#### <u>DESIGN REVIEW BOARD</u> <u>Monday, December 5, 2022</u> <u>7:30 p.m.</u>

#### **Virtual Meeting using Zoom**

Meeting ID: 845-1987-6965 (Instructions for accessing below)

Under Governor Baker's Act "Extending Certain COVID-10 Measures Adopted During the State of Emergency", extending the "Executive Order Suspending Certain Provisions of the Open Meeting Law G.L. c. 30A, S20,", issued June 16, 2021, and in effect until April 1, 2022, and extended again through July 15, 2022 meeting of public bodies may be conducted virtually provided that adequate access is provided to the public. On July 16, 2022 Lt. Gov. Karyn Polito, as acting governor, signed legislation to extend key pandemic-era accommodations, including remote local government meeting authorizations, through March 31, 2023 effective immediately.

To view and participate in this virtual meeting on your phone, download the "Zoom Cloud Meetings" app in any app store or at <a href="www.zoom.us">www.zoom.us</a>. At the above date and time, click on "Join a Meeting" and enter the following Meeting ID: 845-1987-6965 Link: <a href="https://us02web.zoom.us/j/84519876965">https://us02web.zoom.us/j/84519876965</a>

To view and participate in this virtual meeting on your computer, at the above date and time, go to <a href="www.zoom.us">www.zoom.us</a> click "Join a Meeting" and enter the following ID: 845-1987-6965

#### **HEARINGS:**

Public notice is hereby given that Sheraton Hotel located at 100 Cabot Street, has made application to the Design Review Board for a Special Permit pursuant to the Sign By-Law section **5.5.3.1 a**) Installing more than one freestanding sign and one additional wall sign, and any other applicable sections of the By-law.

#### **APPLICANTS:**

Mehmet Sahin, Falcon Graphics representing Ideal Tile located at 210 Highland Avenue and applying for signage.

Bob Thompson, Jim Did It Sign Co., representing The Learning Tree PreSchool located at 225B Highland Avenue and applying for signage.

#### **REVIEW**

Minutes of 11/7/2022 meeting.

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#### TOWN OF NEEDHAM

#### DESIGN REVIEW BOARD

Public Service Administration Building 500 Dedham Avenue Needham, MA 02492 Application and Report

Property Loca	ation:	100 Cabot Street		Date: _	10/18/22
Owner:	WCI	P Needham Cabot c/o Sheraton	Hotel & Step Stor	ne Hospitality	
Address:	100	Cabot Street, Needham, MA 02	2494		
Str Telephone:	reet	978-790-8156	City	State	Zip
Applicant:		Stratus c/o Signs by J, Inc.			
Address:		100 Tenean Street, Dorchester	, MA 02122		
Str Telephone:	reet	617-825-9855	City	State	Zip
Designer/Inst	taller:	Signs by J, Inc.			
Address:		100 Tenean Street, Dorche	ster, MA 02122		
Str Telephone:	reet	617-825-9855	City	State	Zip
		Type of Application  Sign  Minor Project  Exterior Alterations  Major Project (Site Pla  - preliminary  - final  Flexible Subdivision  Planned Residential De  Residential Compound	evelopment		

Brief description of sign or project:

We are seeking approval for a special permit to install an additional 2' high x 3' wide, single sided, freestanding, directional, aluminum post and panel sign. Text on sign: EXIT & GARAGE PARKING with arrow.

Please email completed application to elitchman@needhamma.gov

2-3/4"

2-3/4"

2'-0"

**PANEL** 

6'-0" OAH 6 square feet







**EXISTING SIGN TO BE REMOVED** AND REPLACED AS REQUIRED.



Surface applied digitally printed vinyls w/ UV overlaminate **GRAPHICS:** 

to match colors shown

FONT: Arial

**SUPPORTS:** 3" x 3" square tube supports;

paint to match colors show

INSTALL: Direct burial installation into 1'-0" dia. concrete footing;

3000 PSI concrete or greater

QUANTITY: (1) ONE post & panel sign required

#### color key:

Pantone® Warm Gray 1 C - Oyster

Pantone® 419 C - Graphite

Pantone® Cool Gray 10 C - French Gray

4'-0"

3'-0" FACE SIZE

← Exit & Parking

Garage

# **Stratus**<sup>™</sup>

-1'**-**0" dia.---

stratusunlimited.com Mentor, Ohio 44060 888.503.1569

## SHERATON

ADDRESS: Sheraton 100 Cabot Street

Needham, MA 02494

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Needham\_R2.cdr

**GRADE** 

RDER NUMBER:	PROJECT NUMBER:
76033	85894
<u>e number:</u>	PROJECT MANAGER:
9936	JAMES PEAKE / TIM FENS
ECTRONIC FILE NAME:	

Rev#	Req#	Date/Artist	Description	Rev#	Req#	Date/Artist	Description
Original	382225	05/12/22 SC					
Rev 1	393300	08/03/22 SC	Revised scope				
Rev 2	398160	09/02/22 AS	Confirmed dimensions				



#### TOWN OF NEEDHAM

#### DESIGN REVIEW BOARD

Public Service Administration Building 500 Dedham Avenue Needham, MA 02492 Application and Report

