

**DESIGN REVIEW COMMISSION  
AGENDA**

Tuesday, November 19, 2019 7:00 PM  
Municipal Building, 355 East Central Street  
2<sup>nd</sup> Floor, Room 205

TOWN OF FRANKLIN  
TOWN CLERK

2019 NOV 14 A 11:00

RECEIVED

- 7:00 PM** HMEA – 750 Union Street  
Fabricate and install one 10' x 5' x 9" deep single faced internally illuminated sign
- 7:05 PM** Dollar Tree – 303 East Central Street  
By Telephone: Valerie O'Kane – (631) 388-4457  
Install one set of 36" internally-illuminated Dollar Tree individual channel letters on raceway and one set of replacement panels for the existing double sided pylon sign
- 7:10 PM** Enclave of Franklin – 656 King Street  
By Telephone: Tina Robinson – (804) 218-0103  
Refacing monument sign with new panels

**General Matters**

Approval of Minutes: 11/05/2019

COMMENTS: These listing of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

**This agenda is subject to change. Last updated: November 14, 2019**

The next meeting of the Design Review Commission is scheduled for December 3, 2019

FORM Q

TOWN OF FRANKLIN  
DESIGN REVIEW APPLICATION  
FOR §185-31(2) OF THE ZONING BY-LAW

A) General Information

Name of Business or Project: HMEA

Property Address 750 Union Street

Assessors' Map # 314 Parcel # 005

Zoning District (select applicable zone): Commercial + Business Corridor

Zoning History: Use Variance \_\_\_\_\_  
Non-Conforming Use \_\_\_\_\_

B) Applicant Information:

Applicant Name: Signify Enterprises, Inc. DBA Signs Plus

Address: 89 S. Main St  
Milford, MA 01757

Telephone Number: 508 478 5077

Contact Person: Karen Mullen

C) Owner Information (Business Owner & Property Owner if different)

Business Owner: \_\_\_\_\_ Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

All of the information is submitted according to the best of my knowledge  
Executed as a sealed instrument this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Signature of Applicant

Stephanie Guitard HMEA

Print name of Applicant VP of Business  
Development

Signature of Owner

ROGER M. KARDANIT

Print name of Owner

**\*FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.**

**FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 - 4**

SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q

**D) Architect/Engineer/Sign Company Information (if not the applicant)**

**a. Sign Company**

Business Name: Signify Enterprises Inc. DBA Signs Plus  
Contact Person: Karen Muller  
Address: 89 S. Main St., Mansfield, MA  
Telephone Number: 508-478-5077

**b. Architect/Engineer (when applicable)**

Business Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_

**E) Work Summary**

Summary of work to be done: Fabricate & install one 10' x 5' x 9" deep  
single faced internally illuminated sign.

**F) Information & Materials to be Submitted with Application**

**a) FOR SIGN SUBMISSIONS ONLY:**

**NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED WITH APPLICATION**

1. Drawing of Proposed Sign which must also include  
type of sign (wall, pylon etc.)      colors  
size/dimensions      materials  
style of lettering      lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously existing location)

**b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:**

**NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED W/APPLICATION**

1. Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide
2. Lighting Plan indicating lighting levels & specifications of proposed lights
3. Building drawings, indicating size and height of building(s); front, rear and side elevations (when there are no adjoining buildings) and floor plans
4. Drawings or pictures of existing conditions
5. If any signage on the building or site, provide information from above Signage Checklist

Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.



