Call to Order:
The meeting was called to order at 6:30 p.m. Present were members Craig Gibson, Paul Maue, and Suzanne Korschun.

APPLICATIONS

Florence Burns Realty, LLC, 11 Main Street
DRB-19-25 (GB)

Mr. McArdle presented the application of a hanging blade sign. This will be on a 36” iron scroll bracket and non-illuminated. The sign will have a dark blue background with gold and white lettering.

Ms. Korschun moved to accept the application as submitted.
Mr. Maue seconded the motion.
Vote: Unanimous (3-0)

Lillian Montalto, 32 Park Street
DRB-19-26 (GB)

Mr. Yanowitz presented the application of one attached internally illuminated sign. In the original application when they visited the DRB in the fall the signage was going to be raised lettering and lighting from below. They discovered by doing this it was casting a shadow on the raised letters so it wasn’t creating the effect they were looking for. They worked with Mr. Silva from the sign company to design a new sign. They are proposing a raised letter sign that is internally illuminated. They would prefer to do this instead of the up-lighting.

Mr. Gibson is disappointed in the change of the rendering for the proposed building. Ms. Montalto explained that there were multiple coats of paint done on the building. The awnings will have the wrought iron detail and flower boxes under the windows. They are still doing the background in grey stucco. The proposed sign conforms to the by-law size-wise. There will be 4 inches of space above and below the sign. The main issue with the sign is that it's internally illuminated which is not allowed per the by-law. The DRB feels very strongly about the lighting in the general business area. Mr. Gibson said if they really want to pursue this signage they
would have to get a variance but the DRB would not write a letter in support of it. They will be back with a new proposed sign. Mr. Yanowitz inquired about constructing a kiosk at the end of the driveway that would show all real estate listings. The DRB did not react favorably to that proposal.

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. Sample of proposed lettering

**Dovetail, 46 Main Street**

DRB-19-27 (GB)

Ms. Etheridge presented the application of a 24x24 double sided projecting sign. This is a company logo. The background will be black with metallic champagne lettering. They will have a new traditional scroll bracket. The DRB suggested having a dark charcoal background giving it more of a vintage look.

Ms. Korschun moved to accept the application as submitted with the suggestion that they look at greyish background colors instead of the black.
Mr. Maue seconded the motion.
**Vote:** Unanimous (3-0)

**Draper Block, 27-45 Main Street**

DRB-19-28 (GB)

Mr. Pearson, architect, presented the application of a proposed change to the front wall of the building. He is proposing to remove the front of the building all the way to the parapet at 45 Main Street and replace it with an aluminum and glass curtain wall. This is similar to the storefronts at 27 Main Street. There will be spandrel panels at the floor and spandrel panels carrying it all the way to the parapet. There will be 13 feet of glass then 4-5 feet of spandrel and 10 feet of glass and then 6 feet of spandrel above that. They do not have tenants yet so they have not finalized the signage yet. But they will be back to the DRB when they have a signage proposal. The plane of the door is set back. They are planning on doing a charcoal grey for the spandrels but have to get samples. They will be leaving some of the brick on either side of the building. An exposed interior brick wall will be visible from outside. Mr. Maue likes the idea of having the brick on the inside. They are also starting a mural on the outside of this building. The spandrels and the glass will be almost flush with the brick.
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:

2. Sample of possible colors for the spandrels.
3. Renderings of the proposed and current façade.

Ms. Korschun moved to accept the application as submitted.
Mr. Maue seconded the motion.
**Vote:** Unanimous (3-0)

**Draper Block, 27-45 Main Street**
DRB-19-29 (GB)

Mr. Johnson, attorney, presented the application to replace the existing sign on Central Street. They are looking to install a larger pedestal sign still including TD Bank as a tenant in the space. They do have to go to the Zoning Board on the pedestal sign which they are aware of. They have anticipated a possibility of 16 tenants in the building which the sign reflects. The existing brick base is the same height as the proposed base; it is actually the existing base they are just filling in the middle section. The proposed sign will be 8 feet x 4 feet. The DRB recommended changing the base to remove 4 courses of brick. The sign would be edge lit. The accent stripe on the sides is brushed aluminum. Mr. Kneeland proposed the idea of having the base be tile to match the building instead of the brick. Ms. Korschun thinks the brick would look more appealing. There will be a stone cap on the base. The DRB is concerned that the lighting they are proposing won’t work or be readable. The DRB recommended lights in the ground or on the base. The intention for the lettering on the sign is to match the lettering on the back of the building. Mr. Kneeland is working with TD Bank to determine how much space on the sign they are going to use. The height of the letters will be 3 inches. They will re-render the sign and return to the December meeting to finalize the design.

Ms. Korschun moved that they approve the height of the sign with the revision that they recommend removing 4 courses from the base. And they recommend using external illumination mounted from the ground.
Mr. Maue seconded the motion.
**Vote:** Unanimous (3-0)
DISCUSSION

27 Main Street

Mr. Kneeland was there presenting some other projects but wanted to get the board’s feedback on 27 Main Street. Mr. Kneeland stated that he is replacing the current awnings. There is a removable valance that is letting water get in and they are going to replace the awning with a permanent valance that would be more water tight. Ms. Korschun feels the lettering on the awnings feels too strong. She thinks it would be more elegant and still readable if it was a smaller size. Mr. Kneeland agrees with this.

Historic Mill District

Ms. Korschun gave updates to the DRB in regards to what happened at their last meeting. The town recommended selling the Old Town Yard to a developer rather than doing a long term lease. This is going to the Select Board for approval and will have to be voted on at Town Meeting.

Minutes
Meeting of October, 2019
Mr. Gibson motioned to accept the minutes with changes discussed.
Mr. Maue seconded the motion.
Vote: Unanimous (3-0)

Adjournment
There being no further business, the meeting of the Design Review Board for November 13, 2019 was adjourned at 8:28 p.m.

Respectfully Submitted,
Gina Decareau