



TOWN HALL
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DESIGN REVIEW BOARD
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January 12, 2012

DRB Memorandum #2012-01

Memo to: David Waskiewicz, Acting Building Commissioner
Jonathan Tucker, Planning Director
From: Christine Brestrup, Senior Planner
Subject: DRB Meeting – January 10, 2012

The Tuesday, January 10, 2012, meeting of the Design Review Board began at approximately 6:37 p.m. in the Glass Room, Bangs Center.

Design Review Board members Janet Winston, Chair, Jonathan Salvon, Derek Noble and Michael Hanke were present. Also present were Jim Wald, Select Board liaison, Christine Brestrup, Senior Planner, applicants Reza Rahmani and Arash Hashemkhani for Lit Restaurant and Kyle Wilson of Archipelago Investments for Boltwood Place.

DRB 2012-00011 – Reza Rahmani for Lit Restaurant, 41 Boltwood Walk – Review of proposed seasonal outdoor dining, including layout of seating area and site furniture

Recommended approval with conditions

Reza Rahmani and Arash Hashemkhani presented the application for Lit. They are proposing seasonal outdoor dining in the area between the Knights of Columbus Hall and Thai Corner Restaurant. The dining area will consist of a fenced off area of about 14' x 29' with 36 seats arranged around 6 tables. The area around the fenced area will be 8'-3" wide on the Knights of Columbus side and will butt up against the ramp at Thai Corner.

Mr. Hashemkhani would like to leave the furniture and fencing in place for the whole season, but he understands that the ZBA may require him to remove and stack it nightly. (One of the reasons for the outdoor dining space is to gain exposure for Lit Restaurant.)

There was discussion about the color of the umbrellas. Black umbrellas were shown in the image submitted to the Board, along with a black fence and black planters. Black is a signature color of Lit Restaurant. The existing awning at the restaurant entrance is black. The Board members were satisfied with the black fence and planter boxes but some Board members suggested that the applicants consider alternatives to the black umbrellas, which may look too dark. Alternative colors that were mentioned include charcoal or gray, brick, rust or terra cotta. The applicants may use a canvas fence rather than the fence shown in the submittal.

The applicants do not plan to add lighting, except candles on the tables. There is ambient lighting provided by the fixtures at Thai Corner and other lights in the area.

Board members were satisfied with the choices for seats and tables presented by the applicants.

Ms. Winston recommended adding the logo to the umbrellas or the fence (if canvas is used) so that the public will know that the space is connected with Lit Restaurant. She commented that the proposal looked beautiful.

Conditions

- 1) Consider a color other than black for the umbrellas.
- 2) Consider adding the logo “Lit” to the umbrellas and (if canvas is used) on the fence.

Old Business

DRB 2010-00002, 43-51 North Pleasant Street, Archipelago Investments, LLC for Boltwood Place - mixed-use, LEED-certified building in downtown Amherst on the lot with Judie’s Restaurant; ground floor retail/commercial with residential units above – review of exterior lighting plan and fixtures in accordance with conditions established at DRB meeting on November 3, 2009

Recommended approval without conditions

Kyle Wilson presented information about the proposed lighting plan at Boltwood Place. There will be seven fixtures located on the building, with one fixture on either side of the doors. The fixtures will be pointed down. One street lamp in the Boltwood Walk area, in the vicinity of the building, has been removed and will not be replaced. The fixtures will be mounted on the building 9 feet above grade. They will be black in color and their dimensions are 1 foot tall by 7 inches in diameter.

Board members commented that the lighting plan and fixtures were clean, simple and neat.

Proposed Town Flag – review of design concepts for a new flag for the Town of Amherst, prepared by local artist Barry Moser

Board members reviewed the design concepts for a new town flag that had been prepared by Barry Moser. They discussed the colors and images proposed for the flag. Board members expressed a preference for flag #10. Ms. Winston recommended that the date “1759” be included, perhaps located under the sheaves of wheat. They discussed comments offered by Jonathan Tucker, Planning Director, regarding whether sheaves of wheat were an appropriate symbol for agriculture in Amherst. Board members decided by consensus that the designs being reviewed were for a flag and not for a town logo. They decided by consensus that sheaves of wheat were a universal and appropriate symbol for agriculture. They discussed the fact that the flag will be hung vertically in the State House. Mr. Hanke noted that flag #10 was preferred by the Historical Commission when the Commission met in December.

New Business – none

Future Meetings – no discussion

Joint Meeting with Historical Commission – review of design concepts for a new flag for the Town of Amherst and joint recommendation of preferred flag design to the Select Board

Historical Commission members Matt Cornell, Betty Sharpe, Lynda Faye and Michael Hanke (also a DRB member) were present to represent the Historical Commission. Nate Malloy, Associate Planner and staff liaison to the Historical Commission, was also present.

Mr. Cornell commented that the plow on some of the designs resembled a guitar. Mr. Hanke stated that flags were usually seen from far away and that they are typically very graphic. Ms. Faye expressed a preference for the symbols of the book and sheaves of wheat. Mr. Malloy stated that the book and sheaves of wheat were universal symbols for learning and agriculture and that the design of flag #10 showed balance and symmetry. Mr. Cornell expressed a preference for the colors of flag #10. Board members noted that the colors chosen for the flag should avoid a reference to a particular college or university, but they noted that maroon is one of the colors of the Amherst High School.

Board and Commission members asked that the date “1759” be added to the flag design, but they will leave the placement up to the artist, Mr. Moser. Members noted that the date can be a secondary element and that the image of the date can be small, not dominant in the flag design and possibly black in color.

Members asked that Mr. Moser prepare a final flag design, including the date “1759”. They asked that he submit the actual color numbers (from a Pantone or PMS color system) for the black, green, maroon and yellow represented on flag # 10 so members could see the real colors. They asked that Mr. Moser submit a “hard copy” proof of the flag design so that the colors could be clearly seen, noting that electronic copies can distort the color. Mr. Wald offered to communicate the Board’s and Commission’s requests to Mr. Moser and members gratefully accepted Mr. Wald’s offer.

Adjournment

The meeting of the DRB and the Joint Meeting between the DRB and the Historical Commission were adjourned at approximately 7:40 p.m.

Cc: Janet Winston, DRB
Jonathan Salvon, DRB
Derek Noble, DRB
Michael Hanke, DRB
Reza Rahmani and Arash Hashemkhani, Applicants
Kyle Wilson, Applicant
Jim Wald, Select Board Liaison
Jeff Bagg, Senior Planner
Nate Malloy, Associate Planner and Staff Liaison to the Historical Commission