



Design Review Board Meeting Minutes
Monday, March 28, 2022
6:45 PM

Board Members:

Mark Gluesing, Chair (P)
Chad Reilly, Board Member (P)
Susan Opton, Board Member (P)
Steve Tanner, Board Member (P)
Rana Mana-Doerfer, DRB Recording Secretary (P)
Elisa Litchman, Administrative Specialist, Planning & Community Development (P)

Review of Applications for Outdoor Seating:

1. Latin-A Kitchen and Bar, 30 Dedham Avenue – Antonio De Trizio
2. Farmhouse, 970 Great Plain Avenue – Dora Tavel-Sanchez Luz
3. Hearth Pizzeria, 974 Great Plain Avenue – Ivan Millan Pulecio
4. The James, 1025 Great Plain Avenue – Stuart Henry

Applicants & Attendees:

1. Jeff Sarra, Batten Brothers Signs representing Beth Israel Lahey Health located at 310 Chestnut Street and applying for signage.
2. Jeff Sarra, Batten Brothers Signs representing Beth Israel Lahey Health located at 817 Highland Avenue and applying for signage.

Mr. Chair called the meeting to order on March 28, 2022, at 6:45 PM EST.

Mr. Chair notified attendees of new public meeting orders issued by the governor of Massachusetts.

Agenda Item 1 (Outdoor Seating Review):

Latin-A Kitchen and Bar, 30 Dedham Avenue – Antonio De Trizio

Mr. Trizio came before the Board seeking approval for his outdoor seating. It is the same as their approval last year which consists of 10 tables located in the alleyway between the two buildings 30 Dedham Ave & 50 Dedham Ave. There will be orange Jersey Barriers to indicate the start and end of the zone and they are also limited by planters on the 50 Dedham Ave. side. The Chair

noted that the previous approval process for outdoor seating was made by the Select Board. This is a new process under the Planning Board review, and they ask for comment by the DRB.

Mr. Tanner asked if the Jersey barriers can be improved with some kind of graphic element. Mr. Chair said he is not inclined to require them to do anything with the jersey barriers, but he would recommend they decorate them at some point.

Motion to approve Latin-A Kitchen & Bar outdoor seating plan as submitted by Mr. Tanner.

Motion seconded by Mr. Reilly.

Name	Aye	Nay
Mark Gluesing	Aye	
Susan Opton	Aye	
Chad Reilly	Aye	
Steve Tanner	Aye	

Agenda Item 2 (Outdoor Seating Review):

Farmhouse, 970 Great Plain Avenue – Dora Tavel-Sanchez Luz

Ms. Tavel-Sanchez came before the Board seeking approval for her outdoor seating which consists of 58 seats in the rear of the restaurant. They are also going to be using a new wood fence along the existing metal guardrail and add some landscaping work.

Mr. Reilly said he doesn't like the proximity of the dumpsters to the outdoor dining area, but he understands there is nowhere else for them go. Ms. Tavel-Sanchez stated that the dumpsters belong to CVS and she has not been able to get their relocation. The restaurants' dumpsters are further from the seating areas in the middle of the parking lot.

Motion to approve outdoor seating plan as submitted by Mr. Tanner.

Motion seconded by Mr. Reilly.

Name	Aye	Nay
Mark Gluesing	Aye	
Susan Opton	Aye	
Chad Reilly	Aye	
Steve Tanner	Aye	

Agenda Item 3 (Outdoor Seating Review):

Hearth Pizzeria, 974 Great Plain Avenue – Ivan Millan Pulecio

Mr. Pulecio came before the Board seeking approval for his outdoor seating plan. Prior to COVID-19 Mr. Pulecio used to have planters to grow herbs and tomatoes at the rear of the

building, as well as a picnic table. When he began considering outdoor seating for his restaurant, he wanted to bring a backyard feel to it. The outdoor seating now consists of 33 seats, screened with wooden planters and new fencing. They have a counter top bar area, server station with a portable hand wash station which is handicap accessible. They will have a stainless steel sign and more decorative elements to the blank wall.

Motion to approve outdoor seating plan as submitted by Mr. Tanner.

Motion seconded by Mr. Reilly.

