 art style window signs 1 at 100 square feet, 1 at 31 square feet and 1 at 65 square feet, in addition to the existing CVS wall signage. The proposed art style signs window signs will exceed the allowable number of signs and allowable square footage of sections 5.5.3.1.a and 5.5.4, respectively.

It was noted that this hearing would be continued to January 13, 2025.

Agenda Item 1:

Maria Iriti, owner of building located at 18 Highland Circle applying for exterior façade changes.

Maria Iriti, owner, explained that the front of the building has rotted wood on it and the proposal is to replace this with vinyl siding. The color will be kept the same. The overhang and trim are proposed to remain the same.

Chair Gluesing asked if the lower windows would have trim added to them. Ms. Iriti stated that she believes the shutters will be removed from these windows but there is no trim proposed to be

added. Chair Gluesing noted that the windows will need to be flashed properly in order to better mitigate for water exposure.

Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to approve the façade changes for 18 Highland Circle, as submitted. Steve Dornbusch – aye; Chair Gluesing – aye; Milee Pradhan – aye; Susan Opton – aye; Motion passed 4-0-0.

Agenda Item 2:

Bob Conrad, owner of Conrad's Restaurant located at 1257 Highland Avenue applying for signage.

Mike Crivello, Crivello Signs, explained that the owner is requesting a new signage for the business. The existing channel letters on the race way are proposed to be changed to flush-mounted, reverse channel letters, externally lit with low voltage gooseneck lights.

Chair Gluesing stated that the proposed lettering does not stay within the painted sign band. Mr. Crivello stated that the intention was to maximize the sign size. Mr. Dornbusch stated that the script font proposed seems okay to break the sign band.

Chair Gluesing noted that a submitted picture of the fixture would have been useful, but the Board can likely move forward with the application without it.

Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to approve the signage for 1257 Highland Avenue, as presented. Steve Dornbusch – aye; Chair Gluesing – aye; Milee Pradhan – aye; Susan Opton – aye; Motion passed 4-0-0.

Agenda Item 3:

Scott Drago, Blue on Highland located at 880 Highland Avenue and applying for revised façade change.

Scott Drago, applicant, explained that the elevations and materials being used are the same as previously proposed. The change requested is to keep the existing door in place. This will not be used as the main entrance but could be used as an ADA compliant entrance, if needed. There will be an ADA compliant access from the parking spaces, along with three egress points. The same window as previously proposed in the elevation is included on the plan. The windowpanes will open accordion-style inside the building.

Chair Gluesing explained that, instead of having a continuous wall of windows, as previously proposed, the plan now shows that the doorway has been recessed back. Mr. Drago explained that the door can still open out but is proposed to be recessed.

Chair Gluesing suggested that the applicant make sure the clearance for the “pull” side of the door is ADA compliant with the Building Inspector.

Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to approve the revised façade changes proposed for 880 Highland Avenue, as presented. Steve Dornbusch – aye; Chair Gluesing – aye; Milee Pradhan – aye; Susan Opton – aye; Motion passed 4-0-0.

Agenda Item 4:

Tom Taricano, FastSigns representing Kimba Fit located at 1502 Highland Avenue and applying for signage.

Tom Taricano, FastSigns, explained that the proposal is for an aluminum bar frame sign, with printed vinyl graphics, held on with L brackets and galvanized hardware, that matches others along the same building and on buildings across the Green on Chapel Street. The sign is proposed to be located in the same location as the existing sign.

Ms. Opton asked about the background color. Mr. Taricano stated that he believes this to be an off-white color.

Ms. Pradhan asked how the sign is proposed to be centered. Mr. Taricano stated that this is to be centered over the awning for the tenant.

Mr. Dornbusch noted that the height of the signs on the building are different. Mr. Taricano stated that the proposed sign will be horizontally centered with the signs next to it.

Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to approve the signage for 1502 Highland Avenue, with the conditions that the center line align horizontally with the adjacent sign to the left, and that the background color be an off-white. Steve Dornbusch – aye; Chair Gluesing – aye; Milee Pradhan – aye; Susan Opton – aye; Motion passed 4-0-0.

