

Chairman Robert S. Knox called a meeting of the North Scituate District Review Committee (VDRC) on December 16, 2004 at 7:05 p.m..

Members present were Charles R. McCaughey, Mark Laprade, Norma Knox. and Margaux Morriseau. Barbara S. Stetson and George Myrick were absent.

Motion was made by Norma Knox and seconded by Charles R. McCaughey to accept the minutes of October 21, 2004, with corrections, unanimously voted to accept.

APPLICATIONS

NES Group- Fleet Bank/ Bank of America- 135 Danielson Pike- Plat 16 Lot 19 Sign Change. Representing Fleet Bank is Charles Swartz. Fleet Bank would like to change the sign due the fact that the name of the bank is changing to Bank of America. Mr. Swartz stated that

the existing Fleet sign size will be lowered to six (6) square feet and maximum height will be roof line, below fifteen (15) feet. Post will be a single flag style type. The sign will be made from a wood steel frame and the actual sign will be made from plastic. Colors will be champagne red, blue and white. Bank of America logo will be on sign.

Two additional signs will be mounted on the bank. One of the east side parking lot side of the bank and the other on the front of the bank. These signs will be nine (9) inch plate lettered signs. Lettering will be blue with blue and red logo. Chair Robert S. Knox asked how long each of these signs will be. Mr. Swartz stated between five (5) and seven (7) feet. Chair Robert Knox told Mr. Swartz that the three signs can't be more than thirty-two (32) square feet, according to the sign ordinance. Chair Knox informed Mr. Swartz that also according

to the sign ordinance that no sign shall be made out of a plastic material. Margaux Morriseau asked what the clearance of the bottom of the front sign will be to the ground. Mr. Swartz stated seven (7) feet.

Chairman Robert Knox read into the minutes, comments from ex-officio member George Myrick. Proposed signs do not reflect style of village signs. I know existing Fleet sign did not either but do we have an opportunity here to ask for better than simply their standard cookie cutter sign? Aggregate of signs appear to exceed maximum thirty-two (32) square foot allowed per property.

Chairman Robert Knox recommended that the committee feels the signs should be made out of wood or wood composite to go along with the character of the village.

Motion was made by Charles R. McCaughey and seconded by Mark Laprade to accept the size of the sign, no more than six (6) square feet, mounted on single post, Seven (7) feet to bottom of sign from the ground. Sign will be made of non plastic material. Colors Champagne Red, Blue and White with bank logo. Building signs, one on front the other on the east side of the parking lot will have same bank logo, same colors and be made from same material. The size of letters will be nine (9) inches and the length of the sign between five (5) and seven (7) feet. The signs will not be internally lit, unanimously voted to accept.

North Scituate Public Library –Lerner/Ladds & Bartels, Inc. (Architects)-606 West Greenville Road- Plat 19 Lot 15 – Addition. This

is a pre-application meeting.

Leslie McDonough, Director of the North Scituate Public Library, spoke on behalf of the library. Mrs. McDonough stated that the existing library is busting at the seams. In the last ten (10) years circulation has doubled from forty six thousand (46,000) to one hundred thousand (100,000). The existing building was not built to handle computers and space is needed for electronic components. The program room is not handicap accessible. The library building committee looked into other sites and nothing fitted their need.

Dreighton Fair spoke on behalf of the architects. Mr. Fair stated that the architects have been working with the library building committee for the last six (6) months. The existing library is six thousand (6,000) square feet. The amount of feet needed to accommodate the needs of the library is between eleven (11) and twelve (12) thousand square feet. The library building committee and the architects feel that they need to fully maximize the site so that no further additions will be needed. The goal is to make the new addition as high as the original building. Another goal is to make the entire library

handicap accessible. The proposed square foot of each level of the library is as follows, lower level seven-one thousand (7,100) square feet, first level six thousand six hundred (6,600) square feet, and second level five thousand four hundred (5,400) square feet. The proposed roof structure will mask mechanical materials. Materials used will be brick on the arcade portion of the building, cedar shingles, slate roof on sides. Front of building will have cooper roof

to match existing roof. The architects feel that the size of the new proposed addition fits into the scale of other buildings surrounding the library.

Norma Knox asked about the total building coverage to the land. Total building coverage will be about 40%. Norma Knox also asked about provisions for parking. The architects stated that the necessary parking will be about seventy-five (75) spaces. The diagram showed parking on Silk Lane, West Greenville Road, municipal parking lot, school parking lot and on site parking. Norma Knox questioned the validity of the amount of spaces shown for Silk Lane. Norma Knox recommended the building committee looking into other sites. Lucille Cameron , President of the Library Board of Trustees, stated that the building committee looked at various location and nothing worked out.

Norma Knox questioned the issues of possible well and septic problems. Mr. Fair stated that the library has monitoring the water usage since this summer and have found it to be a low water usage building. The septic system is located in the front of the building and Mr. Fair stated that there is room for possible expansion.

Norma Knox asked about the height of the proposed addition. Mr. Fair stated that the height of building will be thirty-six (36) feet to the peak of the roof. Chair Robert Knox stated that this will make the new roof about ten (10) feet higher than the existing roof.

Norma Knox also questioned the use of lighting around the building. Mr. Fish stated that the lighting for the exterior of the building will get its light from within. The lighting inside the building

will act as a lantern. Norma Knox asked about the west elevation having lights outside of the building for the parking area. Mr. Fish stated this will be addressed due to safety issues in the parking lot.

