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By Michele Urch at 3:45 pm, Sep 15, 2026

TOWN CENTER DESIGN REVIEW BOARD
SPECIAL MEETING MINUTES, September 15, 2026

DESIGN REVIEW BOARD MEMBERS PRESENT: George Fields - Chairman, Robert Borg, Robin Zatony, Michael Grandfield, Earl Waterman, Laura Webber, Ray Wilcox.
STAFF: Bill Hawkins, AICP – Director of Planning & Development
OTHER: Applicants – Eric Bousquet, 136 Mountain Road / Michael Vinick, 152 Mountain Road.

Mr. Fields called the meeting to order at 2:15 P.M.

File# 2026-DRB1: Request from Eric Bousquet, Hometown Arcade, for approval of a new building façade sign above the entrance, and addition to the existing plaza directory sign, and replacement of an existing walkway sign. Located at 136 Mountain Road, Map 34H, Block 30, Lot 124.

Mr. Bousquet explained that he is requesting approval of three signs for his new business, Hometown Arcade, which will occupy the last remaining vacancy at Mountain Road Marketplace between Subway and Resilience Physical Therapy. The proposal includes a roof-mounted sign, replacement of the existing soffit sign in front of the entrance, and an addition to the plaza directory sign near the driveway. All signs will have white backgrounds with black lettering, consistent with the newer signs on the building. Mr. Borg asked about lighting, and Mr. Bousquet stated that none of the signs would be illuminated. Chairman Fields asked about the sign material, and Mr. Bousquet indicated that it would be either PVC or aluminum. The Board found either material acceptable. With no further questions, Ms. Zatony made a motion to approve the signs as presented. Mr. Borg seconded the motion, which was approved unanimously, 7-0-0.

File# 2026-DRB2: Request from AGN Dental Associates for refurbishment of an existing freestanding sign and approval of two building façade signs, including replacement of an existing sign and a new additional sign. Located at 133 Mountain Road, Map 34H, Block 32, Lot 5.

Michael Vinick was present on behalf of the building owner. He explained that the existing freestanding sign will be refurbished by repainting it black and adding new white panels with black lettering. The existing sign is a pre-existing, nonconforming internally illuminated sign. Mr. Borg agreed that the proposed changes would improve the appearance of the sign. The existing building sign facing Mountain Road will be replaced with a new AGN Dental Associates sign with a black background and white lettering. A similar sign will be installed above the door on the Ffyler Place side of the building. No lighting is proposed for the new building signs. Following a brief discussion, Ms. Zatony made a motion to approve the signs as presented. Mr. Borg seconded the motion, which was approved unanimously, 7-0-0.

With no further business before the board, a motion was made and seconded to adjourn at 2:30PM.

Respectfully submitted,

Bill Hawkins

Bill Hawkins, Recording Secretary