

Design Review Advisory Board

John Haven, RLA, ASLA, Chair
Bryce Gibson, Vice Chair
Paul J. Corey
Steven Davey
Christine Perec

TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS

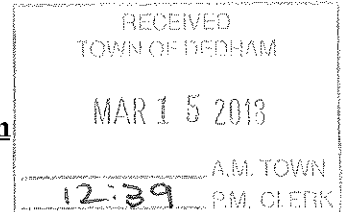


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**DESIGN REVIEW ADVISORY BOARD
MINUTES**

Wednesday, February 13, 2018, 7 p.m., Lower Conference Room



Present: John Haven, RLA, ASLA, Chair
Bryce Gibson, Vice Chair
Christine Perec
Steven Davey

Call to order 7 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. Mr. Corey was not present.

Applicant: Oscar's
Project Address: 380-382 Washington Street, Dedham, MA
Property Owner/Address: Makarios Series LLC, Washington Street Series, Theodoros Makarios, 262 Main Street, Norfolk, MA

Materials Submitted:

- DRAB application
- Petition letter prepared by Anne Francis, partner, Oscar's
- Letter of authorization from Theodoros Makarios, Makarios Series, LLC
- Photograph of prior storefront
- Photograph of exterior of Oscar's
- Rendering of and specifications for proposed exterior

Representative: Anne Francis, Oscar's

The Applicant had received DRAB recommendation of their signage and awning previously. Ms. Francis was asked to come before the Board because they added vinyl window films with their logo to three windows. She said that when they opened in July 2017, they realized that the awning did not prevent that much sun from coming through the windows from about 4:30 p.m. to 6:30 p.m., especially in the summer. In addition, the temperature of the restaurant rises from the heat of the sun streaming in. The partners had discussed this with each other and the building owner. Their sign person created the films and installed them in the windows. Ms. Francis and her partners realized that this is signage because of the restaurant logo, and spoke with Building Commissioner Kenneth Cimeno, who determined that just the logo and name

on the film was considered signage. At that discussion, it was determined that this put them over the allowable total signage, which meant they needed to go to the Zoning Board of Appeals for a waiver. This is planned for March 2018. She said that they receive raves about the window film, both internally and externally, and how it looks. Many people had felt exposed because the windows were wide open and the inside of the restaurant was visible, and servers had difficulty seeing as they came out of the kitchen because the glare of the sun. She said that this is the least expensive option for the windows. Shades were discussed, but they are expensive. Hopefully in a year or so when they have more money, they have more money, they plan to put in new windows that open. She presented to DRAB for recommendation prior to going to the ZBA.

Mr. Haven confirmed with the applicant that the determination from the Building Commissioner was that the square footage is for the logo, not the window film; this is what makes it a sign and puts them over the allowed amount of signage. The Board developed a series of design guideline bulletins, and one main point was that people should be able to see into the restaurant. He understood the purpose of the film, but said that if this had been in the original application, he would have said that it was too much signage. Ms. Francis offered to change the window film, understanding that they are part of Dedham Square and must adhere to the guidelines. Mr. Haven also said the Board needs to be aware that when they support something before the Zoning Board of Appeals, others will come before the Board for the same thing. This, therefore, would set a precedent.

Ms. Francis understood both sides of the issue. She wondered about taking the film out of the big window on the left. However, this is directly in front of the entire bar, and she was unsure if this would work. She said that it would look awkward to remove one film from the two windows on the right because they are too close together. Mr. Gibson wondered about reducing the size of the film but getting the same effect without it being the entire window. Ms. Francis was not certain about what to do. The sun is not coming through the transom windows, and the windows stay under the awning when it is open. Mr. Davey asked if they had considered something not attached to the window, and Ms. Francis said they considered pull-down shades. Mr. Davey suggested Blindster, saying that the produce is very elegant, very simple, and there are multiple colors and transparencies. Ms. Francis said they do not want to install more things because they are hoping to redesign the windows altogether in the future.

Mr. Haven again said that if this was on the original signage, he would vote no. However, he suggested reducing the two films on the right and removing the film on the left. Mr. Gibson suggested trimming and striping it to make it the film covering the window smaller, saying a linear band would open up the window. Mr. Haven suggested removing the signage from the left side completely. He said that DRAB is advisory, and it is up to the ZBA to decide on this. Extensive discussion took place.

Mr. Davey understood that this will be changed eventually, but this sets a precedent. They were installed before coming to the Board, and he is concerned that others will do the same thing. Mr. Haven agreed. Mr. Gibson suggested that narrow stripes be added to the windows and the logo be removed. Mr. Haven said he preferred keeping one window open. They would not need to go to the Zoning Board of Appeals because the film would just be a shade, and it would be much less expensive. Ms. Francis said her partners like the logo, but this is a good compromise and avoids going to the ZBA. She will consult with them.

Ms. Perec moved to recommend removal of all the logos, adding film to the right windows without any logo, and reducing the height of the film. Mr. Gibson seconded the motion. The vote to recommend plain films was unanimous at 4-0. The meeting ended at 7:48 p.m. At 8:00 p.m., Ms. Francis returned to the Board after speaking with her partners. She asked if they could keep the plain film on both sides. Mr. Davey said this was fine.