Property Location: \_\_\_\_\_\_ Date: 10/18/22 WCP Needham Cabot c/o Sheraton Hotel & Step Stone Hospitality Owner: 100 Cabot Street, Needham, MA 02494 Address: State Street City Zip 978-790-8156 Telephone: Stratus c/o Signs by J, Inc. Applicant: \_\_\_\_ 100 Tenean Street, Dorchester, MA 02122 Address: Zip State City 617-825-9855 Telephone: Signs by J, Inc. Designer/Installer: \_ 100 Tenean Street, Dorchester, MA 02122 Address: Street City State Zip 617-825-9855 Telephone: Type of Application X Sign ☐ Minor Project ☐ Exterior Alterations **Major Project (Site Plan Review)** □ - preliminary  $\square$  - final ☐ Flexible Subdivision □ Planned Residential Development ☐ Residential Compound

We are seeking approval for a special permit to install an additional 2' high x 3' wide, single sided, freestanding, directional, aluminum post and panel sign. Text on sign: GUEST PARKING with

Please email completed application to elitchman@needhamma.gov

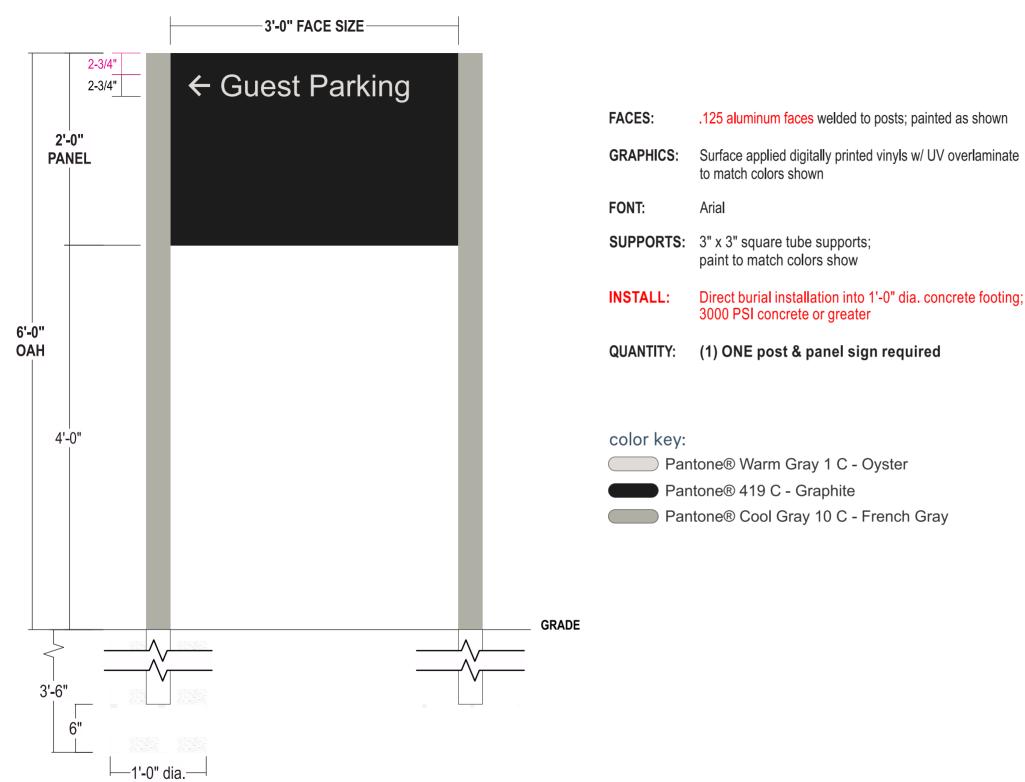
Brief description of sign or project:

arrow.

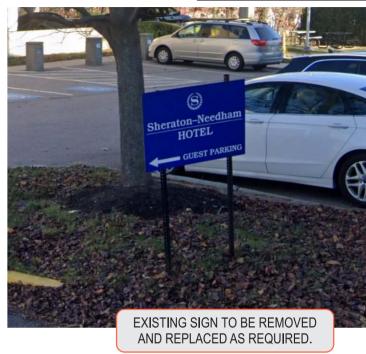
**CUSTOM** 

6 square feet

PRESENTATION



#### **EXISTING CONDITIONS**



# **Stratus**<sup>™</sup>

stratusunlimited.com 8959 Tyler Boulevard Mentor, Ohio 44060 888.503.1569 SHERATON

ADDRESS: PAGE N
Sheraton
100 Cabot Street
12

Needham, MA 02494

ORDER NUMBER:
1176033
PROJECT NUMBER:
85894

SITE NUMBER:
989936
PROJECT MANAGER:
989936
JAMES PEAKE / TIM FENSKE

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Needham\_R2.cdr

	Rev#	Req#	Date/Artist	Description	Rev#	Req#	Date/Artist	Description
	Original	382225	05/12/22 SC					
	Rev 1	393300	08/03/22 SC	Revised scope				
	Rev 2	398160	09/02/22 AS	Confirmed dimensions				
П								



#### TOWN OF NEEDHAM

#### DESIGN REVIEW BOARD

Public Service Administration Building 500 Dedham Avenue Needham, MA 02492 Application and Report

Property Location: \_\_\_\_\_\_ Date: 10/18/22 WCP Needham Cabot c/o Sheraton Hotel & Step Stone Hospitality Owner: 100 Cabot Street, Needham, MA 02494 Address: State Street City Zip 978-790-8156 Telephone: Stratus c/o Signs by J, Inc. Applicant: \_\_\_ 100 Tenean Street, Dorchester, MA 02122 Address: Zip State City 617-825-9855 Telephone: Signs by J, Inc. Designer/Installer: \_ 100 Tenean Street, Dorchester, MA 02122 Address: Street City State Zip 617-825-9855 Telephone: Type of Application X Sign ☐ Minor Project ☐ Exterior Alterations **Major Project (Site Plan Review)** □ - preliminary  $\square$  - final ☐ Flexible Subdivision

Brief description of sign or project:

We are seeking approval for a special permit to install an additional wall sign at parking garage entrance, 3'x3' aluminum, graphite background with Warm gray lettering, SHEATON logo, PARKING GARAGE GUEST PARKING ONLY with rule line.

