**TOWN OF DEDHAM**

**COMMONWEALTH OF MASSACHUSETTS**

**Design Review Advisory Board**

John C. Haven, RLA, ASLA, Chair

Bryce M. Gibson, Vice Chair

Paul J. Corey

Steven R. Davey

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**DESIGN REVIEW ADVISORY BOARD**

**MINUTES**

**Wednesday, July 11th, 7 p.m., Town Manager’s Office**

**Present:** John Haven, Chairman

Bryce Gibson, Vice Chair

 Paul Corey

 Steven Davey

John Haven called the meeting to order at 7pm.

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| **Applicant: Thomas M Piersiak & Sons Incorporated**  |  |  |
| **Project Address: 187 Bridge Street** |   |  |
| **Property Owner/Address: Thomas M Piersiak & Sons Inc, Needham PO Box 511** |  |  |
| **Materials Submitted: 6/1/18** |  |  |
| **Representative: Michael Piersiak** Mr. Haven requested a synopsis of Michael Piersiak’s presentation from last month. Mr. Corey explained that Mr. Piersiak had presented a plan to overhaul the exterior of the building, particularly the roof. Mr. Corey asked what color Mr. Piersiak was currently considering. Mr. Piersiak answered taupe.Mr. Haven asked about the planning for the landscaping in the area. Mr. Piersiak answered that he hoped to use the space near the sidewalk for signage. Mr. Gibson asked what the usage of the first floor was and if there were plans for a sign band. Mr. Piersiak answered office space, and that they did not plan for a sign band.Mr. Haven asked if Mr. Piersiak had considered making the front door into glass to make it feel more like a business. Mr. Piersiak explained that he has been thinking about this sort of thing. Mr. Haven noted that a signage bylaw prevents signs from being above rooflines, which makes the small side roof on the house inconvenient.Mr. Haven asked about the floating landscape island on the parking lot. Mr. Corey stated that he believes it will be removed by order of the planning board.Mr. Gibson asked if there were any plans to create a landscaped perimeter. Mr. Piersiak answered that they have been considering it, and that there is a drain in the parking lot already. Mr. Gibson noted that given the large parking lot, some landscaping could go a long way towards improving the visual.Mr. Haven noted that he would like to see a final color selection and confirmation on the window colors. He requested that Mr. Piersiak bring the parking plan and confirm information about the sign post and how this will affect the parking, as well as investigate more opportunity for green space.Mr. Corey suggested they vote now with the suggestions involved and request to see the final color at a future date. Mr. Haven agreed. Mr. Piersiak suggested this would be preferable to him so he could begin work.Mr. Corey moved to approve the application as presented with the recommendation that the front door have more glass, have a second floor window above it, and have more landscaping as allowed. He requested that Mr. Piersiak supplies them with a color chip after selecting a color. Mr. Gibson seconded. It was voted 3-0-1, Mr. Davey abstaining. |  |  |

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| **Applicant: Bryan Clayman** |  |  |
| **Project Address: 399 Washington Street** |   |  |
| **Property Owner/Address: Petruzzielo Properties, 21 Eastbrook Road** |  |  |
| **Materials Submitted: 6/20/2018** |  |  |
| **Representative: Bryan Clayman**Mr. Haven asked if the question regarding allowable square footage had been clarified. Mr. Clayman presented him with the square footage of the current signage and property. Mr. Corey noted that there is an existing sign on that building. Mr. Clayman replied that this is a directory sign and did not impede their allowable signage.Mr. Haven noted that the issue of signage is complicated by the presence of lease lines on the property, breaking up the functional square footage. Mr. Corey asked what the signs would be made out of. Mr. Clayman answered that it will be MDA plastic with raised dimensional lettering. Mr. Haven asked if there would be signage on the window or door. Mr. Clayman answered that there were no plans for that at this time. Mr. Haven noted that with the small amount of square footage remaining, they would likely have to come before the committee again for any signage on the window or door.Mr. Haven asked if the sign was planned to have a white border. Mr. Clayman answered that while they suggested it, the client did want to have a white border. Mr. Gibson asked if they have planned to make the sign level with the Nail Studio sign on the same building. Mr. Clayman noted that changing the dimensions may distort the sign to an unworkable level. Mr. Davey stated he also thought it would benefit from a white outline. Mr. Corey expressed desire to see this signage better conform with guidelines for Dedham Square, but acknowledged that the lighting and brackets are already in place from the previous sign. Mr. Corey moved to approve the application as shown with the recommendation of a white border being added to the signs and possible alterations to the dimensions be considered. Mr. Gibson seconded. It was approved 4-0. |  |  |

