

**TOWN CENTER DESIGN REVIEW BOARD  
SPECIAL MEETING MINUTES, July 19, 2024**

**DESIGN REVIEW BOARD MEMBERS PRESENT:** George Fields - Chairman, Frank Grillo, Robert Borg, Matthew Falkowski.

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

**OTHER:** Applicant – Crystal Montefusco, Francesco’s Restaurant – Vitaliy Khomichuk, Good Choice Home Improvement

The meeting was called to order at 9:00 A.M.

**File# 2024-DRB3:** Request from Francesco’s Restaurant for a new front patio, with columns, and walls for outdoor dining. 45 Mountain Road, Map 34H, Block 32, Lot 12.

Vitaliy Khomichuk stated that he will be doing the work to remove the current patio in front of the restaurant and replace it with a new level patio with concrete walls per the building code that will have a stone veneer. Lighting will be installed on the wall columns and Mr. Khomichuk described the drawing of the patio and the lights that are shown. The board agreed the lighting would be appropriate. Mr. Grillo asked about the number of tables they expected to fit on each side of the patio. Crystal Montefusco stated that she was hoping to fit five tables on each side of the patio and that the lighting will help make the restaurant more visible and provide adequate lighting for the patio. Mr. Borg asked about the existing sign post which will be removed as part of this project. Mr. Khomichuk responded that the post may get incorporated into the wall of the patio but they have not yet made a decision. Discussion took place about site distance in front of the building if the patio walls are 36 inches high. Mr. Hawkins stated that the walls will be behind the sidewalk and the road is approximately 20 feet further so there will be ample sight distance for vehicles leaving the parking lot.

With nothing further, Mr. Falkowski made a motion to approve the new patio and materials as presented by the applicant. Mr. Borg seconded the motion which passed unanimously 4-0-0.

**File# 2024-DRB2:** Request from Karenough Crafts & Boutique for an awning/sign for the business located at 11 High Street, Map 34H, Block 32, Lot 13.

Mr. Hawkins stated that the board met on June 18, 2024 to consider the awning for Karenough Crafts & Boutique located at 11 High Street. However, due to a board member’s absence there was not a quorum. As a result, he asked the group to vote again on the application with Mr. Falkowski in attendance as the fourth member needed for the quorum. Mr. Hawkins described the awning and Mr. Falkowski stated that he had no concerns with the proposal.

After a brief discussion, Mr. Borg made a motion to approve the awning as presented. Mr. Grillo seconded the motion which passed unanimously 4-0-0. Mr. Borg then made a motion to adjourn which was seconded by Mr. Grillo and passed unanimously at 9:20AM.

Respectfully submitted,



Bill Hawkins, Recording Secretary