□ Planned Residential Development

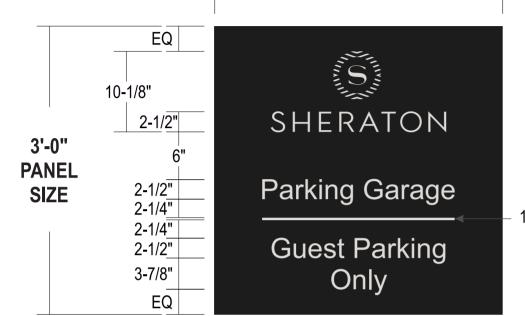
☐ Residential Compound

Please email completed application to elitchman@needhamma.gov

9 square feet



— 3'-0"
PANEL SIZE



**FACES:** .125 flat aluminum panel; painted as shown

**GRAPHICS:** Surface applied digitally printed vinyls

w/ UV overlaminate to match colors shown

**POSTS:** Paint existing post to match colors shown

FONT: Arial PANEL COPY: TBV

**INSTALL**: Secure faces to wall with studs

backed with silicone as required

QUANTITY: (1) ONE replacement face

for post & panel sign required

color key:

Pantone® Warm Gray 1 C - Oyster

Pantone® 419 C - Graphite

**EXISTING CONDITIONS** 



EXISTING PANEL TO BE REMOVED AND REPLACED AS REQUIRED.

**Stratus**<sup>™</sup>

stratusunlimited.com 8959 Tyler Boulevard Mentor, Ohio 44060 888.503.1569 SHERATON

ADDRESS:

Sheraton
100 Cabot Street
Needham, MA 02494

PAGE NO

13

ORDER NUMBER: 1176033

SITE NUMBER:

989936

PROJECT NUMBER: 85894

PROJECT MANAGER:

JAMES PEAKE / TIM FENSKE

ELECTRONIC FILE NAME:
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Needham\_R2.cdr

Rev#	Req#	Date/Artist	Description	Rev#	Req#	Date/Artist	Description
Original	382225	05/12/22 SC					
Rev 1			Revised sizing				
Rev 2	398160	09/02/22 AS	Revised dimensions				

# Stratus

stratusunlimited.com 888.503.1569

#### OWNER'S SCOPE OF WORK:

- Owner to provide (1) primary circuit (120v) for EACH sign location.
- Sign contractor is responsible for all secondary wiring. If primary is not present at time of install, the owner is responsible for making the final connection.
- Owner is to provide unrestricted access to the area behind where each sign is located.
- The access panel is to be approx. 24" x 36".
- 5/8" plywood blocking is to be provided behind where each sign and lighting is to be installed.

