**Steven Davey, Chair**

**John Haven, RLA, ASLA, Vice Chair**

**Paul J. Corey**

**Bryce Gibson**

**Richard J. McCarthy, Jr.**

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**TOWN OF DEDHAM**

**COMMONWEALTH OF MASSACHUSETTS**

**DESIGN REVIEW ADVISORY BOARD MINUTES**

**Wednesday, January 4, 2017, 7 p.m., Lower Conference Room**

**Present:** John Haven, RLA, ASLA, Vice Chair

Paul Corey

Bryce Gibson

Richard J. McCarthy, Jr., Planning Director

Mr. Haven called the meeting to order at 7:00 p.m. The plans, documents, studies, etc. referred to are incorporated as part of the public record and are on file in the Planning and Zoning office.

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| **Applicant:** |  | **Quirk Associates, LLC** |
| **Project Address:** |  | **4 Dorothy Lane, Dedham, MA** |
| **Case # and Zoning District:** |  | **DRAB-12-16-2179, Central Business** |
| **Property Owner/Address:** |  | Timothy Quirk, Esq., 4 Dorothy Lane, Dedham, MA |
| **Representative:** |  | Timothy Quirk, Esq. |
| **Materials Submitted:** |  | * DRAB application * Photographs of existing conditions |

Mr. Davey was not present for this meeting. Mr. Quirk will be putting up clapboard-style vinyl siding and changing the color of the building to Nantucket Gray. Trim will be white and shutters will be black. The building is in rough shape. The main door will be replaced because it is rotted. The porch will need repair as well. There is no plan to change anything other than to make it look better. The metal garage is staying, but they would eventually like to fix that as well. There are no other tenants in the building. They are not coming for signage at this time, but Mr. Haven asked where they would anticipate putting the sign. Mr. Quirk said he really does not like the sign, and prefers to get rid of it for something nicer. Mr. Haven said there is not a lot of opportunity on the building other than in the front. Mr. Quirk said he did not believe they would put anything on the building itself, but maybe something similar to what is there now. Mr. Corey suggested using off-white trim instead of white. He felt that would make a better looking system. White looks dirtier faster, and the off-white color does not. He also said they can be washed with a hose every year. He suggested that Mr. Quirk look at houses with off-white trim; they seem to have a warmer look.

Mr. Corey moved to recommend the application as presented, with the proviso that, when the signage is decided and designed, the applicant will return to DRAB. Mr. Gibson seconded the motion. The vote was unanimous at 3-0.

Mr. McCarthy explained that a recommendation letter will be written and forwarded to the applicant. Mr. Quirk said his builder has been to the office. Mr. McCarthy said he will do an e-mail to the Building Department to move this along quickly.

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| **Applicant:** |  | **Hooters** |
| **Project Address:** |  | **850 Providence Highway, Dedham, MA** |
| **Case # and Zoning District:** |  | **DRAB- 02-16-2062, Highway Business** |
| **Property Owner/Address:** |  | 850 Providence Highway Associates, LP, 75 McNeil Way, Dedham, MA |
| **Representative:** |  | Colin Parker, Hooters |
| **Materials Submitted:** |  | * Finish specifications * Renderings of building * Existing and proposed elevations |

Mr. Davey was present for this meeting. Mr. McCarthy had sent the Board an e-mail that clarified the façade changes. Signage has not been done yet, and lighting has changed a bit. The Applicant needs to supply the cut sheets on this with specifications. Part of the color scheme has been done. Hooters was able to obtain a liquor license from the Board of Selectmen, and is now getting the budget together to see what needs to be order based on approvals. They need clarification from the Building Commissioner and possibly the Zoning Board of Appeals regarding signage location. Mr. Cimeno interpreted the wall sign as being above the roof line, and suggested going to the Zoning Board of Appeals. Awnings, signage, and lighting will be discussed on 2/1/17.

Hooters’ final proposal is to leave the structure the way it is and in-fill it with their trade dress. Windows are currently being installed. Based on previous discussions the other sides of the building were fine. Mr. Davey said he recalled that the Applicant was open to changing the pitch of the roof, to square it off and get rid of some of the stone. However, because the Applicant has been paying rent for so long, as well as legal fees, they can no longer afford to do that. As a result, it will look like the old Summer Shack with the exception of expanded windows and replacement signage as noted on the renderings. There is an existing standing seam on the building, and this will be replaced with new standing seam. They want solid Sunbrella® orange awnings. The return is gone from the rear of the building, as shown on renderings.

Mr. Haven said that, looking at the plans now and the way the windows are, the area above the windows is not consistent. The previous awning spanned the whole length, and it disguised that and streamlined it. Mr. Parker said this is because of the header there. Mr. Haven said it did not make sense at all. He wondered if having a clean line across there would clean it up a little bit. Mr. Parker explained what was done. Mr. Haven asked about the colors. The trim will be Sherwin Williams Accessible Beige (PT-4) for the primary part of the building. Awnings will be orange Sunbrella®. Trim will be Sherwin Williams Griffin. The standing seam will be orange. The entry element sign area will be Sherwin Williams Black Fox powder coated aluminum (black onyx). The background color on this area will be Sherwin Williams Hooters Orange. Samples will be shown at the 2/1/17 meeting. Mr. Corey said he has received a lot of comments on the owl, and they hope it will not be on the building. The Board did not have a problem with the materials or the colors. Mr. Corey asked if the back of the building will be changed to the same color.

Mr. Corey moved to recommend the presentation for the black onyx side walling, seconded by Mr. Gibson, voted unanimously 4-0.

Mr. Corey moved to adjourn, seconded by Mr. Gibson, and voted unanimously 4-0.

Respectfully submitted,

Steven Davey, Chairman

/snw