Agenda Item 5:

George Giunta, attorney, representing EP 63 Kendrick Realty located at 63 Kendrick Street (formerly known as 155 Fourth Avenue) and applying for site plan review.

George Giunta, attorney representing EP 63 Kendrick Realty, explained that the property was previously known as 155 Fourth Avenue, but upon redevelopment in 1997, the address was changed to 63 Kendrick Street. There were two minor amendments to the original site plan approval from 1997, but the building has otherwise remained as is since that time. The property consists of a large building with a small parking area in the front and a large parking area in the rear. The new owners would like to renovate and reposition the building for the current market. This will include adding two small additions to the front and back, including a reconfiguration of the front to create a new entry courtyard area and a vestibule off the back. An existing interior courtyard will be closed in and made interior floor space. An existing loading area in the rear will be reconfigured to make a new loading dock area, and another loading dock will be added to the northwest corner of the building. Part of the building currently consists of two floors, and a portion of that floor space is proposed to be removed to allow for an open space from floor to ceiling. This will allow for a decrease in square footage of the building from 106,000 s.f. to 97,886 s.f. Also, the exterior of the building will be refreshed and updated, along with the landscaping. The parking lots will be resurfaced and updated.

David Silverman, STA Design, Inc., stated that there are currently two entrances off the Kendrick Street side. Both of these are proposed to be removed in order to make one entrance from this side. The parking lot at the rear has one main entrance which will be modernized. The side entrance from Fourth Avenue is proposed to be removed to further develop a loading dock. Two loading bays are proposed. The existing interior layout of the building is proposed to be gutted and renovated. Many of the joints in the building wall finish are proposed to be removed, along with replacing all of the existing windows. There are cornices along the top that will be removed in order to make a more modern façade. Existing steel material within the entrance will be reused. The front entrance will become a curtain wall with metal paneling wrapping. The corner building that is lower than the rest of the building will break the rhythm with the introduction of a lighter grey color.

The applicant team reviewed the landscape plan. Some of the existing trees in severe decline will be removed and replaced with canopy trees and columnar trees in the parking lot. Existing pine trees along one property line will be preserved. The entrance is composed of hexagonal pavers. A list of the proposed plantings was reviewed.

Chair Gluesing asked about signage for the property. Attorney Giunta stated that signage applications will be submitted at a later date.

Chair Gluesing stated that he believes the proposed plan will improve access to the loading dock. He asked about lighting in the rear parking lot. The applicant team stated that there are five poles proposed in that lot.

Ms. Pradhan stated that the proposal will make a large improvement to the site. She explained that the change in color along the building façade may end up feeling too busy, though she understands the reasoning for trying to break up the building. She suggested including something other than lawn in the planting plan near the Kendrick Street entry area. She also encouraged more variety in the plantings, especially near the courtyard area.

Ms. Opton suggested more diversity in the canopy trees proposed, along with lawn replacement options. Additional native plantings would also be preferred.

Mr. Dornbusch suggested adding benches to the outdoor space.

Chair Gluesing asked if the lawn area will be irrigated. The applicant team stated that it would be. Chair Gluesing stated that the proposed updates will be simplified and volumetric. The Fourth Avenue section of the building seems to have a flat façade with no articulation. He asked about suggested line work in the wall finish for the design. The applicant team explained that this is not the focal point of the building, and the intention is to simplify the building overall to create a clean surface. Chair Gluesing asked if there will be coping at the top of the wall. The applicant team explained that there will be a roof coping at the top, of a typical roof line to blend in with the proposed color palette.

Chair Gluesing stated that the Board's comments and recommendations will be sent along to the Planning Board for the applicant's upcoming hearing on January 21st.

REVIEW

Minutes of 11/18/2024 meetings.

Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to approve the meeting minutes of November 18, 2024, as amended. Steve Dornbusch – aye; Chair Gluesing – aye; Milee Pradhan – aye; Susan Opton – aye; Motion passed 4-0-0.

Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to adjourn at 8:50 p.m. Steve Dornbusch – aye; Chair Gluesing – aye; Milee Pradhan – aye; Susan Opton – aye; Motion passed 4-0-0.

Next Public Meeting – January 13, 2025, at 7:30pm via Zoom Webinar