



Design Review Board Meeting Minutes
Monday, December 4, 2023
7:30 p.m.

Board Members:

Mark Gluesing, Board Chair (P)
Bob Dermody, Board Member (P)
Steve Dornbusch, Board Member (P)
Susan Opton, Board Member (P)
Elisa Litchman, Administrative Specialist, Planning & Community Development (P)

Chair Gluesing called the meeting to order on December 4, 2023, at 7:31 p.m. He reviewed the remote meeting procedures.

HEARINGS:

Public notice is hereby given that Wingate Way East located at 589 Highland Ave. and Wingate located at 235 Gould Street, has made application to the Design Review Board for a Special Permit pursuant to the Sign By-Law Section 5.3.4 and any other applicable sections of the By-law.

Drew Juliano, Signverse, explained that the proposal is for four separate banners across the property. The building will be a completely independent living facility. The banners are used as a way to advertise the building.

Chair Gluesing explained that temporary leasing signs are allowed under the bylaw at entrances to the site and are limited to 12 square feet. One of the proposed signs meets the requirements, but the other signs are larger and more numerous than what is normally allowed.

Chair Gluesing explained that one 12 square foot sign is proposed at the entrance of Highland Ave. Mr. Juliano stated that these are proposed to be mesh, free standing, signs, mounted on pressure treated posts. These will likely be in place for at least a couple of years. Chair Gluesing stated that another sign is proposed along the Gould Street side of the front corner. The final sign is at the far end of Gould Street. The proposal is for 7-foot posts, dug 2 feet into the ground, leaving the sign to sit at around 5 feet tall.

Mr. Dermody stated that he believes the size and number of signs proposed are excessive for this location. He would like to see fewer signs and smaller signs. He is also concerned regarding the length of time proposed. Chair Gluesing agreed that the bylaw sets a 60-day timeframe, with the possibility for an extension.

Mr. Dornbusch agreed that the signs seem to be excessive in number and large. He is concerned if the signs will hold up during bad weather. He expressed concern regarding the proposed placement of the signs.

Ms. Opton echoed comments regarding the length of time proposed. She noted that the purpose of the signs also seems to be promotional. Chair Gluesing explained that there is a section of the bylaw dealing with leasing promotions.

Chair Gluesing stated that he believes the most impactful sign would be located at the corner. He would be willing to consider two smaller signs in the other proposed locations.

Theresa Combs, a neighbor residing at 7 Utica Road, asked about the time period the signs will be left up for. Chair Gluesing explained that the Board will determine a set time period to start. The applicant would need to be back for a review in order to extend this time period.

The applicant team suggested small signs at the entrances to Gould Street and Highland Ave., and a larger 3-foot x12 foot sign in the center of the area.

Mr. Dermody suggested two slightly larger signs than allowed per the bylaw, 3-foot x 12 foot, on the mid-lengths of Gould Street and Highland Ave. and to leave the corner sign that already exists, to label the property as a whole.

There was discussion regarding two signs that meet the bylaw at the corners. Mr. Julianio suggested that the three signs can be redesigned to meet the concerns, including one larger sign at the corner and two smaller signs at the entrances.

Ms. Opton stated that she would like the posts to be white. She stated that she would like more information regarding how long the signs will be placed for. Banners should not be used for long time periods, and a more durable sign might need to be considered.

The applicant noted that there will be horizontal framing elements between the posts for banner support.

Mr. Dornbusch stated that he does not believe assisted living is being well advertised through the proposed signs.

Upon motion duly made by Mr. Dermody and seconded by Mr. Dornbusch, it was voted to continue this item to the December 18, 2023, meeting. Susan Opton – aye; Bob Dermody – aye; Steve Dornbusch - aye; Chair Gluesing – aye. Motion passed 4-0.

Applicants & Attendees:

1. Robert Bradley, A-Z Corp. and Chris Sharkey A-Z Corp. representing Verizon Global located at 66 Pickering Street and applying for fuel cell installation.

Agenda Item 1:

Robert Bradley, A-Z Corp., and Chris Sharkey A-Z Corp. representing Verizon Global located at 66 Pickering Street and applying for fuel cell installation.

Brian Pineau, Cannon Design, explained that each individual piece of equipment will be labeled, identifying the fuel cells. The fuel cell will be mounted onto a concrete pad. There will be

underground electrical and gas services running to the units and into the building. Removable bollards are proposed to protect the fuel cells. The fuel cell is powered by gas. Exposed piping will be run along the building to the gas service for the energy server. A ¾" water line will also be provided to the energy server. The ancillary equipment area is approximately 16 feet long. The energy skid is approximately 36 feet long. The energy server is 7 feet tall, plus the skid itself. The equipment will be provided, mostly pre-wired, on a skid, to be installed onto the concrete pad.

Mr. Dornbusch asked if the applicant would consider a 6-foot stockade fence or tall shrubbery along the Walgreens parking lot for screening.

In response to a question from Ms. Opton, Mr. Pineau explained that the equipment needs to be offset from the fence. The equipment will take up a few of the parking spaces in this lot. Ms. Opton stated that the views seem to be innocuous enough.

Mr. Dermody stated that he would like to make sure the removable bollards are well installed each time they are removed and replaced. The applicant explained that the units last several years and require minimal servicing so the bollard removal would be very infrequent.

In response to a question from Mr. Dermody, Mr. Pineau explained that these units do make noise, 24/7. The applicant had an acoustical consultant review the units and the location was specifically chosen in order to meet all of the State's acoustical bylaws. There are no illuminated lights on the systems.

Mr. Dermody asked if there are any concerns regarding the gas connections against the building. Mr. Pineau explained that there is a fuel tank at the corner of the building, preventing these lines from being brought underground sooner.

In response to a question from Mr. Dermody, Mr. Pineau explained that there will need to be some pruning of the trees above the unit itself.

Chair Gluesing stated that this location is fairly remote, and screening may not be a large concern.

There was discussion regarding replacement of the existing fence in kind.

Upon motion duly made by Mr. Dermody and seconded by Mr. Dornbusch, it was voted to approve the fuel cell installation for 66 Pickering Street, as submitted. Susan Opton – aye; Bob Dermody – aye; Steve Dornbusch - aye; Chair Gluesing – aye. Motion passed 4-0.

Minutes:

Minutes from the 11/06/2023 meeting.

Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to approve the meeting minutes of November 6, 2023, as presented. Susan Opton – aye; Steve Dornbusch - aye; Bob Dermody – abstain; Chair Gluesing – aye. Motion passed 3-0-1.

Upon motion duly made by Mr. Dermody and seconded by Mr. Dornbusch, it was voted to adjourn at 8:45 p.m. Susan Opton – aye; Bob Dermody – aye; Steve Dornbusch - aye; Chair Gluesing – aye. Motion passed 4-0.

Next Public Meeting – December 18, 2023, at 7:30pm via Zoom Webinar