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| **Applicant: Jeff Newman of Signarama Framingham** |  |  |
| **Project Address: 125 Commerce Way** |   |  |
| **Property Owner/Address: R&S Associates LLC**  |  |  |
| **Materials Submitted: 6/07/2018** |  |  |
| **Representative: Corey Walker** Corey Walker explained that they are replacing a 21 square foot sign with a 32 square foot sign in accordance with a 2011 ZBA decision. Mr. Corey asked if the sign would be the same design. Mr. Walker answered that the new sign would be similar but slightly different.Mr. Gibson motioned the approve the sign as presented, Mr. Corey seconded it was voted 4-0,  |  |  |

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| **Applicant: Larry Schwarz** |  |  |
| **Project Address: 875 Providence Highway** |   |  |
| **Property Owner/Address: Charles River Realty, 2310 Washington Street, Newton MA** |  |  |
| **Materials Submitted: 5/30/2018** |  |  |
| **Representative: Frank Angelo**Frank Angelo and Paul Lesser presenting. He explained that they are planning to add two new signs and canopies above the existing windows.Mr. Angelo summarized the location and size of the new signs. Mr. Corey asked if the building inspector had any comments on this project. Ms. Doherty answered that the building inspector had requested to know how much signage already existed. Mr. Angelo answered around 400 square feet, with 169 square feet remaining allowed. Mr. Davey asked if there were any changes to the building surface. Mr. Angelo replied that there would only be a new coat of paint. Mr. Haven asked if it was a branded color. Mr. Angelo answered that these were the Chase Bank standard colors. Mr. Corey noted that this is a lot of signage to put on a small building. Mr. Haven asked about the placement of the Private Client signage. Mr. Davey asked if it would be visible from outside Shane Delvey, from J.P. Morgan Chase noted that this sign would not be visible from outside. Mr. Haven asked about the window film that was planned to be put up. He noted that window films do not count towards signage unless they have a sign or a design on them. Mr. Gibson stated approval of the colors.Mr. Davey motioned to approve the application as shown. Mr. Gibson seconded, it was voted 3-1, Mr. Corey against. |  |  |

**Applicant: Naim Boutros**

**Project Address:405 Providence Highway**

**Property Owner/Address: Walid Geha, 44 Juniper Drive, Saugus, MA**

**Materials Submitted: July 9, 2018**

**Representative: Naim Boutros**

Mr. Boutros explained that there is a hole in the back of the gas station wall that has created more and more problems for the owner, so he is looking for a permit to get vinyl siding for it. Mr. Boutros explained it would be white, and only on the back of the building.

Mr. Boutros explained that he has already received verbal permission from the adjacent Dunkin’ Donuts owner to perform this work.

Mr. Corey voted to approve as shown. It was voted 4-0.

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| **Applicant: Dela Plaza East Inc.** |  |  |
| **Project Address: 270 and 290 Bussey Street** |   |  |
| **Property Owner/Address: Dela Plaza East Inc., 511 Washington Street, Norwood, MA** |  |  |
| **Materials Submitted:6/28/2018** |  |  |
| **Representative: Richard Peterson, Nino Incorporated Architects** |  |  |

Mr. Haven asked how far along in the process of going through the planning board this project is. Mr. Peterson answered that he is not intimately involved in that process, but they have met the planning board once.

Mr. Haven explained that there will be no formal vote on the project, and that there is a long way to go until the applicant is prepared to be at that stage. The committee discussed possible designs for the proposed area with Mr. Peterson.

After the discussion, Mr. Haven summarized the concerns of the board as follows

* Reconsidering the sawmill street facing façade, specifically breaking it up visually
* Reconsidering the overall design of the CVS pharmacy including potential color, roof design, signage, and columns, making it feel more detached from the residential building, particularly in material.
* Not using a true white and using a more yellow hardy plank coloring.
* Further development of the residential building façade in terms of window placement, size, and symmetry.

Mr. Haven re-iterated that there would not be a vote and thanked the presenters for their time.

Mr. Haven motioned to adjourn at 8:42. Mr. Davey seconded. It was voted 4-0.