#### SIGN PACKAGE:

TBD

#### CUSTOMER APPROVAL / SIGNATURE:

SIGNATURE: \_\_\_\_\_ DATE:\_\_\_\_

## **SITE ADDRESS:**

### **Sheraton**

100 Cabot Street Needham, MA 02494

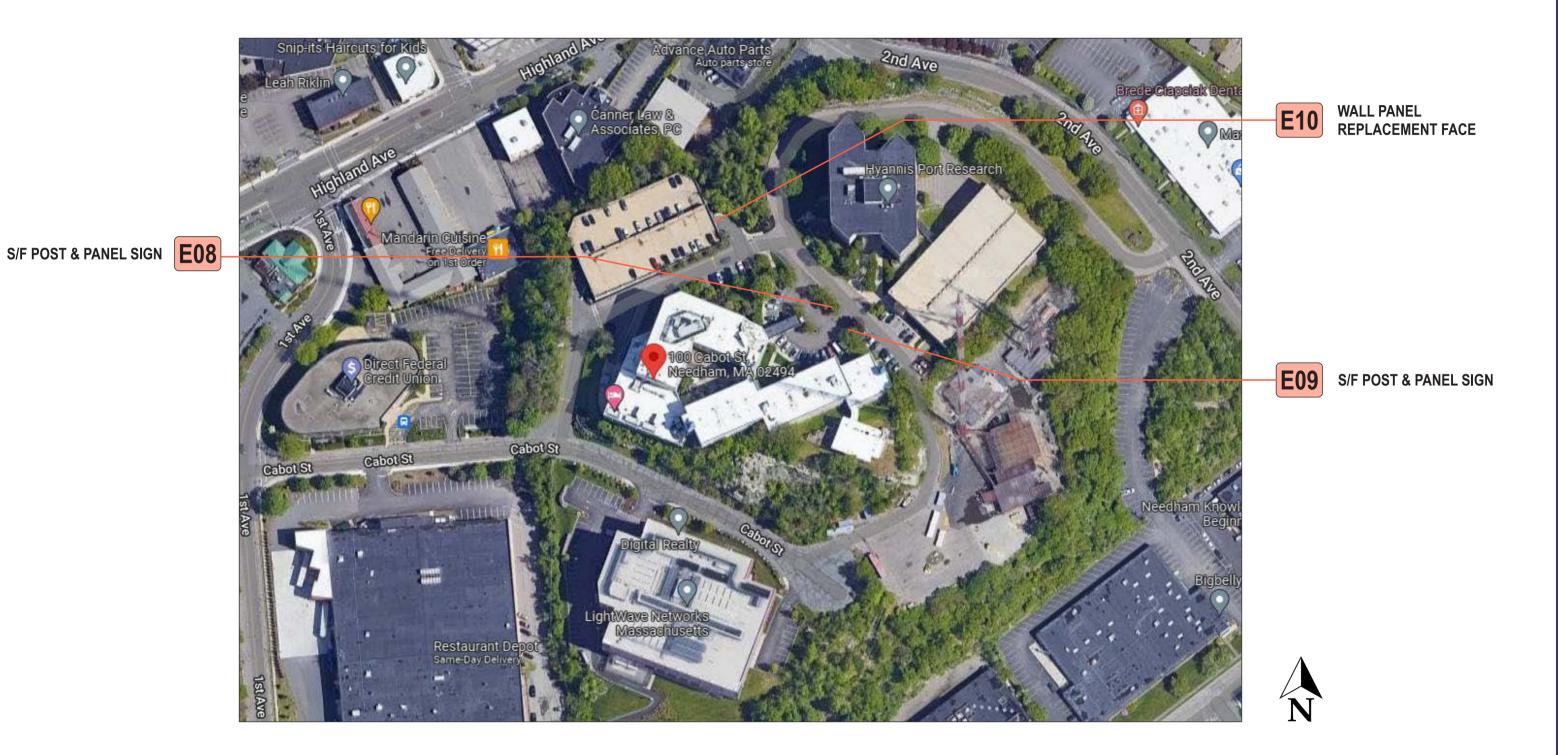
## **Marriott Contact:**

Stratus Project Manager: Tim Fenske

Stratus Sales: James Peake



SITE PLAN REFERENCE ONLY





stratusunlimited.com 8959 Tyler Boulevard Mentor, Ohio 44060 888.503.1569 SHERATON

ADDRESS:

Sheraton 100 Cabot Street Needham, MA 02494 PAGE NO.:

ORDER NUMBER: 1176033

PROJECT NUMBER: 85894

SITE NUMBER: PROJECT MANAGER:
989936 JAMES PEAKE / TIM FENSKE

ELECTRONIC FILE NAME:
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Needham\_R2.cdr

Rev#	Req#	Date/Artist	Description	Rev#	Req#	Date/Artist	Description
Original	382225	05/12/22 SC					
Rev 1	393300	08/03/22 SC					
Rev 2	398160	09/02/22 AS					



#### TOWN OF NEEDHAM

#### DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492
Application and Report

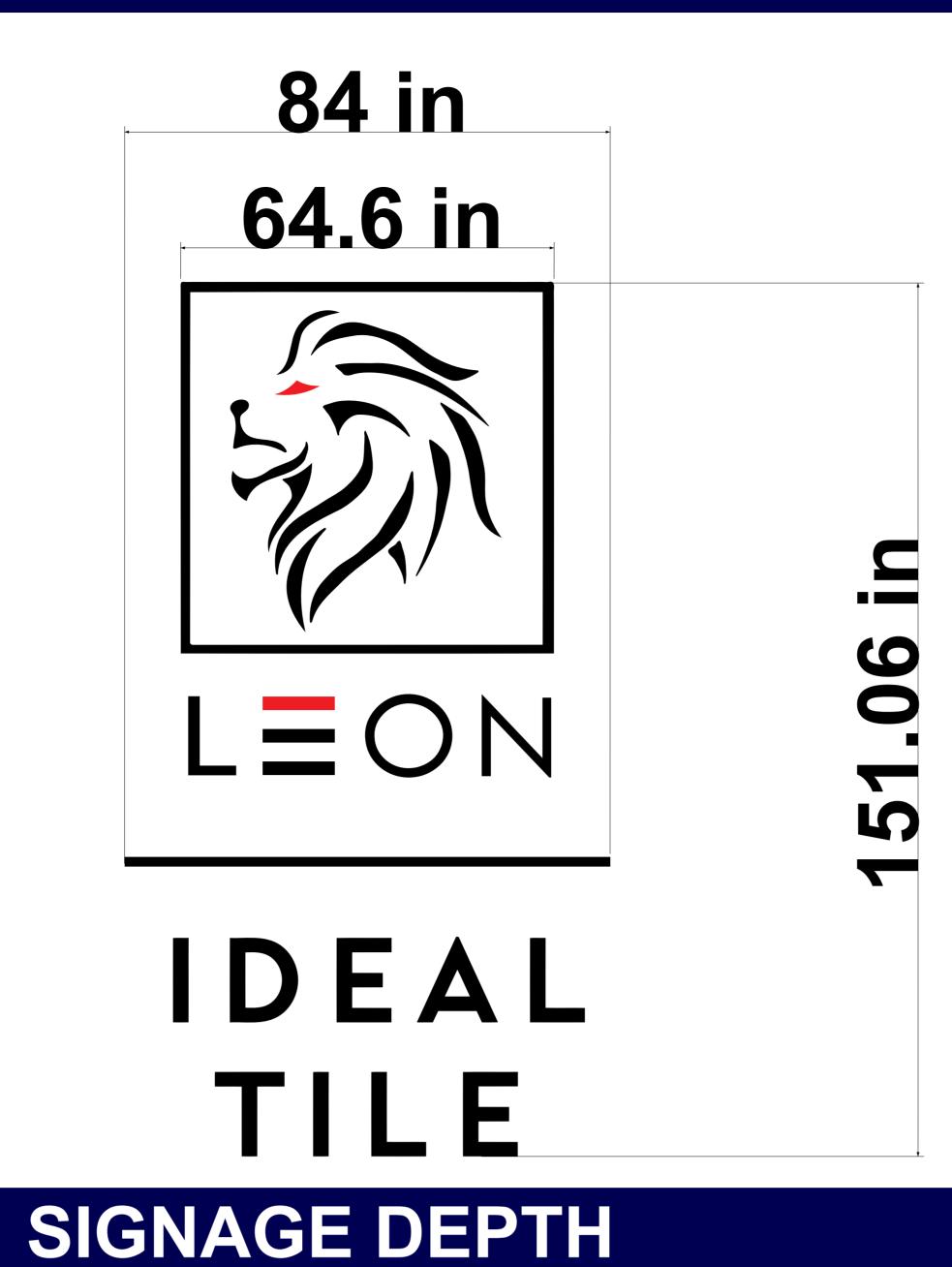
Owner:	210 Highland LLC			
Address:	210 Highland Ave	Newton	MA	02494
Telephone.	Street - 518.409.1000	City	State	Zip
Applicant:	Ideal Tile			
Address:	210 Highland Ave	Needham	MA	0249
Telephone.	Street: 518.409.1000	City	State	Zip
Designer/I	Installer: Falcon Graphics			
<b>Designer/I</b> Address:	Installer: Falcon Graphics  1151R Massachusetts Ave	Arlington	MA	02476
J	•	Arlington City	MA State	02476 Zip
Address:	1151R Massachusetts Ave  Street  Type of Applicat Sign Minor Project Exterior Altera Major Project ( preliminary final Flexible Subdiv Planned Reside	ion tions Site Plan Review) ision ntial Development		
Address: Felephone.	1151R Massachusetts Ave  Street	ion tions Site Plan Review) ision ntial Development		