# Proposed Layout

750 UNION STREET, FRANKLIN

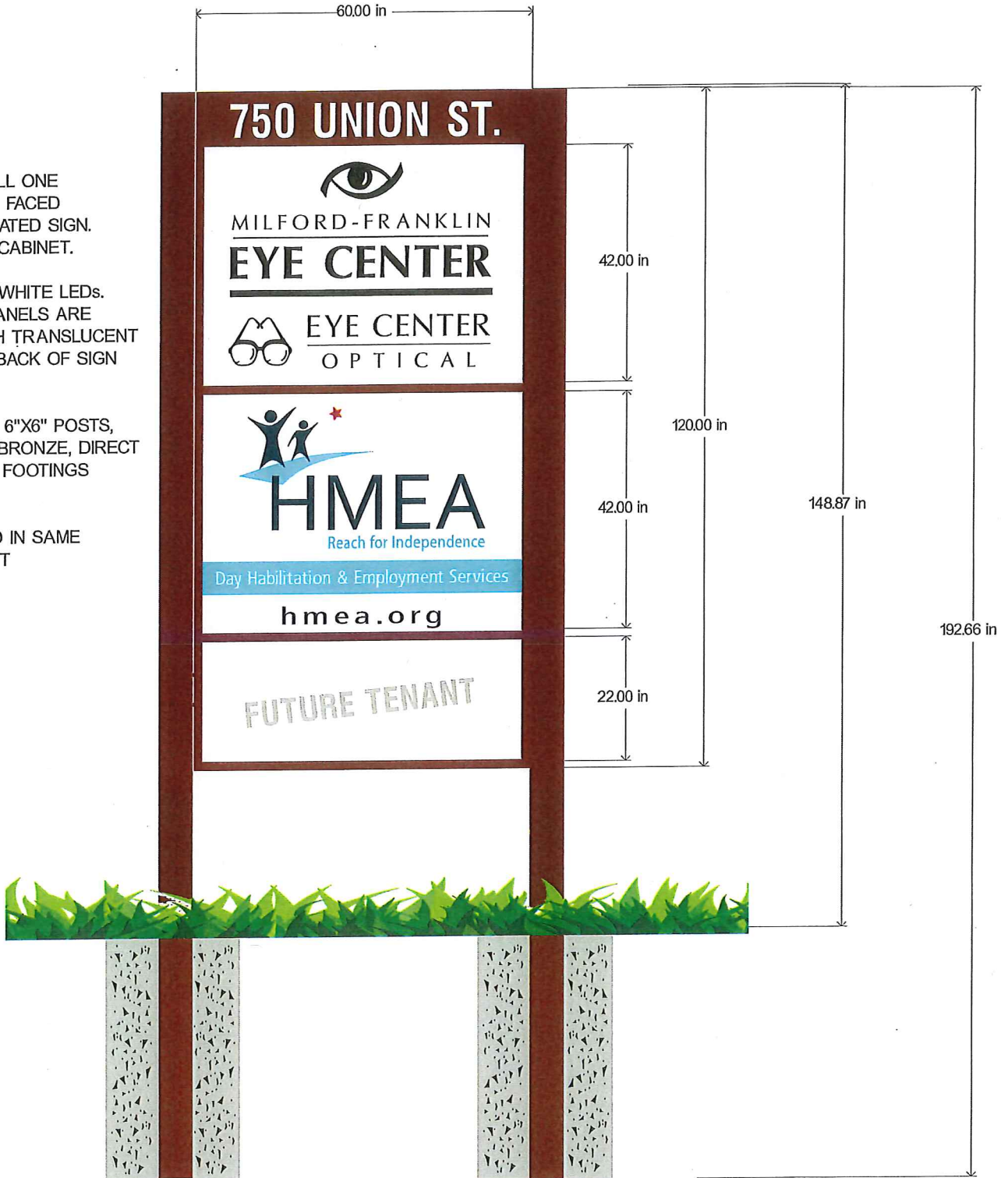
PAGE 1 OF 2

FABRICATE AND INSTALL ONE  
10'X5'X9" DEEP SINGLE FACED  
INTERNALLY ILLUMINATED SIGN.  
DURANODIC BRONZE CABINET.

