



TOWN HALL
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DESIGN REVIEW BOARD
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November 30, 2009

DRB Memorandum #2009-12

Memo to: Bonnie Weeks, Building Commissioner
Jonathan Tucker, Planning Director
From: Christine Brestrup, Senior Planner
Subject: DRB Meeting – November 17, 2009

The Tuesday, November 17, 2009, meeting of the Design Review Board began at 6:30 p.m. in the First Floor Meeting Room of the Town Hall. Design Review Board Members Janet Winston (Chair), Kathryn Grandonico and Jim Wald were present.

Also present were Christine Brestrup, Senior Planner; Barry Roberts, property owner; John Kuhn of Kuhn Riddle Architects; Jason Brown, applicant; Devon Kenison, applicant's partner.

DRB 2010-00005, 178 North Pleasant Street, Jason Brown for Clearwater Seafood & Grille - Construct a new patio and accessible ramp and stairs in front of building and install new signs and lighting.

Recommended approval.

John Kuhn presented the application. The property is the former location of Lucky's Tattoo Parlor. The applicant would like to establish a restaurant on the first floor.

Mr. Kuhn stated that Mr. Brown would like to remove the walls inside the space and install new handicapped bathrooms. The bar will seat 7, with a total of 44 seats indoors and 20 seats outdoors. The second floor tenants will continue to have access through the front door on the left. There will be new signage, lighting and a ramp as well as outdoor seating in front of the building, surrounded by a fence.

There is a 32" elevation change from the outside grade to the first floor. Two ramps are proposed to take up this grade change. The outdoor seating area will be paved but not raised.

The ramp and stairs will be built with a manufactured material, such as that used at Douglass Funeral Home. The treads of the stairs and ramp will be Trex. The balusters and rails of the ramp, stairs and fence will be white vinyl. The tread, balusters and rails will be designed to look like wood. The handrails will be steel.

There will be two signs:

1. A post sign, with a 4" x 4" pressure-treated wood frame, painted white. The sign will face north and south and will be lit from above; the sign will be made of painted wood and will say "Clearwater" above and "seafood & grille" below; the sign will have a blue background with white and red lettering;

2. A sign above the windows, also made of painted wood, which will be 9' x 2' in size; the sign will have blue, cut-out letters saying "Clearwater" above a solid wood panel, in red with white letters, which will say "seafood & grille"; the sign will be lit from behind by an 8 foot long fluorescent light; the letters "seafood & grille" will be translucent white plastic; the backlighting will illuminate the translucent letters and will show the carved letters in silhouette.

The building will be painted gray (Behr "Stone Fence", 720F-4) with blue shutters (Behr "Quiet Storm", S-H-540) and white trim.

The lighting above the post sign will be simple, wedge-shaped lights, one on each side of the sign (Shaper Lighting, #982-PT Series) in white. This type of lighting will also be added to the two posts at the front of the outdoor seating area. Similar wedge-shaped lights in white (Shaper Lighting #682-WP Series) will be mounted on the building wall, on either side of the plate-glass windows. The lights will not be too bright. There will be some ambient light from the street lights.

Ms. Grandonico asked about the fonts on the two signs and recommended that they be the same. Mr. Brown stated that the fonts on the two signs will be the same and that only the post sign will have the bird logo.

There was discussion about whether a Special Permit would be needed for the post sign. Mr. Kuhn pointed out that Section 8.24 of the Zoning Bylaw allows one free-standing sign in the B-L zoning district adjacent to the B-G zoning district, with a maximum height of 10 feet and a maximum size of 25 square feet. The proposed post sign will fit within these parameters.

Ms. Grandonico recommended that the post sign include some red to match the wall sign and that the word "Clearwater" on the post sign be outlined with a thin black line.

Mr. Wald asked if the applicant would consider replacing the large plate-glass picture window with a different fenestration pattern.

Mr. Kuhn noted that a large picture window provides a nice place to sit and dine. Mr. Brown stated that he might install an awning at a future date and that this would help to diminish the effect of the large window. He also stated that the paving of the patio would probably be brick, to match the public sidewalk.

Conditions:

1. That the applicant shall return to the Board for review of the proposed site furniture (tables and chairs), awning and paving;
2. That the lettering for the post sign and the wall sign shall have the same font;
3. That the signs shall incorporate the same color scheme, including use of a similar color blue in both signs and red, on the small lettering ("Seafood & Grille") in the post sign to match the red in the wall sign.

The meeting was adjourned at 7:30 p.m.

Future Meetings

Tuesday, December 15

Note: Ms. Winston will not be available to attend the December meeting.

Cc: Anita Licis, DRB
Janet Winston, DRB
Jim Wald, DRB & HC
Jonathan Salvon, DRB
Kathryn Grandonico, DRB
Jeffrey Bagg, Senior Planner
John Kuhn, Architect
Jason Brown, Applicant
Nate Malloy, Associate Planner
Aaron Hayden, Select Board Liaison
Larry Shaffer, Town Manager