

Subject to approval

ADVISORY COMMITTEE ON COMMUNITY APPEARANCE

Regular Meeting March 14, 2023

Minutes

The Regular Meeting of the Advisory Committee on Community Appearance (ACCA) was held on Tuesday, March 14, 2023 via Zoom Webinar.

Members present: Matt Williams, Chair, John Cunningham, Vice Chair, Alex Province, Peter Clement, Ron Zollshan

Members absent:

Staff present: Erin Mannix, Town Planner

Chairman Williams called the meeting to order at approximately 5:00p.m.

Application(s):

1. **23-13. 33 Wilshire Ln.** Map 39, Lot 87/33W, Owner: Ann Scott, Applicant: P&M Builders, Regulated Activity Permit for Addition to sunroom.

Present for the applicant was Michael Dolman, of P&M Builders. He explained the rear addition project. No members had any comments or questions regarding this application.

Motioned to favorable recommend the application

Motion: John Cunningham

Seconded: Alex Province

In Favor: 5

Opposed: 0

Abstained: 0

2. **23-05. 14 New Rd.** Map 49, Lot 26, LI – Light Industrial Zone, Owner/Applicant: Precision X-ray, Inc., application for Site Plan modification to construct a 4,170 sq.ft. addition to existing manufacturing building with associated site improvements.

Present for the applicant was Mark Davis, PE, Matt Popp, Landscape Architect, and Del Simmons from Munger Construction. The team detailed the modifications proposed to the building and site. Mr. Simmons indicated that sample boards and colors will be delivered to Town Campus for review by the Committee. Questions from the Committee include:

1. Should lighting fixtures be white or black in color?
2. Please provide example of solar canopy design.
3. Please provide rendering of illuminated entrance to show proposed lighting.

The Committee invited the applicant back to the April meeting to further discuss these items in addition to the proposed building colors.

- 3. 23-10. 40 Wall St.** Map 38, Lot 38, D-DVD, Owner: White Rabbit, LLC, Applicant: William Plunkett; Minor Alteration Application to amend previously approved porch reconstruction.

Mr. William Plunkett was present to discuss the proposed modifications. The Committee Previously reviewed the reconstruction of the front porch and replacement railings. At this time Mr. Plunkett wishes to eliminate the railings from the project. The Committee had no concerns.

Motioned to favorable recommend the application

Motion: Ron Zollshan
Seconded: John Cunningham
In Favor: 5
Opposed: 0
Abstained: 0

- 4. 1315 Boston Post Rd** – Sign application and façade modifications for rebranding of Dunkin’ Donuts.

Present for the applicant was Chris DaCosta, property and store owner and Sean Donovan, Sign Contractor. The team discussed the proposed modifications to the store facade and signage. The Committee had several comments that they wish to have the applicant return to address at their April meeting.

1. Ground sign-illuminate letters only and opaque the white background.
2. Drive-thru overhang sign- Remove DNKN’. “Drive thru” letters can be pink, but recommend “Enter from other side” to be grey color. Illuminate letters only and opaque white background.
3. Front wall sign- Internally lit Letters look large. Please review allowed sign square footage and size accordingly.
4. Drive-thru signage- Remove signage on top clearance bar.
5. East & West Side façade signs- Additional signage on the building may not comply with zoning regulations. If no signage is allowed, the wall lights above the panels should be removed.
6. Façade improvements- Grey building color ok. East & West side wood panels look good but signage may not comply with zoning regulations. Orange banding on building is not preferred. Can this be replaced with wood paneling or eliminated all together? Façade should not include any white as shown on the rendering. These areas should be grey in color.
7. Applicant wishes to remove hedge along east-side of façade and add vinyl images to windows. Committee did not raise concerns about the shrubs, however, did recommend tinted windows or blinds instead of any vinyl images.

Approval of minutes: February 14, 2023.

Motion: John Cunningham

Seconded: Alex Province

In Favor: 4

Opposed: 0

Abstained: 1

Meeting was adjourned at approximately 6:55pm.

Respectfully submitted,
Erin Mannix, Town Planner