SIGN ILLUMINATED BY WHITE LEDS.  
INDIVIDUAL TENANT PANELS ARE  
POLYCARBONATE WITH TRANSLUCENT  
PRINTED GRAPHICS. BACK OF SIGN  
DURANODIC BRONZE.

SIGN INSTALLED ON 2, 6"X6" POSTS,  
PAINTED DURANODIC BRONZE, DIRECT  
BURIAL IN CONCRETE FOOTINGS  
(36" DEEP).

SIGN TO BE INSTALLED IN SAME  
LOCATION AS CURRENT  
4'X8' SIGN.



## SignsPlus

89 South Main Street, Milford, Massachusetts 01757

Phone: 508-478-5077  
Fax: 508-634-9825  
E-mail: info@signs-plus.net  
Website: www.signs-plus.net

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**ANY AND ALL SIGNAGE PERMITS ARE THE RESPONSIBILITY OF THE CUSTOMER.**



# Proposed Layout

750 UNION STREET, FRANKLIN  
PAGE 2 OF 2



**SignsPlus** Phone: 508-478-5077  
Fax: 508-634-9825  
E-mail: info@signs-plus.net  
Website: www.signs-plus.net

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FORM Q

TOWN OF FRANKLIN  
DESIGN REVIEW APPLICATION  
FOR §185-31(2) OF THE ZONING BY-LAW

A) General Information

Name of Business or Project: Dollar Tree

Property Address <sup>B</sup> 303 E Central Street, Franklin, MA 02038

Assessors' Map # 285 Parcel # 107

Zoning District (select applicable zone): C2

Zoning History: Use Variance \_\_\_\_\_  
Non-Conforming Use \_\_\_\_\_

B) Applicant Information:

Applicant Name: Anchor Sign, Inc.

Address: 2200 Discher Avenue  
Charleston, SC 29405

Telephone Number: (843)576-3209

Contact: Valerie O'Kane @ 7:05 pm

Contact Person: Megan Jackson

631-388-4457

C) Owner Information (Business Owner & Property Owner if different)

Business Owner: Dollar Tree Stores, Inc.

Property Owner: Franklin Shoppers Fair, Inc

Address: \_\_\_\_\_

90 Marcia Alevisos

mailing address 396 Washington St #305  
Wellesley MA 02481

All of the information is submitted according to the best of my knowledge

Marcia S. Alevisos 10/3/19  
Signature Date Submitted

Print Name: Marcia S. Alevisos  
Franklin Shoppers Fair, Inc

\*FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.

FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 - 4

SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q

**D) Architect/Engineer/Sign Company Information (if not the applicant)**

**a. Sign Company**

Business Name: Anchor Sign, Inc.  
Contact Person: Megan Jackson  
Address 2200 Discher Avenue, Charleston, SC 29405  
Telephone Number: (843)576-3209

**b. Architect/Engineer (when applicable)**

Business Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone Number: \_\_\_\_\_

**E) Work Summary**

Summary of work to be done: install (1) set of 36" internally-illuminated  
Dollar Tree individual channel letters on raceway and (1) set of replacement  
panels for the existing double-sided pylon sign

**F) Information & Materials to be Submitted with Application**

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4. Drawings or pictures of existing conditions
5. If any signage on the building or site, provide information from above Signage Checklist

Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.



## DESIGN STANDARDS

Explain how each of the design standards outlined below has been incorporated into the design of the proposed development. Fill in the information in the spaces provided or use a separate sheet.

1. **Height**—The height of any proposed alteration shall be compatible with the style and character of the surrounding buildings, within zoning requirements. \_\_\_\_\_

\_\_\_\_\_

2. **Proportions of Windows and Doors** – The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the surrounding area.

