

Minutes
Design Review Committee Meeting
April 11, 2018

Members in attendance:

<i>Planning Board:</i>	<i>Citizen Members:</i>	<i>Staff support:</i>	<i>Other:</i>
Lenny Horr, Chair	Tom Gagne	Beth Della Valle, Planning Director	Barry Johndro,
Jack McAdam,	Kelly Tarbox	Mike Casserly, Assistant City	Aubuchon
Vice Chair		Engineer	Hardware
Dianne Connolly		David Joy, Architect	Bill Massey,
			Eastern
			Propane
			Benjamin and
			Sarah Meggs,
			886 Main St

The meeting was called to order at 5:05 pm.

The minutes from the March 14, 2018 meeting were approved (with minor typo corrections) on a motion by Lenny, seconded by Dianne, 5:0.

Beth proposed either appointing a new secretary, or an alternate, to share the work of keeping minutes. Jack asked if the meeting could be recorded, for later transcript, but was thought this would make more work for Barbara (Planning Department Administrative Assistant) and she already has more than enough to do. Dianne suggested everybody taking a turn on a rotating basis and this was agreed to by all.

Aubuchon Hardware returned with two requests for changes from their previous approval. The first concerned continuing the siding around the corner of the former auto showroom; this was approved. The second item was a request to change the style of lamps (lams!) previously proposed, due to a concern that they could be vulnerable to vandalism. The proposed lights – surface lights placed on the underside of the overhang, was not supported by the Committee, who was looking for something more like the originally approved style. A “sconce” type fixture was proposed and the applicant agreed to forward some ideas for that type of fixture. Committee members will respond directly to Beth with their opinions, being careful not to discuss with each other outside of a meeting. Tom noted that the “fake” windows installed along the parking lot side of the building does not have any sort of “mullion” type ornamentation as shown on the approved plan, which would make them look more like double hung windows. The applicant will address this and come up with a way to add ornamentation to make them look more like traditional double hung windows.

Eastern Propane is proposing changes to the former “Famous Pizza” building, which they are leasing. Improvements include removing 3 bow windows and replacing them with a larger flat window, with smaller windows on either side that can be opened, adding a garage door and another window on the side of the building, residing the building (horizontal panels, tan with white corner posts and trim), installing a blue awning over the main entrance, 6 lights on the front of the building, lighting in back replacing the existing sodium lights with LED’s that will be direct light downward. The existing shrubs

next to the building will be removed but the shrubs along the sidewalk will remain and be maintained. New planters will be installed along the building; the applicant will return with a proposal sometime in June. A 32 foot square, flush mounted sign with the building logo is proposed and will meet the City's code requirement. The Committee moved on a motion by Tom, seconded by Kelly, to be found generally supportive of all proposed improvements.

Ideas for improvements to the section of the Mid-Town Mall were presented by Benjamin and Sarah Meggs. These include painting the worn bricks at the bottom of the walls either gray or black, installing a fire door on the St. Ignatius Street side (per code), a metal awning coming about 30-36" out with recessed ornamental lighting in the overhang (LED lights illuminating the building, not the window), new windows (size not specified) with mullions, with black trim to match the windows on the lower portion of the building. Movable planters are proposed, to be removed in the winter to facilitate winter maintenance of the sidewalk; these will be detailed at the next meeting. David suggested bringing back some of the design elements for the old W.T. Grant building, he will provide some old images. Len asked about signage, they will stay flush with the walls, above the doors, and they will be externally lit. Windows will be compatible with the surrounding windows. Bricks will be cleaned after repair work on them is done. The upper level will have an apartment for the building manager, and offices. The adjacent building (old Goodwill, DHS office, etc.) will be repainted – the suggested color is darker tan with black columns. David says there is a view of the building with alternate paint scheme; Mike Casserly thinks he has a copy of that will provide it. The applicant will review and either confirm black and tan color scheme or another proposal. Committee members can email comments to Beth, who will discuss the responses with Lenny to determine if further discussion is needed.

The Planning Board has recommended expanding the design review district, with changes retroactive to the date of advertisement of the proposed changes, to the City Council.

The next meeting will be May 9th.

The meeting was adjourned at 6:55 on a motion by Jack, seconded by Dianne, and approved 5:0.

Respectfully submitted,

Kelly Tarbox, Secretary