Chair Robert Knox reminded the committee members that this was only a pre-application meeting and the prior approval must be gotten from the zoning board of review.

Richard Lang-90 Hartford Pike- Plat 16 Lot 72- Design for Exterior and Site. Mr. Lang stated the previous drawing submitted a year ago was basically what he has done or is going to do. Chair Robert Knox read the following statement from George Myrick into the minutes; Site plan not up to date- should include existing changes at ice cream shop. Drawings not detailed enough or clear enough to allow comparison with Famous Pizza to see if design complied with Village Review Committee memo of December 19, 2003. Chairman Robert Knox and Norma Knox stated that work done on the exterior-windows and siding was done without a building permit. Heather Lang stated that this work has already been done and asked what are they to do now? Chair Robert Knox stated that the Lang's take pictures of what exterior work has been done now and bring those to the January meeting for approval.

Norma Knox also stated that approval is needed for signage and lighting.

Norma Knox stressed to the Lang's that no official plans/drawing for exterior work, lighting, signage and landscaping were presented to the committee. Norma Knox stated that the last time the Lang's came before the committee this was for a pre-application meeting

only, date December 18, 2003. Mr. Lang was advised at that meeting he was to come back to the Overlay Committee with official drawing of work to be done.

Chair Robert Knox informed Mr. Lang that the preexisting Famous Pizza sign must come down to conform with the new sign ordinance. The existing sign is nonconforming. The poles for the Famous Pizza sign and The Creamery must come down before approval of Bentley's sign is approved. Total signage for entire property Famous Pizza, The Creamery and Bentley's must be thirty-two (32) square feet.

Chair Robert Knox informed Mr. Lang again of all the things that need approval, pictures of work already done, awning, landscaping, curbing, signage, lighting, parking, and window flower boxes. Chair Robert Knox asked Mr. Lang if he had gotten a permit to build the wall in front of the new Creamery. Mr. Lang stated no, he didn't think he needed one. Chair Robert Knox informed him that according to the building inspector he does.

Motion was made by Norma Knox and seconded by Charles R. McCaughey to continue application until the January 20, 2005 meeting, unanimously voted to accept.

Atlas Insulation Co.-116 Danielson Pike-Plat 39 Lot 21-Site Lighting. Chair Robert Knox informs the applicant that too many light are on the building. The Overlay Committee approved four (4) lights and there are nine (9) lights on the building. Paul Catanzaro spoke on behalf of Atlas Insulation. Mr. Catanzaro informed the committee members that the State Fire Marshall made Atlas add two (2) exit doors to the front and side of the building and that the lights should

be over the door to illuminate them. Mr. Catanzaro stated that the four (4) lights that were approved were to be between three hundred fifty (350) and four hundred (400) watts. Those four (4) lights that are on the building now are only one hundred seventy-five (175) watts, with shields.

Chair Robert Knox restated that there are too many lights on the building. Mr. Catanzaro stressed he needs that much lighting for safety sake. Chair Robert Knox told Mr. Catanzaro that if he didn't agree with the prior approval of the number of lights that the only other choice was to go back to the first recommendation from the committee which was pole lighting. Mr. Catanzaro said he will not make any additional expense to add pole lighting.

Chair Robert Knox told Mr. Catanzaro that a lot of neighbor complaints have been made about the lights.

Mr. Catanzaro stated the lights are on timers from 5:00 p.m. until 5:00 a.m. He stated that he could try and turn a few of the lights off sooner.

Audience participation Candice Caluori-137 Danielson Pike stated that she attended the September 22, 2003 meeting and that she would have preferred the pole lighting to avoid lights shining into her windows all night.

Andrew Catanzaro stated that they could go back to the original wattage of four hundred (400) watts. Chair Robert Knox stated that prior approval for the four (4) lights was only two hundred fifty (250) watts.

Norma Knox informs the committee members that she has

received phone complaints from neighbor about the brightness. She states that the lights do not fit into the character of the village.

Audience participation Daniel Whitney- 126 Danielson Pike stated the light above the side door is too bright.

Recommendations were made to shield additional lights and turn off every other light after a certain hour.

Chair Robert Knox asked if plantings will continue in the Spring as originally approved. Mr. Catanzaro stated that plantings will continue, just that they ran out of time.

Motion was made by Charles R. McCaughey and seconded by Norma Knox to continue application until the January 20, 2005 meeting, unanimously voted to accept.

OLD BUSINESS

Chair Robert Knox read statement from George Myrick stating that a copy of previously submitted "Proposed VRC Siding Guidelines" was transmitted to Hope Overlay Committee person Fred Faria on December 14, 2004.

NEW BUSINESS

Welcome new member Margaux Morriseau. Margaux was the previous owner of The Greenery located in the village.

Motion was made by Charles R. McCaughey and seconded by Mark Laprade to accept the budget for 2005, unanimously voted to accept.

Motion was made by Charles R. McCaughey and seconded by Norma Knox to pay the Xerox fee for 2004, unanimously voted to

accept.

OTHER BUSINESS-CORRESPONDENCE

Meeting place change for January 20, 2005 meeting. Clerk will check on available locations.

ADJOURNMENT

Motion was made by Charles R. McCaughey and seconded by Norma Knox to adjourn at 9:00 p.m., unanimously to accept.

Respectfully submitted,

Kathleen E. Blaine

Secretary