\_\_\_\_\_

3. **Relations of Building Masses and Spaces** – The relationship of a structure to the open space between it and adjoining structures shall be compatible. \_\_\_\_\_

\_\_\_\_\_

4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. \_\_\_\_\_

\_\_\_\_\_

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. \_\_\_\_\_

\_\_\_\_\_

6. **Facade, Line, Shape & Profile** – Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context: \_\_\_\_\_

\_\_\_\_\_

7. **Architectural Details** – Architectural details, including signs, materials, colors and textures shall be treated so as to be compatible with the existing and adjacent architectural character, thereby preserving and enhancing the surround area. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

8. **Advertising Features** – The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures shall not detract from the use and enjoyment of the proposed buildings and structures and the surrounding properties: \_\_\_\_\_

9. **Heritage** – Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable. \_\_\_\_\_

10. **Energy Efficiency** – To the maximum extent reasonably practicable, proposals shall utilize energy-efficient technology and renewable energy resources and shall adhere to the principles of energy-conscious design with regard to orientation, building materials, shading, landscaping and other elements. \_\_\_\_\_

11. **Landscape** - The landscape should improve the character and appearance of the surrounding area and parking areas should be located to the side or rear of buildings when reasonably possible. \_\_\_\_\_

**SEE ADDENDA ATTACHED FOR INSTRUCTIONS TO ASSIST IN COMPLETING APPLICATION.**

## ADDENDA

### INSTRUCTIONS FOR COMPLETION OF FORM O-DESIGN REVIEW APPLICATION

#### A. General Information

- Please list name of Business as it will appear on sign or name of project or development, as the case may be, as well as the property address
- Assessors' Map & Parcel numbers may be obtained from tax bill, Town website @ [www.franklin.ma.us/Town/Assessors/PropertyTax](http://www.franklin.ma.us/Town/Assessors/PropertyTax) or from the computer located outside the Assessor's Office, first floor, Municipal Building, 355 East Central Street.
- Zoning District and Zoning History information may be obtained at the Building Department, 1<sup>st</sup> floor, Municipal Building

#### B. Applicant Information – complete and include name of contact person w/ phone number

#### C. Owner Information – if business owner and property owner are not the same, please include information for both. If signage is within a shopping plaza—obtain letter of approval of sign changes from plaza owner.

#### Page 2 –

#### D. Architect/Engineer or Sign Company Information:

- Signs only – Name of Sign Company and Contact Person
- Developments & Projects – Engineer and Architect Information as well

#### E. Work Summary: Include brief summation of work to be done

#### Pages 3 & 4

#### F. Information & Materials to be Submitted w/Application

##### a) SIGNS ONLY –

- Nine (9) Copies of sign drawings and photos, which include information listed on Page 2 of the application

##### b) SITE PLAN APPLICATIONS FOR BUILDINGS/DEVELOPMENTS/PROJECTS.

- Nine (9) Copies of all plans including information listed on Page 2 of application.
- Please bring samples of siding and roofing materials and paint color samples to the meeting when scheduled.

**DESIGN STANDARDS** – For Buildings/Projects and Developments, please complete Pages 3 and 4 as they apply to your project.

ALL APPLICATIONS WITH NINE (9) COPIES OF SUPPLEMENTARY INFORMATION MUST BE FILED BY CLOSE OF BUSINESS ON WEDNESDAY PRIOR TO THE FOLLOWING TUESDAY MEETING. MEETINGS ARE GENERALLY TWICE A MONTH THE 2<sup>ND</sup> & 4<sup>TH</sup> TUESDAY OF THE MONTH.

