

- Design Review Board Meeting, Tuesday, November 23, 2010
- Attendance: James F. Burgess, Jr., Maureen Dunn, Alexandra Alexopoulos and Thomas Fucile. Acting Chair Dunn opened the meeting at 7:00 pm.
- **At 7:00 pm, Mr. Burgess motioned to accept the minutes from November 9, 2010, second by Mr. Fucile; voted 3-0-1 with Mrs. Alexopoulos in abstention since she was not in attention.**
- At 7:02 pm, Acting Chair Dunn opened DRB 2010-16, Fat Cactus, 1374 North Main Street, continued from Nov. 9th. Applicants Frank Imbergamo and Matthew Greer presented pictures of their existing restaurant in Lynnfield; they also presented a plot plan of the property. The back deck is not changing drastically from what was presented last meeting. The back pathway needs to be 18 feet to satisfy the Fire and Police Chiefs. Discussion was held as to what the layout of the deck is currently; pictures and plans viewed. The area is 62ft x 15ft and the deck will be flush with the front of the building. Both decks are covered, with a natural break in the middle that is not covered. One deck is 15ft and one is 18ft. Where the existing windows are, they will put 6 garage doors; the sizes will vary, but the style will not. The garage doors will be a Savannah Green stained wood; 3 panels going across. There is also another access door along the back and a door that leads into the sprinkler room from the back deck. The Applicant doesn't have a problem going natural for the stain with just Polyurethane; the Board recommends this instead. Other doors will match the garage doors with Polyurethane treatment. The railings, posts and banisters are natural, pressure-treated wood with Polyurethane stain. The Board questioned if rafters are will be painted a color, stained or left natural. Fascia boards would be a color and rafters would remain natural. Discussion was held about the structural needs of the building and roof. The fence and roof will be corrugated, galvanized metal. The proposed bell tower is to be a darker color with wood beams supporting it. Discussion was held about members not having a clear idea of what the building is going to look like in the end. Some members feel the presentation has been in pieces with pictures from other locations, that don't clearly represent the final result of the Randolph location. Additional discussion was held about the dimensions of the bell tower, structure and decks.
- **Colors-** the Applicant would like to tie the trim color into the existing building color. The moldings will be a Gold color. The bell tower area will all be the same; it will be a bumpy, stucco finish. The Applicant is proposing to have the same colors as the Comfort Inn and the Board feels they will get lost and they are losing a great opportunity to stand out a little. The Board is concerned about the weather and time frame the Applicant has to get things complete, but they are not satisfied with the presentation. The Board feels the Applicant should proceed with the structural stuff, but not the colors. The Applicant feels they could complete the building in 2 weeks. Discussions held about cutting the size of the bell tower structure to be more aesthetic. There would be a change in the depth, that wouldn't impact the roof. The Applicant doesn't want making smaller, but doesn't want the tower to get lost given the size of the hotel.
- **On the North Main Street Side-** the windows will open and not go all the way to the floor. They are all three pane windows. The sill will be an average window height from the floor. The customers sitting inside will be up higher than those outside.
- Board wants letter sent to the Building Commissioner giving the Board's approval for the construction. Discussion was held about colors and really trying to separate the restaurant from the Comfort Inn.

- **Mr. Burgess motioned to send the building commissioner and town manager a letter indicating review of plans and no objection to the structure of the building and the layout of the patio as discussed with Fire Prevention and Building Commissioner, however, the bell tower has to be reduced in depth by 4 ft., depth being from the Blue Hills, south and before any signage or painting the Applicant needs to come back for approval. But construction can move forward. On the North Main Street side of the building, modifications with the windows, being a standard size, by-fold, window and not the doors as presented. Garage doors are solid, 3-panels, natural in color. The Applicant is continued to Dec. 7th at 7 pm, second by Mr. Fucile, voted 3-0-1, with Mrs. Dunn in abstention.**
- Calendar will be discussed at next meeting.
- **Mr. Burgess motioned to adjourn at 8:22 pm, second by Mr. Fucile, voted 4-0.**