

**DRAFT  
CITY OF BEVERLY  
PUBLIC MEETING MINUTES**

**BOARD OR COMMISSION:** Design Review Board  
**DATE:** January 5, 2023  
**LOCATION:** Hybrid Meeting; City Hall Conference Room A  
**MEMBERS PRESENT:** Jon Ouellette (Vice-Chair), Ellen Flannery, Pam Gougian, Rachel Poor  
**STAFF PRESENT:** Dylan Lukitsch, Economic Planning Developer  
**MEMBERS ABSENT:** Caroline Mason Baird  
**OTHERS PRESENT:**  
**RECORDER:** Sharlyne Woodbury

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Vice-Chair Jon Ouellette calls the meeting to order at 6:30 p.m.

**Signs**

**1. The Bagel Dudes, 480 Rantoul St. **Hunter Tuccio****

This is in the CC zoning district. The application includes one wall sign with no illumination. No special permits required.

Ben Kippin presents to the board on behalf of Hunter Tuccio. The sign will conform to the existing spot of the former Cotton Mill location. This is a simple rebranding of the sign location. Kippin confirms additional signage will go under the awning in that spot and window decals. Flannery, how many signs total; Kippin confirms 2 signs. Flannery confirms there is only a representation of the blade sign, not other signs for window decals or any signs above the awning. Kippin clarifies the application is only for what was submitted. Ouellette confirms with Kippin the other signs require a new application and to present before the board.

Members ask what the distance and dimensions are for the blade sign. Kippin confirms everything is replaced into the existing spot. Flannery confirms there are gooseneck lamps to illuminate the sign. Poor confirms with Kippin there is no internal sign illumination. Flannery asks where their other locations are? Kippin confirms locations in Beverly Farms and on Dodge Street. Flannery strongly reminds Kippin the other Beverly locations did not come before the DRB and require approval, please return with applications for those additional locations.

There being no further comments or questions regarding the matter:

**Motion:** Flannery moves to approve the signage as presented. Lukitsch seconds. Motion carries 5-0.

**2. Sala Restobar, 131 Rantoul St. **Alexander Curran****

This is the CC zoning district. The application includes two wall signs with illumination. The signs conform with the ordinance.

Alexander Curran introduces himself. Curran prefers a minimal and understated sign. Nothing ostentatious, the sign is a black background with gold trim. The sign is backlit, only 16x6. Curran discusses his sign design approach, having used website "99 designs" in a contest. Gougian confirms

these are the only two signs. Flannery confirms there is one Railroad Ave façade sign and the Rantoul Street sign. Curran explains the internal architecture design concept. He will remove the curtains from the windows to increase foot traffic.

There being no further comments or questions regarding the matter:

**Motion:** Flannery moves to approve the signage as presented. Gougian seconds. The motion carries 5-0.

### **3. Old Business**

- a. Revised draft minutes**
  - i. July 7, 2022**
  - ii. August 2022**
  - iii. October 2022**

Minutes returned to the board for a minor editorial correction. Members collectively approve the minutes as previously submitted.

#### **b. Election of New Officers**

**Motion:** Flannery moves to nominate Jon Ouellette as 2023 Chair of the Design Review Board. Poor seconds. Motion carries 5-0.

**Motion:** Ouellette moves to nominate Rachel Poor as 2023 Vice Chair of the Design Review Board. Flannery seconds. Motion carries 5-0.

### **4. New Business**

- a. Draft minutes**
  - i. December 1, 2022**

**Motion:** Flannery moves to accept the minutes as presented. Ouellette seconds. Motion carries 5-0.

#### **b. Sign Updates**

##### **i. 385 Cabot Street – DeCarney Roofing**

Lukitsch provides the updates and confirms the applicant is in compliance with the building inspector and with the administrative condition(s) and approvals.

##### **ii. 5 Washington St – Zodiac Tea**

Lukitsch provides the updates. Sent a building inspector administrator over to review the sign. Lukitsch had a productive conversation with the owner. They arrived at the understanding the logo was not redesigned.

##### **iii. 140 Rantoul St – Depot Square Phase II**

Lukitsch provides the updates. The applicant was approved at the ZBA November 2022 meeting.

##### **iv. 8 Railroad Ave – Auto-Dyne**

Lukitsch provides the updates. The applicant is in administrative approval compliance.

#### **c. 2023 Meeting Locations**

Lukitsch suggests the library as a location. Mason is not in favor of the Middle School. Members find the Beverly Public Library Barnett Room satisfactory for parking and media equipment necessary for site plan review presentations. Lukitsch will follow up with members on library availability.

**5. Adjournment**

**Motion:** Ouellette moves to adjourn. Flannery seconds. The motion carries 5-0.

Meeting adjourned 7:15 p.m.

**Next meeting Thursday February 2, 2023.**