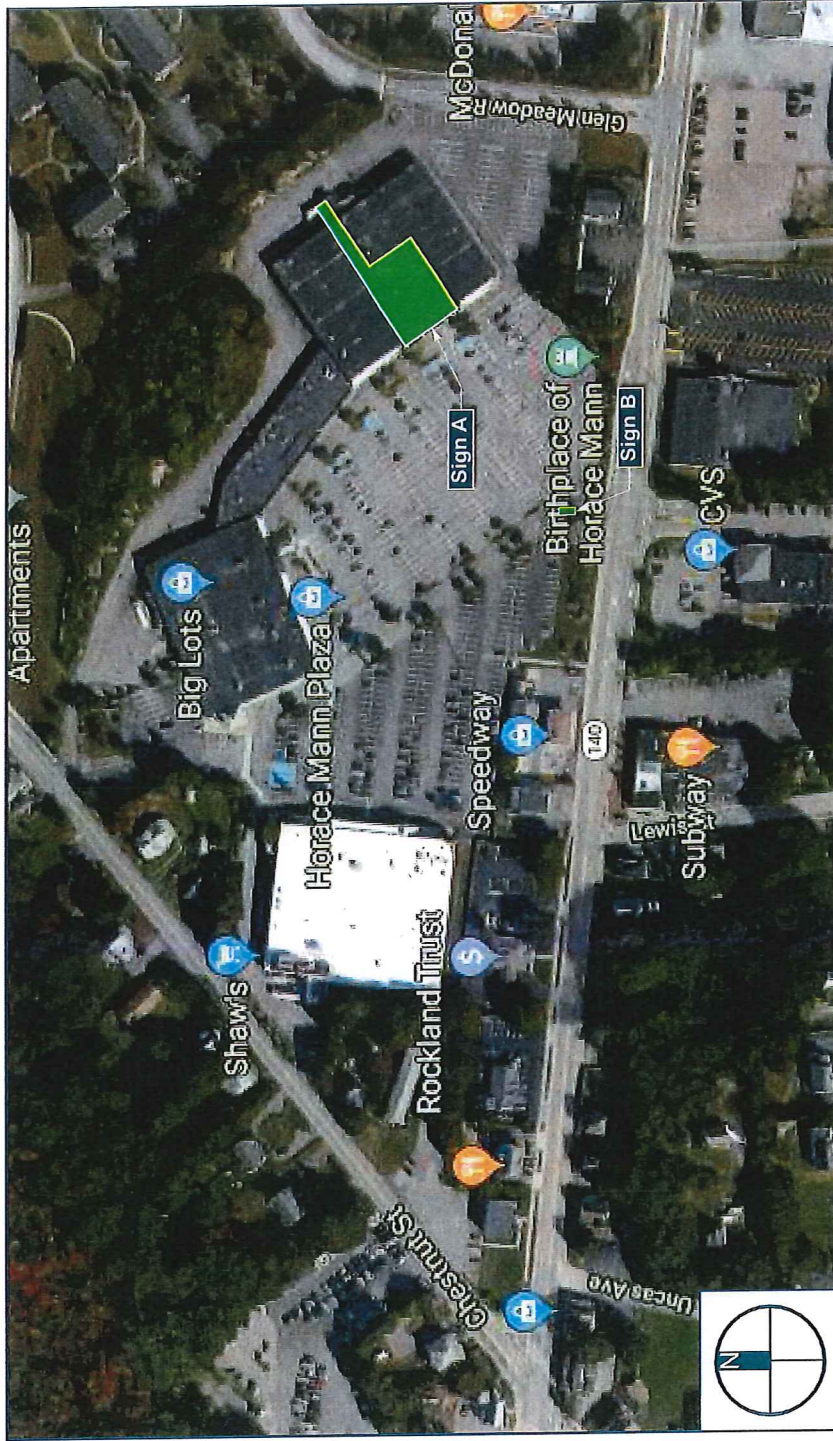
**FOR SIGN APPLICATIONS ONLY, YOU NEED ONLY COMPLETE PAGES 1 & 2 OF APPLICATION.**



# DOLLAR TREE

Franklin, MA

<b>SIGN A</b>	36" Dollar Tree / 42" Medallion
Type:	Individual Channel Letters on a Raceway
Illumination:	Internally Illuminated LED
Square Footage:	109.75
To Grade:	Top of Sign to Grade = 18'-3 1/2"
	Bottom of Sign to Grade = 14'-9 1/2"
<b>SIGN B</b>	Dollar Tree
Type:	New Lexan Panel w/ Applied Vinyl
Actual Size:	47 1/4" x 130 3/7"
Viewable Size:	45" x 188"
Square Footage:	62.59



