**TOWN OF DEDHAM**

**Design Review Advisory Board**

Bryce M. Gibson, Chair

Christine M. Perec , Vice Chair

Steven R. Davey

John C. Haven, RLA, ASLA

**COMMONWEALTH OF MASSACHUSETTS**

Dedham Town Hall

26 Bryant Street

Dedham, MA 02026-4458

Phone 781-751-9242

Matthew Liguori

Administrative Assistant

[MLiguori@dedham-ma.gov](mailto:MLiguori@dedham-ma.gov)



**DESIGN REVIEW ADVISORY BOARD**

**MINUTES**

**Wednesday, December 4th, 7 p.m., Lower Conference Room**

**Present:** Bryce Gibson, Vice Chair

Steven Davey

Christine Perec

Mr. Gibson called the meeting to order at 7:03. The representatives from 858 Washington Street took the floor.

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| **Applicant: Philadelphia Sign Company for Bank of America** |  |  |
| **Project Address: 858 Washington Street** |  |  |
| **Property Owner/Address:** |  |  |
| **Materials Submitted:**  **Representative: Heather Hopkins Dudko of Hazel Wood Hopkins Signs**  Ms. Dudko explained that this application is to replace existing signage. The front facing has non-illuminated letters that they would like to replace. These would be 3 inch channel letters on illuminated backing.  Mr. Gibson asked why the request was for a larger sign when the sample images appeared the same size. Ms. Dudko replied that the sign backing is larger, which determines the size.  On the rear elevation, the existing sign is a silver opaque base with lit lettering at 42 square feet, which they would like to update to 60 square feet. There are two existing ground signs, each of which is being requested to increase in size. Mr. Rosenberg explained that because of the height of these signs, they will have to go before the Zoning Board of Appeals.  Ms. Dudko asked if the rear sign was being replaced with a sign of the same size, if it would need to go before the ZBA. The uncertainty is because of legislation pertaining to signage above the 1st story. Mr. Rosenberg answered it likely would have to go before the ZBA.  Ms. Perec asked for clarification on the illumination of the ground signs. Ms. Dudko answered that she believes they were once illuminated. Mr. Davey replied that he finds that unlikely, as those signs face a residential area.  Ms. Dudko asked if refacing the signs would require a visit to the ZBA. Mr. Rosenberg replied that refacing with no change to the sign’s area would not require a waiver.  Mr. Davey motioned to approve the application as shown, with the recommendation that the ZBA pay particular attention to the internal illumination on the residential side. Ms. Perec seconded. It was approved 3-0.  The representative for 8 Industrial Way took the floor. |  |  |

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| **Applicant: Arthur J. Hurley Company, Inc** |  |  |
| **Project Address: 8 Industrial Way** |  |  |
| **Property Owner/Address:** |  |  |
| **Materials Submitted:**  **Representative: Russell Forsberg**  Mr. Forsberg presented the committee with a diagram of the location. He explained that the proposal is to create a 6600 square foot addition to the site. Materials are being produced, stored, and then moved to other locations for further processing. This addition is to create a new storage area adjacent to the processing area to increase efficiency. The existing locations are brick and painted CMU structures. Existing wood-frame structure will be removed, and the new addition will be built to replicate the painting CMU block building. Mr. Forsberg presented the board with a mock-up of the finished area.  Mr. Rosenberg explained that this has already been approved by the planning board, as an over 5000 square foot project.  Mr. Forsberg noted that due to a significant treeline, the addition is not very visible to neighbors.  Mr. Gibson noted that this appears to be an improvement over the existing area, and with the lack of visibility, he doesn’t see any problems with this.  Mr. Davey asked if there would be any changes to traffic flow. Mr. Forsberg answered no; there will be no changes in vehicles or staffing. Mr. Davey questioned if this even fell within their jurisdiction. Mr. Rosenberg answered that strictly reading the bylaw, they have jurisdiction.  Ms. Perec asked if the old building will be repainted. Mr. Forsberg replied that interior property improvements are the current focus, including greenspace and businesses.  Mr. Davey motioned to approve the application as shown. Ms. Perec seconded. The application was approved 3-0.  The representatives for 31 Eastern Avenue took the floor. |  |  |
| **Applicant: Blue Hills Fuels, LLC** |  |  |
| **Project Address: 31 Eastern Avenue** |  |  |
| **Property Owner/Address:** |  |  |
| **Materials Submitted:**  **Representative: Suneet Sharma and Ronnie Starlozzi, Blue Hills Fuels**  Suneet Sharma, Ronnie Starlozzi, and Greg McHolme from Blue Hills Fuels took the floor. Mr. Sharma explained that Gulf has come out with a new image, and so they have come before the DRAB and plan to go before the ZBA. They will be putting up new signs and imagery on the Canopy.  Mr. Gibson noted that this location is part of the gateway to the Dedham Square area. He pointed out that the canopy is fairly bright, and there is new signage. Mr. Sharma addressed his concerns by explaining that some lighting on the canopy and building is being removed.  Ms. Perec asked about the illumination on the building. Mr. Sharma explained that the lighted signs on the building will remain but the other lighting on the building will be removed except the top band, which cannot be removed without extensive remodeling.  Mr. Davey stated that the does not feel this is more obtrusive than the previous design. Mr. Davey asked for clarification on the lettering. Mr. Sharma explained that the lettering will be illuminated but the light bands will be removed from the canopy.  Ms. Perec asked if they are increasing signage. Mr. Sharma explained that two new round logos are being added to the Canopy, which counts as new signage.  Ms. Perec motioned to approve the signage as presented. Mr. Davey seconded. It was approved 3-0.  The representatives for 909 Providence Highway took the floor. |  |  |
| **Applicant: Sterling Sign Systems, LLC** |  |  |
| **Project Address: 909 Providence Highway** |  |  |
| **Property Owner/Address:** |  |  |
| **Materials Submitted:**  **Representative: Damon Irby, Sterling Sign Systems LLC** |  |  |

Mr. Irby took the floor, representing McGovern Automotive Group. He explained that the owners recently acquired the property and want to rebrand it. They are repainting the sign and replacing the facing.

Mr. Gibson complimented the white lettering on blue signage on the sign, but asked why the building signage is blue lettering with a white background. Mr. Irby replied that was the request of the owners.

Mr. Gibson asked if this was within the allowable signage. Mr. Rosenberg clarified that this was under the allowed signage as it is the Highway Business zone.

Ms. Perec asked if they would be repainting the previous maroon band on the building. Mr. Irby answered yes.

Ms. Perec motioned to approve the signage as presented with the recommendation of scaling down the size of the font on the building and inverting the colors so it is a navy band with white text. Mr. Davey seconded. It was approved 3-0.

Mr. Irby thanked the board for their time.

Mr. Gibson motioned to approve the minutes from their November 2019 meeting and the Meeting Schedule for 2020. Ms. Perec seconded. It was approved 3-0.

Mr. Gibson motioned to adjourn, Ms. Perec seconded. It was approved 3-0. The meeting adjourned at 7:36 at