

Design Review Committee meeting – March 13, 2019

Members in Attendance

Planning Board	DRC members	Staff Support	Applicants
Lenny Horr, Chair	Steve Cabana	Beth Della Valle, Planning Dir.	Tina Williams
Dianne Connolly	Kelly Tarbox	Joe Scala, Asst. Planning Dir.	John Mistos
	Thom Gagne	Mike Casserly, Asst. City Eng.	Todd Theriault
	Paula Peters		Hayes Sweeney

The meeting was called to order at 5:07 by Lenny Horr

The minutes from the February 13, 2019 meeting were approved 3-0, on a motion by Dianne, seconded by Steve.

Tina Williams, on behalf of Alpha Pregnancy Resource Center, 6 Washington Street

Steve had one question, asking if any signage was proposed for the windows. The windows are tinted, so no signage was requested. The sign will be on the portion of the façade behind the tree, since the other space was too damaged. Approval was recommended on a motion by Lenny, seconded by Thom, with a vote of 6-0.

John Mistos, Sweetser, 863 Main Street

The applicant wishes to replace 12 existing windows, both to upgrade the windows and to create a consistent look for the whole building. All overhangs will be removed or brought back to the existing roof line, with eaves to be retained or improved as needed. Trim will match that remaining on existing windows. New siding is also proposed in a color similar to that already in place. Approval was recommended on a motion by Steve, seconded by Dianne, with a vote of 6-0.

Todd Theriault, 25 Riverbank Court

The applicant requested approval for a deck that had already been constructed to replace the previous deck, which was in poor condition. The new deck is slightly larger than the previous deck, creating a safer egress from the building. Steve inquired about lattice work screening the lower part of the deck; the applicant intends to do this, from top to bottom, using pressure treated material. This will create a screened storage space for trash cans, etc. A lattice work door will be added to provide access to this space. The lattice work may be either left as is, or stained to match the existing trim on the building. Codes may require a lower hand rail, but that will their call. Approval was recommended on a motion by Lenny, seconded by Dianne, with a vote of 6-0.

Hayes Sweeney, Greater Spring Physical Therapy, 488 Main Street

There was considerable discussion about the various options for siding, color, façade treatment and lighting options. Signage was also discussed - the sign will not be internally lit, and the existing posts likely painted black. The application was tabled, on a motion by Dianne, seconded by Lenny, with a vote of 6-0, to allow the applicant to return with a more detailed representation of the final look proposed.

A brief discussion followed of past reviews and potential adjustment of standards/process of review. Beth provided a 'spreadsheet', created by Joe, summarizing the projects reviewed by the Committee over the past year. Committee members will provide further feedback at the next meeting.

The meeting was adjourned at 7:16, on a motion by Steve, seconded by Dianne, and approved 6-0.

Respectfully submitted,

Kelly Tarbox, acting secretary