



DRB Memorandum

Project: 110 Grill Restaurant

Project Location: 252-256 Main Street, Frontage of K-mart Lot

Memorandum Date: **12.23.2015**

Drawings Reviewed:

Site Plan for 110 Grill Restaurant – Permit Package

Layout and Materials Plan	Revised Date: 12-3-15
Site Plan	Revised Date: 12-3-15
Landscape Plan	Revised Date: 12-3-15
Street Perspective R1	Revised Date: 12-2-15
Street Perspective R2	Revised Date: 12-2-15
Floor Plan A1	Revised Date: 12-2-15
Building Elevations East and South A2	Revised Date: 12-2-15
Building Elevations West and North A3	Revised Date: 12-2-15

Proponent Representatives:

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 Second Review: 11-18-15

Date of this Review: 12-16-15

The DRB has the following comments on the revised drawings dated 12-2-2015 and 12-3-2015:

Site Comments:

1. The added landscaping around the plaza will make the plaza a more pleasant outdoor space, but the DRB still wonders how much it will be utilized as it does not connect with any adjacent building. Removing the driveway entry between the restaurant and the plaza would connect the plaza with the restaurant and greatly improve its usability. This solution would also support the Village design goal of consolidating driveways.

Building Comments:

1. The DRB suggests the material transition on the exterior facades will be more effective with a projection of more than three inches; we suggest a six inch projection minimum; (For exterior conditions this is a typical projection for a visible shadow pattern).

2. While the DRB appreciates the effort to make the building appear to be parallel with Main Street by extending the canopy projection the entire length of the building, we believe this solution is not effective; the DRB reiterates the suggestion of aligning the front façade of the building with Main Street, (or the repositioning the entire building square to the street). We make this suggestion as it is very important for buildings in the Village centers to be parallel to the Street.
3. In addition, the DRB fears the extended canopy projection as shown on the revised drawings no longer emphasizes the front entry and may create too much darkness in the restaurant.

Respectfully Submitted,

Design Review Board