

**Chairman Robert S. Knox called a meeting of the North Scituate District Review Committee (VDRC) on January 20, 2005 at 7:05 p.m.. Members present were Charles R. McCaughey, Mark Laprade, Norma Knox, Margaux Morriseau, Barbara S. Stetson and George Myrick. Motion was made by Norma Knox and seconded by Charles R. McCaughey to accept the minutes of December 16, 2004, with corrections, unanimously voted to accept.**

## **APPLICATIONS**

**Richard Lang-90 Hartford Pike- Plat 16 Lot 72- Design for Exterior and Site. Mr. Lang provided the committee members with photos showing what has already been done to Bentley's Tavern and is seeking approval for this work. The pictures shown to the committee members include door style, window style and lights.**

**Mr. Lang stated that the only way to make each of his three businesses buildings ( Famous Pizza, Bentley's and Famous Creamery) look some what alike was to have the same style of lights attached to the outside of the three buildings. Committee members stated that no literature was presented to the committee members as to the style of light or wattage. Mr. Lang references picture of light. George Myrick asked Mr. Lang to draw on his survey plan, dated February 19, 2004, where the lights are actually going to be placed. Mr. Lang wrote that he will have eight (8) outdoor lights, five (5) on the front of Bentley's two (2) on the Creamery side of the building and one (1) at the back side. The lights will be seventy-five (75) watts. A florescent light will be placed under the canopy.**

**George Myrick asked if the canopy on Bentley's will be painted green to match the trim of the building. Mr. Lang stated that the trim will be painted but he is waiting for warmer weather. Mr. Lang signed and dated the survey plan, dated February 19, 2004 that the canopy will be painted green and there will be no lettering on the canopy.**

**Signage on Bentley's will consist of the name be etched on the inside of the front door. Chair Robert S. Knox informed Mr. Lang that the existing Famous Creamery sign and Famous Pizza sign must come down as they do not conform to the existing sign ordinance. Mr. Lang stated that he is moving the lot lines so that the existing Famous Creamery sign will be part of the Famous Creamery lot and not part of the Famous Pizza and Bentley's Tavern lot. Mr. Lang signed and dated the survey plan , dated February 19, 2004 that the existing Famous Creamery sign is to be added to the Famous Creamery site.**

**Mr. Lang signed and dated the survey plan, dated February 19, 2004 that signage for Bentley will be etching on the front door.**

**Barbara S. Stetson and Chair Robert S. Knox informed Mr. Lang that if he wants additional signage for his three businesses that he must go before Zoning.**

**The committee members again expressed their concern that work on the site was done without any prior approval or permit.**

**Chairman Robert S. Knox stated that the existing parking lot design did not get prior approval from the committee members. Mr. Lang stated that he got approval of the parking lot design from the Planning Board.**

**Barbara S. Stetson questioned how Bentley's will have an English style pub design? She asked if the front of Bentley will have window boxes. Mr. Lang signed and dated survey plan, dated February 19, 2004, that window boxes will be added under all windows.**

**George Myrick suggested that shutters be placed around the windows. Mr. Lang stated that he was thinking of adding them. Mr. Lang signed and dated survey plan, dated February 19, 2004, that shutters will be placed on the sides of the front windows and also placed around the top window, located on the second floor.**

**Mr. Lang signed and dated survey plan, dated February 19, 2004 the new location of the dumpster.**

**Motion was made by Mark Laprade and seconded by Charles R. McCaughey to accept the application with amended plans;**

**lights-8 outdoor lights, 75 watts each, florescent light under canopy**

**canopy – painted green to match trim and no lettering**

**window boxes- under each window**

**signage- etched on front door**

**dumpster- new location**

**shutters- placed on top and side of front windows**

**Creamery sign- added to creamery site**

**unanimously voted to accept.**

**Atlas Insulation Co.-116 Danielson Pike-Plat 39 Lot 21-Site Lighting. There was no representation from Atlas Insulation at this meeting. Chair Robert S. Knox stated that Atlas Insulation representatives were informed at the last meeting dated December 16, 2004 of lighting**

problems. Four (4) lights were approved for the front of the building. There were nine (9) lights installed to the front of the building. The majority of the lights are too bright. The Committee agreed that the wattage of only two (2) lights were fine. Atlas Insulation had received approval for Wall Pak A lights for two (2) on the north side of the building and one (1) to the west side of the building. One (1) Wall Pak D light was also approved for the north side of the building. This gives a total of four (4) lights that received approval. The building has four (4) lights on the north side, two (2) on the west side, one (1) Wall Pak D light on the north side, one (1) spotlight on the east side and one (1) overhead light on the north side.

Abutting neighbors attended the December 16, 2004 meeting expressing their concern over wattage, number of lights and time that the lights were on.

Committee member agreed with Atlas Insulations representative that front lights and on the west side are needed for safety, but that there was no need for the light on the east side.

Recommendations were made by the Overlay Committee members and agreed upon by the Atlas Insulation representatives. As of the dated of this meeting, January 20, 2005, all nine (9) lights are still on all night long. One shade was added to the light on the west side nearest the north side.

Chair Robert S. Knox feels that Atlas Insulation has not complied with the approved recommendation agreed upon by both parties. Chair Robert S. Knox stated that the committee must decided what to do next.

**Abutting property owners David and Gail Hanna, 10 Hanna Lane, stated that the light on the east side shines onto their property. Mr. Hanna stated that he spoke with Building Inspector, David Provonsil about the size of the lights going against the rural character of the town. Mr. Hanna said he has not spoken with his neighbors regarding this problem. He feels that the process of the overlay committee should be able to handle this problem.**

**Chair Robert S. Knox stated that if the committee only accepts the four prior approved lights, that David Provonsil would enforce this issue with Atlas Insulation.**

**Motion was made by Norma Knox and seconded by Barbara S. Stetson to send a letter to David Provonsil stating that the Overlay Committee is only approving the four (4) lights originally approved at the meeting dated October 16, 2003. The committee members are not willing to approve any extra lights for this application, unanimously voted to accept.**

## **OLD BUSINESS**

**Barbara S. Stetson comments on her approval on the work done to the Laprade residence on Silk Lane.**

**Norma Knox references the height of the Bank America sign as per the height agreed upon in the minutes of December 16, 2004.**

## **NEW BUSINESS**

**Charles R. McCaughey advised the committee members that he has decided to rent out half of his building to another business. His**

sign for his business is already thirty-two (32) square feet and stated the he will be going to the Zoning Board for approval for additional signage.

Margaux Morriseau asked the committee member who is in charge of grants to help the small business owner. Chair Robert S. Knox stated that this is no one. Margaux stated that she feels there is a problem between applicants and the committee members. She feels the committee members are a little confrontational. Barbara S. Stetson stated that a flyer was going to be handed out but that Town Hall has changed the rules twice. Barbara stated that she would like to re-introduce the pamphlet. Margaux suggested posting needs of the committee at the Building Inspector Office.

George Myrick and Barbara S. Stetson stated that problems arise when applicants do not provide the necessary information so the committee members can make decisions.

Some committee members feel that a problem in communication still exists between the building inspector and the overlay committee.

Norma Knox stresses to the other committee members the overall purpose of the overlay committee, as stated on the Overlay Application.

Norma Knox advises the committee members that the North Scituate Public Library will be going before the Zoning Board.

**ADJOURNMENT**

**Motion was made by Norma Knox and seconded by Mark Laprade  
to adjourn at  
8:55 p.m., unanimously to accept.**

**Respectfully submitted,**

**Kathleen E. Blaine**

**Secretary**