<b>DOLLAR TREE</b>	Client: Dollar Tree	SD	
	Site #: DL-8342	SD	
	Address: 303 E Central Street	DP	
	Franklin, MA 02038	DP	
		MA	
		MA	
REVISION INFO		Original Renderings	
		Updated Store Number	09/12/2019
		Updated Per Request	10/03/2019
		Updated Call Out Box	10/07/2019
		Updated Raceway Color and Pyon Dimensions	10/14/2019
			10/30/2019

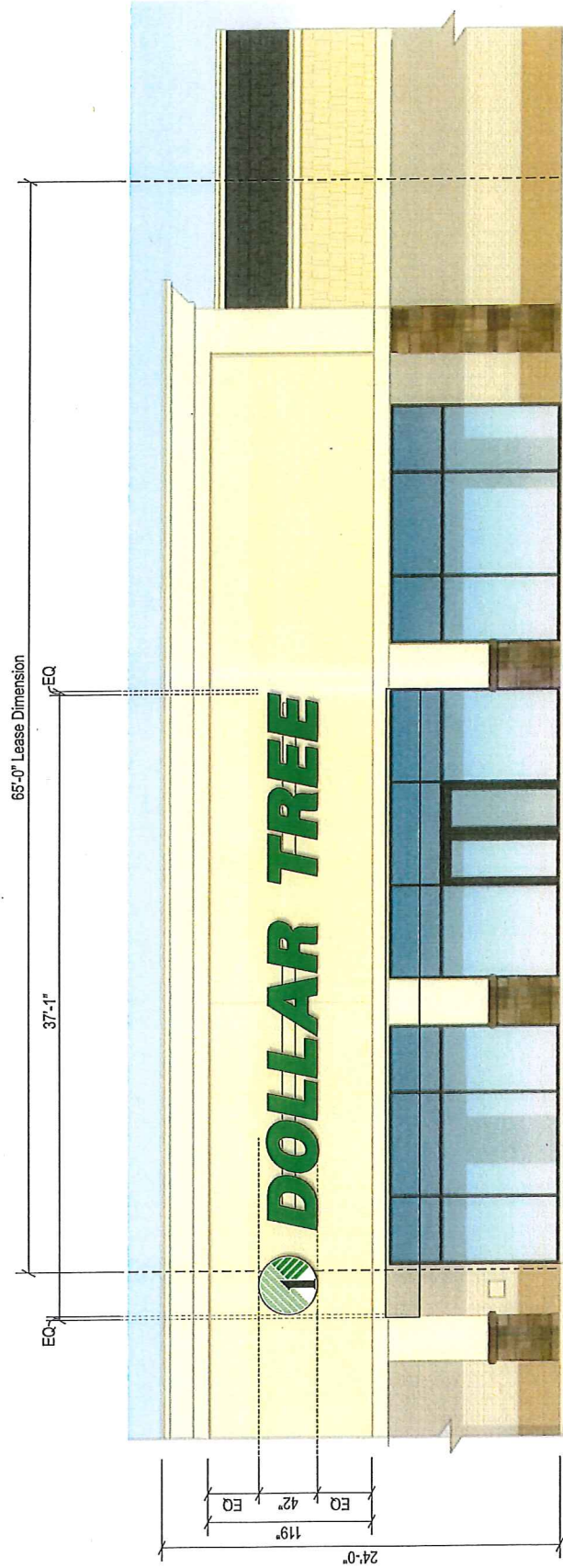
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**AnchorSign.**  
1.800.213.3331

<b>SIGN A</b>	36" Dollar Tree / 42" Medallion
Type:	Individual Channel Letters on a Raceway
Illumination:	Internally Illuminated LED
Square Footage:	109.75
To Grade:	Top of Sign to Grade = 18'-3 1/2" Bottom of Sign to Grade = 14'-9 1/2"




