

Minutes
Design Review Board
August 28, 2019

Present: Jim Parker, Susan Vollaro, Dan Martin, Deborah Kruskal
Absent: Jennifer Koffel

15 Concord Rd
15 Concord Rd LLC

Allyson Reed presented more information regarding the freestanding sign presented at the previous meeting. She clarified that the sign is the same size as the existing one and the existing lighting will be repaired. It was noted at the previous meeting that Date and Time had maxed out its permitted sign area. The Board then discussed whether to make a motion to support an exemption for the ~5 square feet on the freestanding sign. The Board noted that the owners of Date and Time knowingly maxed out their space, but that the applicant was the landlord, not the tenant. A majority of the Board voted to recommend a variance for the Date & Time tenant panel as the sign is not particularly large and the freestanding sign already exists. The Board will inform the ZBA and HDC that it approved the proposed changes.

415 Boston Post Rd
The Nails Spa & Beauty

Corey Walker presented an application for an 18 square foot wall sign and clarified that a banner sign in the application is for a temporary sign while the wall sign is constructed. The sign conforms to the bylaws. Some member of the Board expressed a desire to add more visual elements to the sign. The applicant may consider more font options and wanted to know if it would be necessary to return before the Board with any changes to the typeface. The Board informed the applicant that, because the sign conforms, it would not necessary to return, but requested that revisions be emailed to the office for the record. The Board voted unanimously to approve the sign as presented.

151 Boston Post Rd
Buddy Dog Site Plan Comments to Planning Board

The Board reviewed site plan, landscape plan, and building elevations and renderings for changes to 151 Boston Post Rd.

With regard to the site plan, the Board did not like that the entire north side of the property is proposed to be for parking with just a thin strip with a few trees and low stone wall to provide screening. While other properties on this stretch of BPR also have lots of parking, the apartments to the West have more screening, as does the parking at Land Rover/Jaguar. The Board would prefer to see the parking spots reduced, perhaps by replacing the angled spots with parallel spots, or to have the parking spaces that are on the North side of the travel way be moved to the south side area marked "Lawn" in the plans (and moving the landscaped lawn area closer to the road). The Board is also concerned about the heartiness of the sugar maples proposed for the strip along the road.

The Board was also concerned with the curb cuts at the exit. Goodmans Hill Rd is not noted on the plan, but the Board noted that eastbound traffic often gets clogged up by vehicles turning left onto Goodmans Hill Rd and that currently there is space for vehicles to go around turning traffic that may no longer exist, thus causing more backups on Route 20.

With regard to the building plan, the Board had no major concerns. There was some discussion of the visibility of the entrance and the lack of windows on the north façade at the ground level, but overall the Board was comfortable with the design. The Board did note that any signage that is on the building by the entrance should not be on the East facing wall, but rather the North facing wall by the doors.

Miscellaneous

The Board approved the minutes of August 14, 2019.