

**TOWN CENTER DESIGN REVIEW BOARD
MEETING MINUTES, November 9, 2022**

DESIGN REVIEW BOARD MEMBERS PRESENT: George Fields - Chairman, Frank Grillo, Robert Borg

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

OTHER: Applicant: Walter Beaulieu, Co-Owner-Fire on the Mountain

Chairman Fields called the meeting to order at 11:10 A.M.

File# 2022-DRB4: Application to install one building sign and one freestanding sign located at 82 North Main Street for a new restaurant called Fire on the Mountain.

Mr. Hawkins stated that the proposed sign renderings were sent to the Design Review Board (DRB) members prior to the meeting. Walter Beaulieu, co-owner of the “Fire on the Mountain” smokehouse restaurant explained that the Historic District Commission was of the opinion that they did not want to see any signs on the historic house. Mr. Hawkins explained that the Zoning Regulations permit a sign on the building and a freestanding sign for the site. The DRB focused on the freestanding sign and made several suggestions including increasing the size to the maximum of 12 SF, placing the sign within two posts that have a more “colonial” look, and making the lettering more visible with a lighter color. The Chestnut Oak realty sign on Mountain Road was described as an example of a sign with two posts that might work for the restaurant and property. Mr. Grillo suggested using a wood grain vinyl material for the sign with the logo and lettering on it as opposed to the aluminum composite proposed. Mr. Borg suggested putting the address number on the bottom of the sign. Mr. Beaulieu explained the colors shown on the sign are similar to those on the historic color palette the DRB uses as a guideline, which was confirmed by Mr. Hawkins. Mr. Beaulieu was in agreement with proposed changes and stated that he would have his sign designer put a rendering together based upon the DRB’s recommendations.

The location of the freestanding sign was discussed and Mr. Hawkins stated that the sign would have to be behind the sidewalk so it is not on the State’s property. Mr. Beaulieu said he will determine the best location and submit a plot plan indicating where he would like to place the sign. The plot plan and new sign renderings will be submitted to staff for review.

Mr. Borg made a motion to approve the freestanding sign contingent upon the redesign being no larger than 12 SF, the sign has two posts as discussed, the lettering for the name of the restaurant is changed to be more visible, and the sign is located behind the property line. The revisions are to be submitted to staff for review. Mr. Grillo seconded the motion, which was approved unanimously. A motion to adjourn was may by Mr. Borg, seconded by Mr. Grillo and approved unanimously at 11:46AM

Respectfully submitted,

Bill Hawkins, Recording Secretary