

**TOWN CENTER DESIGN REVIEW BOARD
MEETING MINUTES, December 15, 2021**

DESIGN REVIEW BOARD MEMBERS PRESENT: George Fields, Robert Borg, Ray Wilcox, Frank Grillo

STAFF: Bill Hawkins, AICP – Director of Planning & Development

OTHER: Applicant: Ajay Malhotra, BRM Investment, LLC.

Chairman George Fields called the meeting to order at 8:30 A.M. The proposed sign renderings were sent to the Design Review Board (DRB) members prior to the meeting.

File# 2020-DRB5A: Application for new freestanding and building signage located at 66 North Main Street. Applicant: Ajay Malhotra of BRM Investment, LLC.

Ajay Malhotra of BRM Investments, LLC, and owner of the building at 66 North Main Street explained that he has revised the sign package proposed for the building based upon feedback from the DRB meeting in May. The Historic District Commission approved the proposal at their December 6, 2021 regular meeting. There are six spaces for rent in the building and each will have a nameplate on a 24 square foot (SF) ground mounted sign in front of the building. This design for the freestanding sign was acceptable to the DRB members. Additional signage includes those for the individual businesses on the building and there would be directional signs around the site as well.

Mr. Hawkins explained that on the west side of the building the Cara Mia med spa and Clear Cut Solutions will be on one sign, Brightstar Care and the Bistro Café will also have signs. All three signs will have white backgrounds with black lettering and be 20 SF in size. These same businesses will also have smaller 5 SF signs facing east toward the Suffield Village Market. Mr. Malhotra explained the five small freestanding exit and business directional signs and that three of them are replacing existing signs. Mr. Hawkins stated that the ATM directional sign for the bank should be on the 66 North Main Street property and not on the neighboring property like the old one. Mr. Grillo suggested changing the color of the signage to more of an earth tone. Discussion took place regarding the color of the signs and that multiple signs on the same building should be uniform in terms of color, location, height, and size. Mr. Hawkins mentioned that the current Webster Bank signage is going to remain on the building and discussion took place as to whether the proposed signs should match the bank signs or be a different color. Mr. Malhotra explained that the easiest option would be the black and white signage that is proposed with this application. With nothing further, Mr. Borg made a motion to approve the application as presented. Chairman Fields seconded the motion, which was approved, 3-1 with Mr. Wilcox voting against. A motion to adjourn was made by Mr. Borg, seconded by Mr. Wilcox and approved 4-0 at 9:10AM.

Submitted by,

Bill Hawkins, Recording Secretary