



Town of Sturbridge

DESIGN REVIEW COMMITTEE

DESIGN REVIEW COMMITTEE NOTICE OF DECISION ARCHITECTURAL & SIGN DESIGN

Applicant: Noble Energy Real Estate Holdings, LLC
Michael Frisbie
131 Buckingham Street
Suite 301
Hartford, CT 06106

Phone: (860)462-0527

Property Owner: Scott Conner Personal Representative Estate of Philip C. Conner
7 Meadowbrook Road
Spencer, MA 01562

Parcel Information: Assessor's Map 208-02622-195, 208-02622-197, 208-02622-201 &
208-02622-201A

Zoning Designation: Commercial II District

Property Location: 195, 197, 201 & 201A Charlton Road (Route 20)

Description of Request: Request for architectural design approval for two new buildings.

Date of Meeting: April 26, 2021 & May 17, 2021

Meeting Details:

**Committee Members Present: Amanda Normandin, Chris Castendyk, Chris Wilson,
Elaine Cook & Richard Volpe**

Applicant for Architectural Design Request:

- The applicant is requesting architectural design approval

Materials:

- Travel Center:
 - Shingles: Timberline Architectural
 - Siding:



- Prefinished Hardie Plank Siding
 - Pro Fit Cultured Stone – Alpine Ledge
 - Gutter/Drainage System: 6” Aluminum
 - Storefront System: Aluminum
 - Patio Fence: Fortin Ironworks Model No: R2S Wrought Iron
- Gas Canopy:
 - Canopy Column: Square Steel
 - Framed Canopy: High Aluminum Clad Pre-Engineered Steel
 - Dispenser Island: Concrete
 - Reinforced Concrete Footing
 - Canopy Roof: Mansard Style with Architectural shingles
- EV Discovery Center
 - Windows: Aluminum Storefront
 - Siding:
 - Aluminum wood grain siding – covering more of the building via updated renderings requested by the DRC.
 - Metal Panels

Colors:

- Travel Center:
 - Roof: Fox Hollow Gray Shingles
 - Siding:
 - Cream cedarmill plank fiber
 - White
 - Stone Base: Pheasant Alpine
- Gas Canopy:
 - Roof: Fox Hollow Gray
- EV Discovery Center:
 - Light gray metal panels
 - Dark gray metal panels
 - Green metal panels
 - Wood grain aluminum siding
- Materials reviewed:
 - Architectural Application
 - Lighting Plan
 - Cover Letters
 - Site Plans
 - Updated Architectural Building Renderings
 - Updated Material Samples Descriptions
 - Updated landscaping plan
 - Material Samples for all items
 - Town Planner Report
- Lighting: as presented

- Landscaping: as presented & updated

DRC Comments/conditions: The DRC stated that they liked the updated rendering of the EV Discovery Building, but requested material samples for the Committee to view before they voted for approval. The Committee discussed that they would like to see planters in front of the EV Discovery building since there can't be trees added between the building and the parking lot. (4-26-21)

At the meeting of May 17, 2021 there was a motion by Amanda Normandin, seconded by Chris Wilson and voted 5-0 to approve the architectural design for both the EV Discovery Center Building and the Noble Travel Center Building as presented in updated plans.

At the meeting of May 17, 2021 there was a motion by Chris Wilson, seconded by Elaine Cook and voted 5-0 to approve the updated landscaping plan as presented.

Applicant for Permanent Sign Request:

- The applicant is requesting design approval for a variety of signs.

Dimensions:

- Travel Center:
 - Noble Brew: 5'6" x 4'7"
 - Nardelli's: 8'2" x 3"
 - Noble: 11'9" x 4'3"
 - Frisbie's Dairy Barn: 5'8" x 3"
- Canopy:
 - Noble: 5'6" x 2'
 - Noble +EV: 7' x 1'10"
- Multi-tenant:
 - Noble +EV: 6' x 3'4"
 - Regular: 6' x 1'6"
 - Diesel: 6' x 1'6"
 - Noble Brew: 6' x 1'6"
 - Nardelli's: 6' x 1'6"
 - Frisbie's: 6' x 1'6"
- EV Discovery Center:
 - EV Discovery Center (sign facing parking lot): 18' x 8'
 - Sponsorship signage (facing parking lot): 16' x 8'
 - EV Discovery Center (sign facing Rt. 20): 23' x 10'
 - Sponsored signage (facing Rt. 20): 47' x 4'
 - Restaurant signage (both): 21' x 2'9"
 - Building Directory signage: 6' x 8'
 - Building signage (over entrance): 11' x 2'10"

Colors:

- Travel Center:
 - Noble Brew:
 - Lettering: Green & Brown
 - Background Graphic: Tan
 - Nardelli's:
 - Lettering: White & Black
 - Background: Red & White
 - Noble:
 - Lettering: Green
 - Graphic: Orange & Yellow
 - Frisbie's Dairy Barn:
 - Lettering: Purple & Teal
 - Graphics: Teal & Light Brown

- Canopy:
 - Noble:
 - Lettering: Green
 - Graphic: Orange & Yellow
 - Noble +EV:
 - Lettering: Green, Orange & Yellow
 - Graphic: Orange & Yellow

- Multi-tenant:
 - Noble +EV:
 - Lettering: Green, Orange & Yellow
 - Graphic: Orange & Yellow
 - Background: White
 - Regular:
 - Lettering: Red
 - Background: White
 - Diesel:
 - Lettering: Green
 - Background White
 - Noble Brew:
 - Lettering: Green & Brown
 - Graphic: Brown
 - Background: White
 - Nardelli's:
 - Lettering: Red & White
 - Background: White
 - Graphic: Green
 - Frisbie's:
 - Lettering: Purple
 - Graphics: Teal & Light Brown
 - Background: White

- Monument Structure:
 - Wood panel color to match Travel Center building
- Base of structure:
 - Alpine Ledge “Pheasant”
- EV Discovery Center:
 - Colors not determined yet for any signage

Materials:

- Travel Center:
 - All signage: PVC background & Acrylic lettering & graphics
- Canopy:
 - All signage: PVC background & Acrylic lettering & graphics
- Multi-tenant:
 - All signage: PVC background & Acrylic lettering & graphics
- EV Discovery Center:
 - Not determined yet

Materials Reviewed:

- Sign Application
- Sign renderings
- Updated sign renderings
- Updated building renderings
- Existing conditions photo
- Material samples
- Town Planner Report

Lighting: As presented, not all lighting confirmed as of yet.

DRC Comments/conditions: The DRC requested that the free-standing monument sign be redesigned to look less colonial to tie in with both buildings. The committee also stated that the EV Discovery signs may be too large. The applicant decided to hold off review of the EV Discovery signs until after they have sponsors and know what the signs will look like and will come back before the DRC. The applicant will come to a future meeting after material samples can be viewed for the approval of the freestanding monument signs and possibly EV Discovery non-sponsored signage. (4/26/21)

At the meeting of April 26, 2021 there was a motion by Chris Wilson, seconded by Elaine Cook and voted 5-0 to approve the Travel Center building signs and canopy signs as presented.

At the meeting of May 17, 2021 there was a motion by Amanda Normandin, seconded by Chris Castendyk and voted 5-0 to approve the revised freestanding monument sign as presented.

At the meeting of May 17, 2021 there was a motion by Rich Volpe, seconded by Chris Wilson and voted 5-0 to approve the EV Discovery Center building signs facing the parking lot and Rt. 20, excluding the sponsorship and restaurant signage.

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

5/22/21

Date

cc: Building Inspector