# ADDRESS

210 Highland Ave Needham, MA, 02494





LEON IDEAL TILE

# SIGNAGE DETAIL

Box Sign 64"x 64" 1"Rise Letters and logo Colors:

White Black Red

# SIGNAGE MATERIAL

Metal Letters & Paints

SIGN INSTALLATION

The sign will be installed with 12 L brackets.

Brackets material is metal.





1151 R Mass Ave Arlington, MA 02476

10/31/2022 Date

**Project Title** 

LEONIDEALTILE

General Sign Sp	ecifications
☐ Interior	Exterior

	menor	
-		

	 	•	•

gle Faced	Double Faced

# Non-Illuminated

Illuminated

Location	Exterior Facade

Windload



# Street view photos of surrounding businesses, adjacent and across the street and a bird's eye view image showing the location in relation to route 128













# of Neco

#### TOWN OF NEEDHAM

#### DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492
Application and Report

Property Location: 225-B HIGHLAND AJE Date: 11/15/22
Owner: JOHN GLANNACOLOPUS / VSALLC
Address: 225 HIGHLAND AVE NEEDHAM MA 02492.  Street 617-538-2020  City State Zip
Applicant: MAURA DINNEGAN / THE LEARNING TREE PRESCHOOL Address: 225-B HIGHLAND AVE NEEDHAM MA 02492
Address: 225-B HIGHLAND AVE NEEDHAM MA 02492
Telephone: City State Zip
ROBERT THOMPSON
Designer/Installer: JIM DID IT SIGN CO.
Address: 10 DRAPER ST # 11 WOBYRN MA 01801 Street City State Zip
Telephone: 617-308-5712
Type of Application  Sign  Minor Project  Exterior Alterations  Major Project (Site Plan Review)  - preliminary  - final  Flexible Subdivision  Planned Residential Development  Residential Compound
Brief description of sign or project:

PROPOSE TO INSTALL J'2 DEEP ACPLYIC LETTERS (NON[LLUMINATED] ON BUILDING FACING HIGHLAND AVE LETTERS

SPAN 24th HIGH BY 16 LONG, ON 2 RAILS PAINTED COLORD WALL.

Please email completed application to elitchman@needhamma.gov

The Learning Tree Preschool

The Learning Tree Preschool Maura Dinnegan 225 Highland Ave Needham, MA 02492 Phone: 617-755-5544

E-Mail: learningtree17@gmail.com



Propose to install one (1) set of ½ deep painted acrylic individual, non-illuminated letters on facade of building facing Highland Avenue. Overall size of letters is 24" high by 16' in length. Storefront measures 35' along Highland Avenue. Letters mounted on 2 rails (2" high each) spanning the full length of lettering. Rails painted to blend in with wall.

Tuesday, November 15, 2022 Jim Did It Sign Co.