Name	Aye	Nay
Mark Gluesing	Aye	
Susan Opton	Aye	
Chad Reilly	Aye	
Steve Tanner	Aye	

Agenda Item 4 (Outdoor Seating Review):

The James, 1025 Great Plain Avenue – Stuart Henry

Mr. Henry came before the Board seeking approval for outdoor seating. Mr. Henry is requesting 69 outdoor seats. They have put in a raised platform to combat water puddling from rain. They are also looking to add another raised platform coming from the back of the building with a handicap accessible ramp.

Board members concurred that everything looks good and commended the decorative work with extending the lattice upwards, fencing and furniture canopies.

Motion to approve outdoor seating plan as submitted by Mr. Tanner.

Motion seconded by Mr. Reilly.

Name	Aye	Nay
Mark Gluesing	Aye	
Susan Opton	Aye	
Chad Reilly	Aye	
Steve Tanner	Aye	

At this point Chad Reilly, DRB member, exited the Zoom meeting to attend the Planning Board Zoom meeting to relate the discussions and approvals of the outdoor seating for the four(4) restaurants that had just been reviewed by the DRB. These approvals were necessary for the Planning Board to proceed with the restaurants outdoor seating permits. Mr. Reilly did not return to the DRB meeting.

Agenda Item 5:

Batten Brothers Signs representing Beth Israel Lahey Health located at 310 Chestnut Street and applying for signage. - Jeff Sarra

Mr. Sarra came before the Board for 310 Chestnut Street application. They wish to remove 2 existing wall signs and install one non illuminated wall sign. The sign is 20” in height and 84” wide. The sign is white with blue lettering that say “Beth Israel Lahey Health” and “Primary Care” underneath it and a bluebird logo on the right hand-side.

Mr. Tanner was concerned with the brightness of the white. He was wondering if they could select a more muted white. Mr. Tanner asked what the finish on the paint is. Mr. Sarra said it is a satin finish, and he wanted to point out that the photo rendering is much brighter than the sign really is.

Motion to approve the proposed signage at 310 Chestnut Street with the condition that it fits completely above the reveal at the bottom of the spandrel panel by Mr. Tanner.

Motion seconded by Ms. Opton.

Name	Aye	Nay
Mark Gluesing	Aye	
Susan Opton	Aye	
Chad Reilly	Abs.	
Steve Tanner	Aye	

Agenda Item 6:

Batten Brothers Signs representing Beth Israel Lahey Health located at 817 Highland Avenue and applying for signage. - Jeff Sarra

Mr. Sarra applied for a wall sign at 817 Highland Ave. The sign is 24” in height, and 96” in width. The sign is non-illuminated, and it is white with blue lettering that say “Beth Israel Lahey Health” and “Primary Care” underneath and the bluebird logo on the right hand-side. The existing sign on the fence in front of the property will be removed so that they will have one sign instead of two.

Mr. Tanner expressed concern regarding the bright white. and he also thought the text is too big and crammed on this sign and should be shrunk by 10%.

Mr. Chair & Mr. Tanner deliberated the specifics of the lettering size of this sign.

Motion to approve the 817 Highland Avenue proposed sign with the conditions that the letter size be reduced to 4.5 inches high and the bluebird graphic be reduced proportionally, and that the background color be a closer match to the color of the existing architectural panels on the building by Mr. Tanner.

Motion seconded by Ms. Opton.

Name	Aye	Nay
Mark Gluesing	Aye	
Susan Opton	Aye	
Chad Reilly	Abs.	
Steve Tanner	Aye	

Minutes:

No minutes to approve until April 25 meeting.

Motion to Adjourn:

Motion to adjourn the Design Review Board meeting by Mr. Tanner.

Motion was seconded by Ms. Opton.

Meeting adjourned at 7:30 PM.

Name	Aye	Nay
Mark Gluesing	Aye	
Susan Opton	Aye	
Chad Reilly	Abs.	
Steve Tanner	Aye	

Future Meetings:

April 25, 2022	Via Zoom
May 16, 2022	Via Zoom
June 6, 2022	Via Zoom
June 27, 2022	Via Zoom
July 11, 2022	Via Zoom
July 25, 2022	Via Zoom
Aug. 8, 2022	Via Zoom
Aug. 22, 2022	Via Zoom