



Town of Sturbridge

DESIGN REVIEW COMMITTEE

DESIGN REVIEW COMMITTEE NOTICE OF DECISION ARCHITECTURAL & SIGN DESIGN

Applicant: Dragonfly Ibis Sturbridge LLC
48 East Flagler Street PH 105
Miami, FL 33131

Phone: (954)654-0632

Property Owner: Same as Applicant

Parcel Information: Assessor's Map 415-03417-OU1

Zoning Designation: Commercial District

Property Location: 178 Main Street

Description of Request: Request for architectural design approval to replace the existing façade and new store fronts and sign design approval to replace the existing 50 sq.ft. monument sign with a new 150 sq.ft. monument sign.

Date of Meeting: September 22, 2021

Meeting Details:

Committee Members Present: Chris Castendyk, Chris Wilson, Brad Goodwin & Richard Volpe

Applicant for Architectural Design Request:

- The applicant is requesting architectural design approval to replace the existing façade of the former JC Penny space and new store fronts for new multiple retail bays.

Materials:

- End Roof: Existing shake style roofing
 - Middle Roof: Metal
 - Siding:
 - Behind Sign: Fiber cement
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- Storefront:
 - EIFS Cornice
 - EIFS “Column”
 - Aluminum
 - PVC Trim Boards
 - Fiber Cement Siding
- End Siding: EIFS Infill
- Middle Brick Siding: Existing Brick

Colors:

- End Roof - Existing Roof
- Middle Roof - Black
- Siding:
 - Behind Sign: Fiber cement
 - Storefront:
 - EIFS Cornice - SW7008 Alabaster
 - EIFS “Column” - SW7668 March Wind
 - EIFS Siding – Medium Tone Grey
 - EIFS Bottom Siding – Dark Tone Grey
 - Aluminum - Clear
 - PVC Trim Boards - White
 - Fiber Cement Siding (Planet Fitness) - SW7668 March Wind
 - Fiber Cement Siding (Other) - Cobblestone
 - End Siding: Existing
 - Middle Brick Siding: Existing Brick
- Lighting: New Up/Down light fixture, TYP.
- Landscaping: as presented

DRC Comments/conditions: N/A

At the meeting of September 22, 2021 there was a motion by Chris Castendyk, seconded by Chris Wilson and voted 4-0 to approve the architectural design as presented.

Applicant for Permanent Sign Request:

- The applicant is requesting design approval to replace the existing 50 sq.ft. monument sign with a new 150 sq.ft. monument sign.

Dimensions:

- Monument Sign: 18’ x 15’ (150 sq.ft.)

Colors:

- Monument Sign:
 - Brick base
 - White background

- Gray border
- White Edging
- Dark gray top

Materials:

- Monument Sign: Aluminum, Lexan plastic faces with applied 3m HP translucent vinyl

Materials Reviewed:

- Architectural Application
- Architectural Rendering
- Letter from Applicant
- Sign application
- Sign renderings
- Pylon sign description
- Site Plan
- Updated Renderings
- Existing conditions photo
- Material descriptions
- Material samples
- Town Planner Report

Lighting: As presented

DRC Comments/conditions: N/A

At the meeting of September 22, 2021 there was a motion by Chris Castendyk, seconded by Chris Wilson and voted 4-0 to approve the monument sign as presented.

The applicant shall be aware that this approval is for the design only. A Building Permit must be obtained from the Building Inspector.

R.V.
Richard Volpe, Chair

10/6/2021
Date

cc: Building Inspector