Existing



Front Elevation (Southwest)

Scale: 1/8" = 1'-0"

Allowable Square Footage this Elevation:	48
Formula:	
Actual Square Footage this Elevation:	109.75

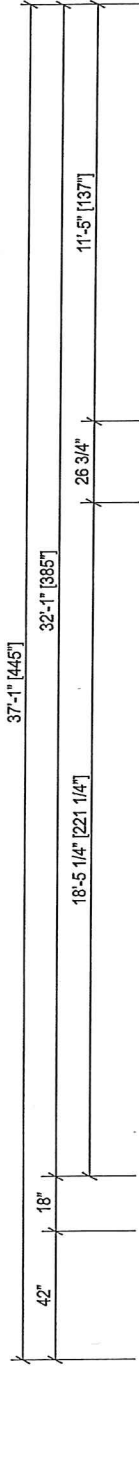
<b>DOLLAR TREE</b>		Client: Dollar Tree		
		Site #: DL-8342		
		Address: 303 E Central Street		
		Franklin, MA 02038		
		REVISION INFO		
	09/12/2019	Original Renderings	SD	
	10/03/2019	Updated Store Number	SD	
	10/07/2019	Updated Per Request	DP	
	10/14/2019	Updated Call Out Box	DP	
	10/30/2019	Updated Raceway Color and Pylon Dimensions	MA	
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<div> <b>AnchorSign.</b> 1 . 8 0 0 . 2   3 . 3 3 3  </div>				

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Type:	Individual Channel Letters on a Raceway
Illumination:	Internally Illuminated LED
Square Footage:	109.75
To Grade:	Top of Sign to Grade = 18'-3 1/2"
	Bottom of Sign to Grade = 14'-9 1/2"



### Sign Layout Detail

Scale: 1/4" = 1'-0"

**\* Note: Logo to be bottom justified with the D in Dollar Tree**

#### Specifications: Channel Letters

- Existing Facade: Hardie Plank/Plywood/Wood Studs
  - .040 Aluminum letter returns painted to match Bronze
  - 1" Jewellite trimcap (Bronze) bonded to face and #8 pan head screws to returns
  - 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration. (Interior of sign can be painted white for maximum illumination)
  - White & Green LEDs
  - 3/16" Clear lexan faces w/ second surface vinyl
- Medallion-** digital print to match:
- 3M 3630-156 Vivid Green
  - 3M 3630-146 Kelly Green
  - 3M 3650-12 Black (Opaque)
  - White (Translucent)
- Dollar Tree-**
- 3M 3630-156 Vivid Green (Translucent)
  - 3635-70 diffuser
- Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
  - Primary electrical feed in UL conduit / customer supplied UL junction box
  - Transformers
  - 0.080" Aluminum raceway painted: Benjamin Moore Old Soul
  - 15" x 2" x 0.1875" Aluminum mounting tabs welded to raceway - Maximum 6" from each end and every 48" o.c.
  - #12 x 1" TEC screws with 11/4" fender washers
  - Mounting hardware: #12 Sheet Metal Screws

#### Electrical Detail: Logo

- P-LED White LEDs
- (1) 60w Transformers @ 1.1 amps each
- Total Amps: 1.1
- (1) 20 amp 120V Circuit Req.