Applicant:	Cellco Partnership d/b/a Verizon Wireless
Project Address:	387 Washington Street, Dedham, MA
Property Owner/Address:	New England Tel & Tel Co (Verizon New England) c/o Duff & Phelps, P.O. Box 2479, Addison, TX 75001
Materials Submitted:	<ul style="list-style-type: none">• DRAB application• Photo simulations of existing and proposed conditions• Plans and equipment specifications entitled "Verizon, Dedham SC MA, 387 Washington Street, Dedham, MA 02026" prepared by Hudson Design Group, LLC, 1600 Osgood Street, Building 20 North, Suite 3090, North Andover, MA 01845• Narrative description prepared by Christopher A. Swiniarski, Esq., McLane Middleton, 900 Elm Street, P.O. Box 326, Manchester, NH 03105-0326

The attorney for the applicant was unable to be at the meeting due to prior commitments. The Board chose to continue with the review. The Planning Board had told the applicant that it needed to come before Design Review Advisory Board for the enclosure on the top of the building. This enclosure, which will be fiberglass painted to look like the brick of the building, will block the view of the wireless equipment. There is a parapet in the back that is the same height as the proposed enclosure. The enclosure cannot be full brick because the wireless signal cannot penetrate it.

Mr. Gibson did not think the enclosure will ever look like brick, and they are doing a disservice by trying to make it look like it. He wondered if they could match the concrete color and make it solid. He felt that this would be less offensive. He also wondered if there is some other detail that can make it look like it is a monumental thing, but not fake brick. Mr. Davey said it is impossible to tell without seeing the product and samples. He has never seen this anywhere, and did not think the Board could vote on this without the samples.

Mr. Haven said the brick surrounding the equipment offends him more than seeing the actual equipment. Mr. Gibson agreed. Mr. Haven said that the pictures submitted are clearly photoshopped, and it is difficult to determine the exact size and location. The enclosure is adding a huge, unnecessary mass to the building, and the more you try to hide it, the more it is seen. Mrs. Webster, who is also the Administrative Assistant to the Planning Board, relayed that the attorney said that they have received Planning Board and Zoning Board of Appeals approval, and regardless of what DRAB said, they probably would not change anything.

Mr. Davey referred to one of the photos of the residential neighborhood behind the building, and asked if there was any opposition to the proposal at the Zoning Board of Appeals meeting.

Mrs. Webster said that one neighbor from 21 Church Street objected, saying that the site is in poor condition with potholes, there is a lot of noise, and she could see it from her house. The applicant met her for a site visit, and she was satisfied with the proposal. Mr. Davey said the ZBA and the Planning Board have already approved this, and it unlikely that the applicant will not do this. He did not think there is a way that the Board can accurately make a judgment other than to not recommend it. Mr. Gibson said this enclosure is in danger of being a detriment based on what the Board knows. The enclosure changes the nature of the architecture of the building. He said the enclosure is worse than seeing the antenna. Mr. Davey wondered if there would be more towers put in, and questioned whether the enclosure is proportionate to the building. Mr. Haven agreed, and wondered if it is centered on the rooftop.

The Board continued this meeting to March 7, 2018, and stated that it wants to see the materials that the applicant proposed. The Board needs to make a design decision, but cannot do that without seeing samples. The applicant will be informed of this and the need to bring samples of the material to the meeting.

Applicant:	Bob's Sign Service, Inc. for Core and Main
Project Address:	125 Stergis Way, #201, Dedham, MA
Property Owner/Address:	SIP Trust, 80 Boxford Road, Rowley, MA 01969
Materials Submitted:	<ul style="list-style-type: none">• DRAB application• Letter of authorization from Helen S. Bryant, Trustee, SIP Trust• Landlord authorization from Helen S. Bryant, Trustee, SIP Trust• Photographs of existing and proposed conditions• Specifications for proposed sign and awning• Aerial view of property

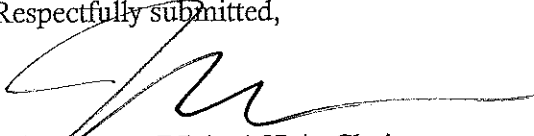
The meeting began at 8:00 p.m. There was no representative present. The Board reviewed the proposed signage and found it to be fine. Mr. Davey moved to recommend the signage, seconded by Mr. Gibson. The vote was unanimous at 4-0. This meeting ended at 8:05 p.m.

Applicant:	Horse Thieves Tavern
Project Address:	574 High Street, Dedham, MA
Property Owner/Address:	Washington High, LLC, P.O. Box 1299, Dedham, MA
Materials Submitted:	<ul style="list-style-type: none">• DRAB application• Petition statement prepared by Mollie Moran, AIA• Rendering and specifications for proposed blade sign• Photograph of existing site and proposed exterior renovation• Photograph of storefront with measurements• Copy of proposed mural• Biography of Adam J. O'Day, proposed artist for mural

The applicant was scheduled to come in on March 7, 2018, but that meeting was rescheduled due to illness. The Board briefly reviewed the proposed mural, which is to be carved onto reclaimed wood. Mr. Davey said the artist, Adam O'Day, has done a lot of work around Boston and the East Coast, but his style is not wood cutting like the submitted mural. His work uses bright, bold colors with dark edges. He questioned whether he will replicate the mural, and wondered if Ms. Moran knew him. Mr. Gibson thought he was hired to duplicate, not interpret, the mural. Mr. Haven said he has a lot of questions, and suggested that the meeting be continued to March 7, 2018. The Board agreed.

Mr. Davey moved to adjourn, seconded by Ms. Pereg. The vote to adjourn was unanimous at 4-0. The meeting ended at 8:00 p.m.

Respectfully submitted,



John Haven, RLA, ASLA, Chairman

/snw