Salesperson: Bob Thompson Jim Did It Signs & Awnings 10 Draper Street Unit 11 Woburn, MA 01801 Phone: 781-933-186

Fax: 781-933-186

E-Mail: bthompson@jimdidit.com

### LETTER DIMENSIONS & COLORS

## PROPOSED 1/2" THICK ACRYLIC LETTERS PAINTED AS SHOWN

TOTAL LENGTH OF LETTERS

>18" CAP HEIGHT

9" LOWER CASE

2" HIGH MOUNTING RAILS (SAME COLOR AS WALL)

DUERALL DIMENSION = 24" HIGH BY 16'-0" IN LENGTH

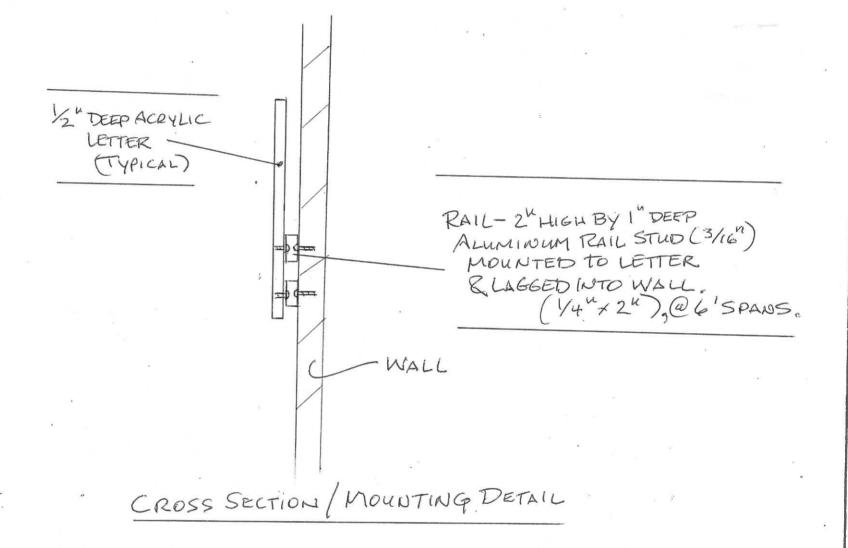
- . PENGLAS BLEXAN
- . FLEXIBLE FACES . CHENNELLING
- . FREE ESTIMATES
- . CUSTOM DESIGN
- · CORPORATE
- CONSTRUCTION & BANNIENANCE
  - · WOOD SPECIALIES . MESSAGE CENTERS

Jim Did It Signs & Awnings 10 Draper Street Unit 11 Woburn, MA 01801

CUENT	THELEARNINGTREE	DESIGNER	RTT	-	
ADORESS				PERMIT	
SALES EXEC	NEEDHAM	DATE	HI VIDOVS	T AHTY	
DRAW NO	1	1	AL VISCAS	1 AU- V.	
DAT	NOV. 15, 2022	+		<del>                                     </del>	

THIS DESIGN ENGINEERING PROPOSAL IS TO REMAIN

EXCLUSIVE PRIORS



. WALL & PYLON SIGNS · INTERVOR & EXTERIOR

. FLEXBLE FACES

. CHANNELLING

. REXIGLAS BLEXAN

. SURVEYS & PERMITS

. FREE ESTIMATES

. CUSTOM DESIGN

· CORPORATE · INSTALLATION . TIME & TEMP, UNITS

 CONSTRUCTION . PARINTEHANCE

· WOOD SPECIALIES A MESCAGE CENTERS



Jim Did It Signs & Awnings 10 Draper Street Unit 11 Woburn, MA 01801

CLIENT	LEARNING TREE	DESIGNER	RUT	
ADORESS		SCALE	1/2"=	1-04
ACA(NA)SS	PRESCHOOL	CATEGOR		1-0
SALES EXEC	225 HIGHLAND	DAT	REVISIONS	APTV.
DRAW NO	NEEDHAM		1013513	A5- V.
DAT	NOV. 15, 2022			

THIS DESIGN ENGINEERING PROPOSAL IS TO REMAIN

EXCLUSIVE PROPE



## EXISTING CONDITIONS

225 B HIGHLAND AVENUE NEEDHAM

THE LEARNING TREE PRESCHOOL

MAURA DINNEGAN

(617) 755-5544



FRONT & SIDE ELEVATION

225 HIGHLAND AVENUE

NEEDHAM



1	
2	<b>Design Review Board Meeting Minutes</b>
3	Monday, November 7, 2022
4	7:30 p.m.
5	
6	Board Members:
7	Mark Gluesing, Board Chair (P)
8	Bob Dermody, Board Member (P)
9	Susan Opton, Board Member (P)
10	Kristan Patenaude, DRB Recording Secretary (P) [
11	Elisa Litchman, Administrative Specialist, Planning & Community Development (P)
12	
13	Applicants & Attendees:
14	1. Marie Mercier, Sign Design, Inc. – Special Permit request for M&T Bank located at 827
15	Highland Ave.
16	2. Mark Evangelous, Gemini Sign Corp – representing Verizon Communications located at
17	66 Pickering Street
18	3. George Giunta, Jr., attorney – representing BTE Development, LLC owner of 40 & 50 Central Avenue
19	- Marianna Dagatti, MGD+ LLC
20 21	- Marianna Dagatti, MGD+ LLC - Trevor O'Leary, MGD+ LLC
22	4. Evans Huber, attorney with Frieze Cramer Rosen & Huber, LLP representing Coca-Cola
23	located at 9 B Street and applying for site plan review with revised landscaping proposal.
24	- Mark Nogueira, Design Group
25	- Chris Novak, VHB
26	- Erik Bednarek, EJB Designs LLC, landscape architect
27	
28	Chair Gluesing called the meeting to order on November 7, 2022, at 7:31 p.m.
29	
30	Chair Gluesing notified attendees of new public meeting orders issued by the governor of
31	Massachusetts.
32	
33	Agenda Item 1:
34	Public notice is hereby given that M&T Bank to be located at 827 Highland Ave., has made
35	application to the Design Review Board for a Special Permit pursuant to the Sign By-Law
36	Section 5.5.3.1. b) applicant is requesting a second wall sign, not designating an entrance. and
37	any other applicable sections of the By-law.
38	
39	Marie Mercier, Sign Design, Inc., is applying for a special permit for a second sign on the side of
40 44	the building due to a rebranding of the bank. When looking at the building, this would be on the
41	left side. The proposed internally illuminated sign size is approximately 17 s.f. on a new raceway
12	which will be painted to match the existing background.

