

2025 FEB 12 PM 1:40

REC'D BY: 

**TOWN CENTER DESIGN REVIEW BOARD  
SPECIAL MEETING MINUTES, February 11, 2025**

**DESIGN REVIEW BOARD MEMBERS PRESENT:** George Fields - Chairman, Frank Grillo, Robert Borg, Robin Zatony, Michael Grandfield.

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

**OTHER:** Applicants – Anthony Migliozi, 41 Mountain Road / Ryan Walters, 178 Mountain Road.

**File# 2025-DRB2:** Request from Innovative Wealth Management to replace windows and install new lights for signage on the building located at 41 Mountain Road. Map 34 H, Block 32, Lot 12A.

Chairman Fields called the meeting to order at 1:30 PM and introduced the first applicant Mr. Migliozi to explain the application. Mr. Migliozi described the windows he wants to replace and the three gooseneck style lights above the sign on the building. Mr. Hawkins stated that the windows and lights have been approved by the Historic District Commission (HDC). Mr. Migliozi explained that the HDC added to the mullion pattern for the windows over his original window design. The board members were all in agreement that the proposed windows and lights will look good on the building. Ms. Zatony made a motion to approve the application as submitted. Mr. Grillo seconded the motion which passed unanimously.

**File# 2025-DRB3:** Request from Ryan Walters to install new siding, replace windows, and add a sign on the building located at 178 Mountain Road. Map 34 H, Block 30, Lot 127.

Mr. Walters stated that he recently bought the building and wanted to make some changes to upgrade the aesthetics. He described the sign for his business “The Kitchen & Floor Store” which would be made of PVC with white letters, a black background, and a copper outline. Mr. Hawkins explained that the size is appropriate, there will be other business signs on the building, and that the existing sign in the parking lot will be removed.

Mr. Walters then explained that he chose a board and batten vinyl siding for the second story of the building which is currently painted wood. The first floor would remain brick. Mr. Walters said that he would add brown vinyl shutters similar in color to the sandstone on the approved color palette. Chairman Fields asked Mr. Hawkins to read the design standard for vinyl siding which is a prohibited material unless the board determines that conditions warrant such use. The board then discussed the replacement windows and determined that the type of window proposed would work best with vinyl siding.

With nothing further, Mr. Grillo made a motion to approve the sign as presented with three gooseneck LED lights. Ms. Zatony seconded the motion which passed unanimously.

Mr. Borg made a motion to approve the replacement windows to the west and south sides of the building as presented but with a mullion pattern in the windows and with brown vinyl shutters. Ms. Zatony seconded the motion which passed unanimously.

Lastly, Mr. Borg made a motion to approve the board and batten white vinyl siding as presented as the board determined the conditions warrant such use with the proposed windows. The motion was seconded by Mr. Grillo and passed unanimously.

Respectfully submitted,

A handwritten signature in cursive script that reads "Bill Hawkins". The signature is written in black ink and is positioned above the typed name.

Bill Hawkins, Recording Secretary