



DRB Memorandum

Project: 110 Grill Restaurant
Project Location: 252-256 Main Street, Frontage of K-mart Lot
Memorandum Date: 11-19-15

Drawings Reviewed:

Site Plan for 110 Grill Restaurant – Permit Package	
Site Plan C2	Revised Dates: 10-21-15, 10-28-15
Street Perspective R1	Date: 11-02-15
Street Perspective R2	Date: 11-02-15
Floor Plan A1	Date: 11-02-15
Building Elevations East and South A2	Date: 11-02-15
Building Elevations West and North A3	Date: 11-02-15

Proponent Representatives:

Kevin Ericson, Robert and Michele Walker (Ryan Development) Not Present

DRB Members:

Holly Ben-Joseph (HBJ), Kim Montella (KM), Michael Dube (MD)

Date of First Review of Project: 10-07-15

Date of DRB Review: 11-18-15

The DRB met on November 18, 2015 to review the revised drawings submitted to the Town. The DRB in general had a favorable opinion of the revised drawings and appreciates the proponent adjusting the drawings according to the DRB suggestions. The DRB has the following comments on the revised drawings. These comments refer back to the comments in the 10-20-15 Memo:

Site Comments:

1. The proponent has not sited the building parallel to Main Street as recommend by the DRB. If this is not possible due to lease lines, the DRB suggests it is possible to stay within the lease lines and have the front of the building parallel to Main Street. This would improve its relationship to the street and surrounding buildings.
2. The outdoor eating area as revised is parallel to the street but is does not seem enlarged as recommended by the DRB recommendation.
3. The building entrance and pedestrian space outside of the door are appropriate.
4. The sidewalk along the south side has been narrowed to 5 feet from 6 feet contrary to the DRB's recommendation to widen the walk. The DRB recommends widening this walk.
5. The sidewalk entrance from Main Street has been widened and aligned with the walk along the building as the DRB suggested.
6. Bike racks have been provided in the plaza. The DRB supports the bike racks but has concerns about the location across the entry drive from the restaurant.

7. No change has been made regarding vehicular entrances. The DRB recommends combining the two entrances into the lot into one drive in a central location.
8. The landscape plan has not been revised, and no plantings have been added to screen the north wall as suggested. The neighboring lot has trees along this border which will partially screen; the addition of shrubs on the 110 Grill lot in this location is recommended. The remainder of the plans seems appropriate for the space and use.
9. The outdoor eating edge has been revised to align with Main Street, the DRB supports this change.
10. The DRB has concerns about the proposed hardscape plaza; we believe this is a plaza bound to fail and is a place that would not be an attractive feature along Main Street, and would not be an attractive place for people to sit. The plaza design does not work for the following reasons: the shape is too narrow and long, (was a planting island previously), it has no protection from the surrounding busy street, driveways and parking spaces, it has no plantings to define or shade the space, and it does not connect with any other building or use, it essentially is still a "parking lot island." The DRB does not support this addition to the plan and recommends the Proponent request a waiver on the by-law.

Building Comments:

1. The DRB appreciates the changes in the roof line from the vertical parapet to a sloping roofline.
2. In reviewing the revised drawings showing the 110 Grill signage pulled out to be parallel to Main Street as suggested by the DRB to make the building seem aligned with Main Street, we do not think that this solution fulfills the goal of making the building seem parallel to Main Street, and recommend returning to the original proposal (if the proponent prefers this). The DRB suggests the architect align the front face of the building with Main Street as mentioned in a previous comment.
3. The DRB supports the revisions to exterior façade materials.
4. The DRB continues to recommend providing a canopy of some sort at the outdoor patio to provide semi-protected outdoor dining.

New Comments:

1. The DRB is supportive of the additional two windows, one at the rear of the building (west elevation), one on the corner of the building at Main Street (north elevation).
2. The west façade (facing the K-mart parking lot) has a long expanse of board and batten siding. This could be improved with some detailing or with another panel of Ipe wood to make the back wall more interesting. Many people walk to the restaurants in the area through the k-mart parking lot and this façade is visually important.
3. It is difficult to tell if there is a change in plane where the two siding types meet. The DRB recommends where the materials change, there should also be a change in plane to make shadow lines which will give the building more interest.

Respectfully Submitted,

Design Review Board