



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

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### **Design Review Subcommittee 9/18/13 Approved Minutes**

Subcommittee Members in Attendance: Peter Griffin, David Demers, Babar Kahn, and Brenda Behling

Subcommittee Member Absent: Mike Martel

Staff Present: Laura Scott, Community Development Director

The meeting was called to order at 12:05pm.

#### Application Review

Review and Comment on Case 2013-22 at 43 Range Road (18-L-450) in the Professional, Business and Technology District and the Cobbetts Pond and Canobie Lake Watershed Protection District. The proposal is to demolish the three existing buildings on the site and construct a 7,308 sqft building, which will be comprised of a Dunkin Donuts Restaurant (2,928 sqft) and 2 office/retail spaces (2,190 sqft each), as well as associated parking, landscaping, signage and lighting.

Pater Zohdi and Mike Gospodarek of Edward Herbert Associates were at the meeting to present the changes from the 8/26/13 Committee Meeting and the 9/4/13 Planning Board meeting. Specifically look at lighting, building façade colors and freestanding signage.

Babar asked about the faux windows vs art because he noticed the art on the plans provided. Laura explained that the Planning Board was interested in seeing elevations with the art and faux windows and with just the faux windows at the 10/2/13 hearing, which is why it is on the site plan. The Planning Board was made aware of the concerns the Committee had about the art from the last meeting.

Mike reviewed the cut sheets for the lighting fixtures and explained each fixture that they are presenting and where it would be located on the site.

The gooseneck lights were removed from the site plan and the Committee wanted to know why. It was stated that they provided too much light on the art so column lights were proposed like those at 49 Range Road.

The Committee prefers the gooseneck lights for the 3 wall signs on the front of the building and the applicant will add them back in.

The freestanding lights were modified from the original proposal and will be dark bronze in color. David and Brenda both stated that the look is still too modern and does not complement the building and is actually a detraction.

David suggested using the same type of freestanding lights that are at Tuscan Kitchen/Marketplace in Salem. Those would complement the building. Brenda and Peter agreed.

Peter Z. said he would look into those lights to add to the site. There are 6 total freestanding lights to look into.

The façade colors were provided for review and the Committee liked it.

Heritage Commission did a site walk on Monday of the site and took pictures for their records.

The freestanding sign was shown and the Committee agreed that as presented it looked nice.

David made a motion to approve the minutes of 8/26/13 as written. Babar seconded the motion. 4-0 to approve.

Babar made a motion to adjourn. David seconded the motion. 4-0 in favor. The meeting adjourned at 12:35pm.

Submitted by Laura Scott, Community Development Director