



Design Review Board Meeting Minutes
Monday, July 29, 2024
7:30 p.m.

Board Members:

Mark Gluesing, Board Chair (P)
Steve Dornbusch, Board Member (P)
Felix Zemel, Board Member (P)
Elisa Litchman, Administrative Specialist, Planning & Community Development (P)

Mark Gluesing, Chair, called the meeting to order on July 29, 2024, at 7:30 p.m. He reviewed the remote meeting procedures.

Applicants & Attendees:

1. Apirak Chuenprapa, owner of Little Spoon restaurant
2. Mehmet Sahin, Falcon Graphics representing Uniq Laser
3. Richard Biggins, Ardon Visual Communications, representing Acrisure (Insurance)

Agenda Item 1:

Apirak Chuenprapa, owner of Little Spoon restaurant located at 952 Great Plain Avenue applying for outdoor dining.

The Board postponed the discussion of this item to later in the meeting.

Agenda Item 2:

Mehmet Sahin, Falcon Graphics representing Uniq Laser located at 922 Highland Avenue and applying for signage.

Mehmet Sahin, Falcon Graphics, explained that his client recently submitted a proposed change to the plan, showing a sign with a white background with black letters. The size of the uppercase letters is proposed to be 22" and the smaller letters will be 6.5." The revised drawings were submitted to E. Litchman one hour prior to the meeting.

Mr. Dornbusch asked if the existing awning and gooseneck lighting will remain. Mr. Sahin stated that neither will remain. The sign will be placed directly on the building and the letters will be backlit.

Mr. Dornbusch stated that the proposed sign is very clean and simple. He would like to make sure it fits the size requirements of the space. He is concerned that the height of this proposed sign will be different from those adjacent to it.

Mr. Zemel stated that the original sign, with a black background and white lettering, seemed to fit with the motif of the existing area. With the newly proposed coloring and backlit letters, there will be too much lighting at this intersection, and it will be difficult to maintain the white

background. This is too much of a clash for this area. The proposed scale will not match the adjacent signs. He prefers the original design over the new one proposed.

Chair Gluesing stated that, on a dark background building, such as a red brick building like this one, a white background would be glaring. He would like this background to be a different color, such as a beige or grey. The sign itself, as it is proposed on a panel, is 38 s.f., which is too large. The proposed 22" lettering will not align with the adjacent signage. He would prefer a sign the size of Vinodivino's sign and mounted the same way, over the top of the glazing on the building.

Mr. Sahin asked if the background could be made a brick red color, with black lettering. Chair Gluesing stated that this color, or a beige or grey color could be acceptable.

Mr. Dornbusch agreed that the newly proposed colors should be amended (he was unaware of the last minute change made prior to the meeting), along with the proposed proportions. Mr. Zemel agreed and suggested continuing this discussion to allow for a revised plan to be submitted. Chair Gluesing stated that he is willing to place conditions on the approval during this hearing, such as the uppercase letters being 14" high and the panel being reduced proportionately, with the sign mounted over the top of the glazing sitting on the window, and the color of the background changed to a grey or beige. However, this would leave a large amount of conjecture, and he would also be okay with continuing this hearing. Mr. Zemel stated that, due to the high-profile location of this building, he would like to see a revised plan submitted prior to approval. Mr. Dornbusch agreed and stated that he would like to see a rendering showing the signs on both sides of this business as well.

The Board continued the review for Uniq Laser to August 19, 2024.

Agenda Item 3:

Richard Biggins, Ardon Visual Communications, representing Acrisure (Insurance) located at 950 Highland Avenue and applying for signage.

Richard Biggins, Ardon Visual Communications, explained that the proposal is removal of the existing channel letter set from the prior business. The newly proposed sign includes a one logo line of text with standard face lit channel letters. The proposed sign is to match the surrounding signs. The height of the proposed letters is 22".

Chair Gluesing explained that this building has an EIFS façade, which is a foam panel with a stucco finish. He asked if the letters are set off from the building slightly. Mr. Biggins stated that the drawing shows 1.5" spaces, but typically face lit channel letters will be mounted flush to the building.

Mr. Zemel stated that he is okay with the proposed sign. It fits with this area. Mr. Dornbusch agreed.

Chair Gluesing asked if the existing sign is on a raceway. Mr. Biggins stated that they are individually mounted letters. Chair Gluesing asked that any holes be patched and painted.

Upon motion duly made by Mr. Dornbusch and seconded by Mr. Zemel, it was voted to approve the sign for Acrisure (Insurance) located at 950 Highland Avenue with the condition that any existing holes be patched and painted. Steve Dornbusch – aye; Chair Gluesing – aye; Felix Zemel – aye; Motion passed 3-0-0.

Agenda Item 1:

Apirak Chuenprapa, owner of Little Spoon restaurant located at 952 Great Plain Avenue applying for outdoor dining.

Apirak Chuenprapa, owner of Little Spoon restaurant, explained that the proposal is for outdoor dining at the restaurant. There will be umbrellas over the tables.

Mr. Dornbusch stated that the seating already exists on the site. He would like to make sure that the space to access this area meets the regulations.

Mr. Zemel asked about the different drawings presented. Chair Gluesing explained that the applicant must have at least one handicap table with at least 3' aisles to access it. He believes this is shown on one of the drawings.

Mr. Zemel stated that the width of the pinch point between the planter and the stanchion is a couple of inches shy of the 4' required for the handicap access. He noted that he pointed this out to the owner, and it was fixed, but he wants to make sure this is maintained. Chair Gluesing stated that the Building Commissioner will review this as part of his process.

Ms. Litchman stated that the applicant does not need to go before the Planning Board as long as the seating is under 30% of what was approved for indoors. This is all on public property and the process goes through the Select Board review.

Upon motion duly made by Mr. Dornbusch and seconded by Mr. Zemel, it was voted to approve the outdoor dining for Little Spoon restaurant located at 952 Great Plain Avenue with the condition that a correction be made by Chair Gluesing to the drawing, showing that there is a planter where a plastic barricade strip is currently shown. Steve Dornbusch – aye; Chair Gluesing – aye; Felix Zemel – aye; Motion passed 3-0-0.

Minutes:

Minutes from the 07/08/2024 meeting

Upon motion duly made by Mr. Dornbusch and seconded by Mr. Zemel, it was voted to approve the meeting minutes of July 08, 2024, as presented. Steve Dornbusch – aye; Chair Gluesing – aye; Felix Zemel – abstain; Motion passed 2-0-1.

Upon motion duly made by Mr. Dornbusch and seconded by Mr. Zemel, it was voted to adjourn at 8:17 p.m. Steve Dornbusch – aye; Chair Gluesing – aye; Felix Zemel – aye; Motion passed 3-0-0.

Next Public Meeting – August 19, 2024 at 7:30pm via Zoom Webinar