

Members Present:

Mary Mathews	<i>Acting Chairperson</i>
T. Robins Brown	
Toma Holley	
Lisa Buckley	<i>Alternate Member</i>
Paul Curley	<i>Alternate Member</i>
Donald Yacopino	<i>Building Inspector</i>

Absent:

Eileen Kuster-Collins
Maggie MacManus

- 1. 169-171 Main Street. Damon Finch for Finch Studio Space. Application for two signs and an outdoor poster frame.** Parallel and window signs comply with zoning ordinance. A variance is required for the bulletin board sign.

No public comment. Motion by Member Holley, seconded by Member Buckley to close the public portion. Approved by a vote of 5-0.

Motion by Member Holley, seconded by Member Curley to approve the application with the following conditions agreed to by applicant: The sign above the entrance will be moved down to more closely identify with the entrance. It will also be moved to the right, centering it over the door. In addition it is understood that there would be a black border around such sign. The poster frame will be centered on the brick pier to the right of the door.

The board makes a positive recommendation to the ZBA for the required variance.

Approved by a vote of 5-0.

- 2. 10 Catherine Street. Jan Degenshein, architect and owner Susan Coury. Site plan application for second story addition, window replacement and recommendation to Zoning Board of Appeals.**

The board's main concern is that the appearance of the proposed house is too large for the lot and may overwhelm its neighbors. The architect stated that the net increase in height is 6', with 4 1/2' added to the eave line. The architect agreed to provide a silhouette rendering of the proposed structure with the adjacent houses (east and west) included; and adding to the drawings the heights of the existing structure and the addition and dashed lines indicating the existing building so that extent of change is clearer. The Board generally expressed no objections to the design of the structure, however Member Brown thought that the position of the oval window on the front façade appears arbitrary and discordant and suggested that the architect reconsider its design. *These requests were agreed upon by the architect.*

The application remains open.

3. 11-15 Bard Street. Mike Hekker, River club. Site plan application for a ground / river level deck and awning.

No public comment. Motion by Member Holley, seconded by Member Curley to close the public portion. Approved by a vote of 5-0.

Motion by Member Brown, seconded by Member Curley to approve the application as presented with the following notation as provided by the applicant: The two 20-foot retractable awnings are blue (no white stripe) and are roof-mounted. The apron can be either straight or wavy at the discretion of the applicant. In addition, the railing will be allowed to weather for a year then stained grey.

Approved by a vote of 4-0. Member Buckley recused herself as she is a near neighbor.

4. 20 South Broadway. Playhouse Market. Isaac Hershko, owner and Jan Degenshein, architect. Application for a marquee sign. A variance would be required because a marquee is permitted only on a theater or public building.

The applicant was not seeking formal approval, but was requesting the Board's advisory comments on the concept. He explained that the building will house a group of businesses, including a market and café with some entertainment. The present building recalls the previous historic structure and the marquee sign, he feels, reflects its theatrical past. The applicant indicated that the marquee would be used only to advertise the theatrical events that are planned for the site, not the market/café products.

The opinion of the members was varied. Member Holley likes the idea of the marquee. Member Brown does not think a marquee should be used except as allowed under Code and while the applicant plans performances currently, uses change over time and substantial changes to the building such as a marquee remain, particularly one as imposing as the proposed one. Member Mathews does not like the marquee concept because removable letters on a track are so often done poorly and, once approved, there would be no control over appearance. Member Curley cautions that the present intent may change with time and, although the applicant might initially post information relating solely to entertainment events, he (or a successor business) may eventually decide to post ordinary sales-related messages which would not be desirable.

There was discussion regarding whether approval (if given) could be conditioned on a requirement that the marquee be removed in the future, if the use of the location changed, or the possibility of other conditions on its use.

Two members of the public, Donna Cox and Julian Mosel, spoke in support of the concept. Ms.Cox thinks the marquee is "a tremendous idea" and Mr. Mosel likes that it recalls the historical use of the site, also that the marquee would provide protection from the elements for those waiting at the nearby bus stop.

The application remains open.

5. 1 South Broadway. David Collins for Back to Earth (Sweetpea's Market). Application for a parallel sign. Proposal complies with zoning ordinance.

No public comment. Motion by Member Holley, seconded by Member Mathews to close the public portion. Approved by a vote of 4-0.

Motion by Member Buckley, seconded by Member Holley to approve the application as presented with the following notation as provided by the applicant: The sign is 8' x 3', birch marine plywood with a clear matte finish. The birch edge will be finished with the same treatment. The letter application will be painted exactly as shown and also matte finish.

Approved by a vote of 4-0. Member Curley recused himself, since he has served as Mr. Collins' attorney in connection with matters relating to the business.

6. 82 Main Street. Oliver Cullen for Prohibition River. Application for a parallel and window signs. Proposal complies with zoning ordinance.

No public comment. Motion by Member Holley, seconded by Member Brown to close the public portion. Approved by a vote of 5-0.

Motion by Member Holley, seconded by Member Buckley to approve the application as presented noting that the parallel sign uses the existing sign board and that the existing awning will be removed.

Approved by a vote of 5-0.

7. 120 Main Street. Matthew Akdemir for Cloud 9 Cafe. Application for ground floor window signage. 37 sqft of signage proposed whereas 16.62 sqft is permitted.

Members of the board expressed appreciation over the colorful concept and the improvement shown in the simplification of the signage but agree that the images are overwhelming and still represent too great a divergence from the allowable square footage for signage. Member Buckley pointed out that the name of the establishment could not be easily identified out of all the other elements presented. Member Mathews and Brown pointed out that the clear and colorful graphics could easily be reduced in size without a loss of impact, especially the graphics located in the lower portion of the windows.

The application remains open.

8. 71 South Broadway. Kier Levesque for Riverside Builders. Amended site plan approval for change of east façade windows, floors 3 and 4. Proposal complies with zoning requirements.

Member Brown believes the new window configuration (3 double-hung windows in place of 2) detracts from the original 3-bay design of the structure. Whereas the 4th floor change may be acceptable because of the construction difficulties encountered, the 3rd floor windows should remain as is without the addition of a third. Member Curley says the east façade is not highly visible from any vantage, and therefore he is less troubled by the divergence from the original design. Member Brown disagrees.

Several members of the Board stated that there should be arches over the left and right windows on both the 3rd and 4th floor, matching the arches over the other pre-existing windows.

Two members of the public, Donna Cox and Julian Mosel, both like the new window configuration and agree that increased light and river views are desirable.

Motion by Member Holley, seconded by Member Buckley to close the public portion.
Approved by a vote of 5-0.

Motion by Member Buckley to accept the application as presented with the following condition agreed to by the applicant/architect: The arched lintels should remain over the left and right windows on both the 3rd and 4th floors, with no arch over the center window.

Approved by a vote of 4-1. Member Brown voted nay.

Let the record show the meeting ended at 9:30 p.m.

Respectfully submitted,
Mary Mathews
Acting Chair