

Draft Minutes

TOWN OF GUILFORD Design Review Committee Minutes – 10th October, 2018

A regular meeting of the Design Review Committee was held on Wednesday 10th October, 2018 at 4:00p.m. in the Guilford Community Center with Acting Chairman Karin Patriquin presiding.

Present: John Cunningham, Karin Patriquin, William Thompson, David Rosenthal and Walter Weissenborn. Excused: Philippe Campus, Robert Charney, Shirley Girioni, Mary Repetti and Shavaun Towers.

The meeting was called to order at 4:02p.m.

Approval of Minutes: Mr. Cunningham made a motion to accept the Minutes of 8th August, 2018. Mr. Rosenthal seconded the motion and it was carried with 4 votes in favor. Ms. Patriquin abstained since she was not present at the August meeting.

REVIEW APPLICATIONS

535 Boston Post Road (former Splash restaurant), Map 48, Lot 14, Zone TS: Review paint colors and lighting: Mr. Cunningham and Mr. Thompson recused themselves. Mr. Thompson showed a site plan. He explained that originally the plan had been to shrink the parking on the east side of the building. As the result of a request from the Inland Wetlands Commission this parking will be retained for now. If the property is repaved in the future this parking area may be removed at that time. Mr. Thompson briefly showed the landscape plan which he said was unchanged from his previous presentation. There will be cut off light fixtures in the parking lot, along with simple bollards at the entry.

Regarding changes to the project, Mr. Thompson said the light pole in the eastern parking area was very old. When it was thought this parking would be removed there would have been no need for this pole but since the parking was being retained and the area was a little dark and new light pole will be installed. Ms. Patriquin asked if there was any way that this parking area could not be used. Mr. Thompson replied that the tenant planned to use it for staff parking. He also noted that this business was evolving so if its success grew then it might need the extra space. Another change was a small space on the west side of the existing building for medical gas. Mr. Thompson said he would screen this with cedar fencing to match other cedar fencing on the property. A third change was signage. Mr. Thompson said his client had hired a sign company and submitted a sign application. The company has had its logo and name for a very long time so it was part of its brand. Mr. Thompson circulated copies of the original submission and a revision which he had just received today which appeared to have thinner fonts. He pointed out that the name was very long. However the company wished to have the location shown in order to distinguish it from a second facility and had added the nature of the business (Referral Center and Emergency) to differentiate it from other businesses of its kind. Mr. Weissenborn asked if the background color could be changed. Mr. Rosenthal added that it was quite a large sign with too much text so it should be sensitive to the surrounding neighborhood. The sign should be simplified as it contained too much information. Mr. Rosenthal thought it was trying to be a billboard which it was not. He suggested a white logo on a dark background as the logo seemed to be lost among everything on the sign. There should be more air around the logo. Having the word "Referrals" on the sign seemed unnecessary since its purpose was not to describe the business practices. Mr. Thompson pointed out that it was an emergency

hospital that other veterinarians would refer clients to and there were also other specialists who would come to work at the facility. Mr. Rosenthal said again that the logo was not as dramatic as it should be and that the sign contained a variety of different fonts. He suggested flipping the logo so the dog faced inward and also felt the address was not very visible.

Mr. Thompson stated that on the west side of the existing building there was an awning over the walkway which acted as an ADA rail and the client had ordered this in their burgundy logo color. He also showed a rendering of the building in a warm gray color. Trim is existing in a metal material. Ms. Patriquin noted that with the building's walls being a warm gray the sign posts and surround should be painted the same color. She felt a flatter square post would be more suitable than the one shown.

Mr. Weissenborn made a motion that the Design Review Committee recommended PZC approve the changes to this project as follows: 1) cedar fence enclosure for medical gas; 2) the light post in the east side parking area; 3) the basic intent of the warm gray color for the building; and 3) the burgundy awning over the walkway. Signage approval was tabled pending submission of more information. Mr. Rosenthal seconded the motion and it was carried with 3 votes in favor. Mr. Cunningham and Mr. Thompson recused themselves and did not take part in the discussion or vote on this application.

Approval of Bills: Mr. Rosenthal made a motion to approve the following bill: Katharine Stewart, secretarial services. Mr. Weissenborn seconded the motion and it was carried unanimously

The meeting was adjourned at 4:30p.m.

The next meeting of the Design Review Committee will be held on Wednesday 14th November, 2018 at 4:00p.m. in the Guilford Community Center.

Respectfully submitted,

Katharine Stewart
Recording Secretary