Mr. Dermody noted that there was previously a sign in this location, the new one is a different size.

In response to a question from Mr. Dermody, Ms. Mercier stated that any mounting holes from the old raceway will be filled with a matching silicone to the brick. The M & T Bank letters of the sign will be white in color and illuminated. The intention is to center the sign vertically between the two horizonal bands on the building and justified left face to the right column.

Upon motion duly made by Mr. Dermody and seconded by Ms. Opton, it was voted to approve the sign as submitted for a Special Permit. Susan Opton – aye; Bob Dermody – aye; and Chair Gluesing -aye. Motion passed 3-0.

#### **Agenda Item 2:**

Public notice is hereby given that Sheraton Hotel located at 100 Cabot Street, has made application to the Design Review Board for a Special Permit pursuant to the Sign By-Law section 5.5.3.1 a) Installing more than one freestanding sign and one additional wall sign, and any other applicable sections of the By-law.

#### This hearing will be continued to 12/5/2022 due to the non-notification in the local newspaper.

#### **Agenda Item 3:**

Mark Evangelous, Gemini Sign Corp. representing Verizon Communication located at 66 Pickering Street and applying for signage.

Mark Evangelous, Gemini Sign Corp., explained that the proposal is a new sign for Verizon, but will be in the same size, location, frame, and material, as the existing sign. Verizon recently changed their logo.

In response to a question from Chair Gluesing, Mr. Evangelous stated that the background will change from black to gray.

Mr. Dermody questioned the location of the sign on the façade. It seems low for a two-story building and far from the door. Chair Gluesing noted that this building site is more of a space for company equipment, instead of offices.

 Chair Gluesing asked why the panel is being left at the current size instead of, for example, 2', when the actual graphic area is proposed to be reduced. Mr. Evangelous stated that this was his belief that it would be likely to streamline the permit process. He noted that he recently installed this exact same sign in Framingham for that Verizon location. He believes this is the design Verizon prefers.

Upon motion duly made by Mr. Dermody and seconded by Ms. Opton, it was voted to approve the sign as submitted. Susan Opton – aye; Bob Dermody – aye; and Chair Gluesing -aye. Motion passed 3-0.

#### **Agenda Item 4:**

George Giunta, Jr., attorney representing BTE Development, LLC owner of 40 & 50 Central Avenue and applying for site plan review.

Attorney Giunta Jr. stated that this item is proposed to be before the Planning Board on November 15<sup>th</sup>. He explained that this location contains Panella's Market, with offices above. There is a small one-story building which is vacant on the property as well. The proposal is to combine the two properties, tear down both structures, and rebuild a three-story structure to house 15 residential dwelling units and three commercial bays on the first floor. One is expected to be occupied by Panella's and the others are TBD. The property is located in the Neighborhood Business District. The proposal is for two driveways, one off Central Avenue and one off of Reservoir St. A landscape and hardscape buffer are proposed to be installed.

Marianna Dagatti, MGD+ LLC, reviewed the project plans. This is a proposed lot which has two frontages. As a proposed mixed residential unit, a different color was used to signify each space. Design and color have also been proposed to match other buildings in the area. The proposed design will lower the upper scale of the building a bit through material changes. The side facing Central Avenue will contain the residential entrance. The entrance for the parking will mainly come from Central Avenue, under the building, to the rear of the lot. With a lot of fenestration, the proposal looks to bring in as much light and open views as possible. There will be balconies included with a few of the residential units on Reservoir Street, with Juliet balconies on the Central Avenue facade. Regarding landscaping, she explained that, as a corner lot, the group understands that this is a corner feature that will be significantly exposed. The group is also taking a lot of consideration toward the lighting of the site. There is a designated area from the first floor for outdoor access for the residents. There will be a landscaped screened area with 10' high plantings between this property and the abutter. This area may also contain a community garden. Trash removal and bike storage areas are specified on the plan. The structure will have one- and two-bedroom units with a central hallway.

In response to a question from Chair Gluesing, Ms. Dagatti stated that the commercial floor wall is recessed under the second floor between 5'-7'. There is a fully covered outdoor corridor in front of the commercial area.

Ms. Opton stated that she likes the proposed scale of the building. She believes the building will make quite a statement on the corner. There are a lot of dogwoods proposed along the street, and she noted that other species may want to be included. She also suggested other plantings for the boxwoods around the outdoor seating in the rear of the building. She noted that grass lawns take a lot of maintenance and there are other species of groundcover that could be planted which do not require mowing and less watering. The Chair noted that Ms. Opton will supply a list of suggested alternatives and that will be included in the DRB memo to the Planning Board.

In response to a question from Mr. Dermody about concerns regarding access to the trash area in the parking lot, Ms. Dagatti explained that the intention is to roll out the trash receptacle for it to be picked up.

In response to a question from Mr. Dermody regarding the proposed columns of the building located in the parking area, Mr. O'Leary explained that the columns are 18"x18" bases of

concrete with a 12" column above that, with a material covering TBD. The spaces located next to these columns will be 8' compact spaces in part of the lot and marked as such. Other spaces with columns near them are often larger than the minimum width.

In response to a question from Mr. Dermody regarding what looks to be a deck area on the plan, Ms. Dagatti stated that this is a proposed seating area or an amenity for the commercial area. It is a stone patio. This is not intended to be at a different level from the walks and grade.

In response to a question from Chair Gluesing, Ms. Dagatti stated that the landscaping will likely be irrigated. Chair Gluesing suggested some reduction in grass cover on the site, with some additional ground cover instead.

In response to a question from Chair Gluesing regarding the trash enclosure, Ms. Dagatti stated that there is a proposed 6' fence material of some sort around this area. Mr. Dermody suggested it not be bright white in color. The sample in the documents was a dark color, which the Board prefers.

In response to a question from Mr. Dermody regarding lighting for the parking lot, Ms. Dagatti stated that there will be recessed lighting on the second floor and bollards at walkways providing low lighting. A small amount of pole fixtures will also be installed in the open area of the lot.

In response to a question from Mr. Dermody, Mr. O'Leary stated that a retaining wall on the south side of the property will have a max of 4' and will then sit at grade. The material is not yet confirmed but will likely be a stacked block. This is well-screened from abutting lots.

Mr. Dermody suggested that the transformer enclosure be done tastefully. Ms. Dagatti stated that this will require a platform and a similar fencing material to the trash enclosure will be proposed.

Mr. Dermody asked about the front corner of the building not having a support. He also noted that there seem to be four or five colors and materials used throughout the building. Ms. Dagatti stated that there are three colors and materials proposed: red brick, a recessed portion of dark chocolate gray board and batten, and an off-white James Hardie board.

Chair Gluesing noted that the wall sconces are up/down lights. he sometimes prefers for the lights to shine down instead of up to avoid skywash. Mr. Dermody suggested that the upward lights could be dimmer than the downward.

In response to a question from Ms. Opton, Ms. Dagatti stated that the walkable areas will be distinguished from other areas using a different material, concrete pavers.

In response to a question from Mr. Dermody, Mr. O'Leary stated that, due to grading issues, there is a small 30" retaining wall proposed next to the parking area along the side of the building.

180 Chair Gluesing stated that a memo will be drafted to the Planning Board before this item is heard by it next week.

182183 Agenda Item 5:

Evans Huber, attorney with Frieze Cramer Rosen & Huber, LLP representing Coca-Cola
 located at 9 B Street and applying for site plan review with revised landscaping proposal.

 Evans Huber explained that the Board previously had concerns regarding landscaping along 3<sup>rd</sup> Avenue and at the corner of 3<sup>rd</sup> Avenue and Kendrick Avenue. The Planning Board also had comments regarding increase recharge on the site. The planting plan has been upgraded to respond to these comments.

Chris Novak explained that some of the comments regarding the previously presented plan include reducing the grass lawn within the parking lot triangle area, additional infiltration, additional landscaping at the corner of 3<sup>rd</sup> Street and Kendrick, additional landscaping along 3<sup>rd</sup> Avenue in the form of ornamental grasses, and the potential for including solar on the roof. The triangle area has been converted to a bioinfiltration/rain garden area. The basin will be a wet seed mix. The landscaping along the corner will be enhanced with some lower ground cover plants, trees, and shrubs. Some weedy trees will be thinned out along Kendrick Avenue, filled in, and the landscaping will be continued down. On 3<sup>rd</sup> Avenue, the proposal is to replace lawn area with ornamental grasses and a mulch ground cover. An ornamental fence will be replaced with a vinyl fence, as there will be landscaping in front of it.

Chair Gluesing stated that these are great changes to the plan.

Ms. Opton expressed concern with potential overplanting on the slope of the corner. The palette could be 3-4 plants in this area with a grading pattern. Mr. Bednarek explained that the plan is misleading. There are bearberry, and Bar Harbor juniper proposed along the back of the corner, while the front features red twig dogwood, inkberry, dark American arborvitae, and eastern red cedars 10-12', with red maples in the back for additional screening. This corner is very sparce currently. The Board agreed that the drawing scale made it hard to read the planning density. The proposed planting was acceptable.

In response to a question from Mr. Dermody, Mr. Bednarek stated that a few trees will be removed from the corner, and the area will be layered from low to high with the new plantings. Some red plants will be utilized to match the Coca Cola brand. There is an existing concrete block on site which will be removed, but a large light pole facing the back of the building will remain.

Chair Gluesing stated that an updated memo will be sent to the Planning Board.

#### **Minutes:**

Minutes from the 10/17/2022 meeting

Upon motion duly made by Mr. Dermody and seconded by Ms. Opton, it was voted to approve the meeting minutes of October 17, 2022. Susan Opton – aye; Bob Dermody – aye; and Chair Gluesing -aye. Motion passed 3-0.

Upon motion duly made by Mr. Dermody and seconded by Ms. Opton, it was voted to adjourn at 9:05 p.m. Susan Opton – aye; Bob Dermody – aye; and Chair Gluesing -aye. Motion passed 3-0.

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228

Next Public Meeting – December 5, 2022 at 7:30pm via Zoom Webinar