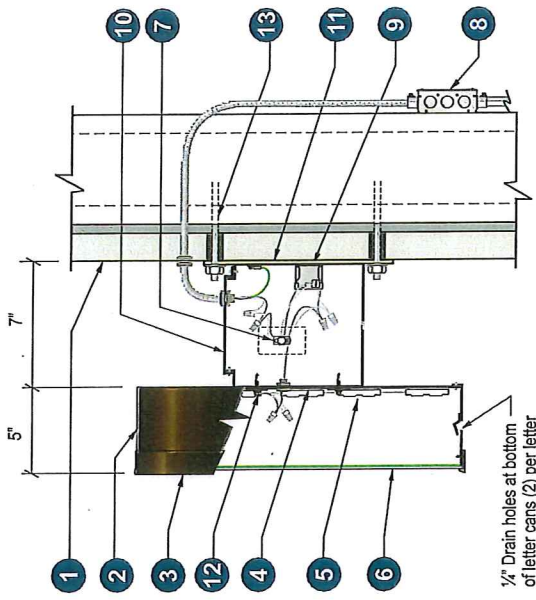
#### Electrical Detail: Dollar Tree

- P-LED Green LEDs
- (2) 60w Transformers @ 1.1 amps each
- Total Amps: 2.2
- (1) 20 amp 120V Circuit Req.



#### General Notes:

- This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
- Grounded and bonded per NEC 600.7/NEC 250
  - Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
  - Sign is to be UL listed per NEC 600.3
  - UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer\*
- \*For multiple signs, a disconnect is permitted but not required for each section



### Section @ LED Channel Letter Raceway (Center)

Scale: N.T.S.

Client: Dollar Tree  
Site #: DL-8342  
Address: 303 E Central Street  
Franklin, MA 02038

**DOLLAR TREE**

#### REVISION INFO

09/12/2019	Original Renderings
10/03/2019	Updated Store Number
10/07/2019	Updated Per Request
10/14/2019	Updated Call Out Box
10/30/2019	Updated Raceway Color and Pylon Dimensions

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**AnchorSign**

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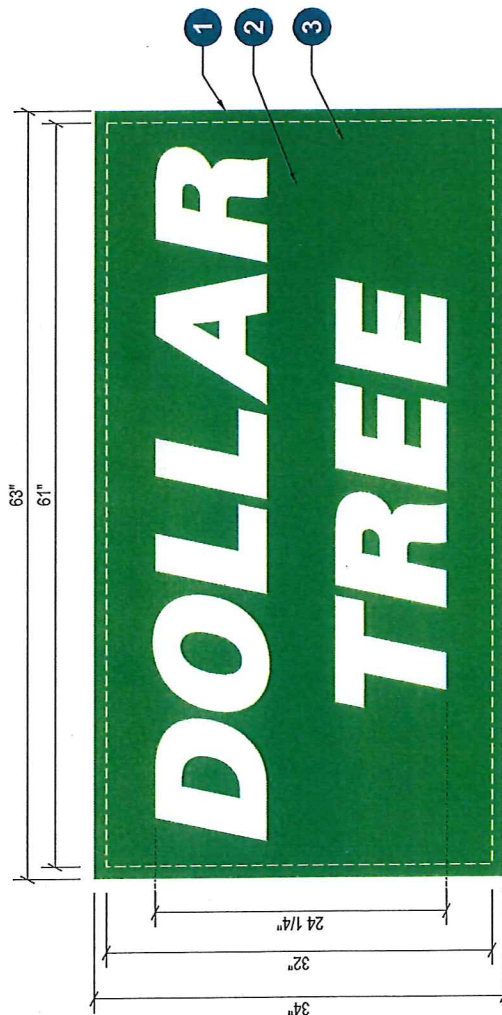
<b>SIGN B</b>	Dollar Tree
Type:	New Lexan Panel w/ Applied Vinyl
Actual Size:	34" x 63"
Viewable Size:	32" x 61"
Square Footage:	14.88

Type: New Lexan Panel w/ Applied Vinyl

**Actual Size:** 34" x 63"

Viewable Size: 32" x 61"


**Square Footage:** 14.88



### Panel Replacement On Existing D/F Pylon

QTY 2 (1 SET)

### Specifications:

1. New 3/16" white lexan
2. Applied vinyl  
 3M 3630-156 Vivid Green
3. Existing Retainers



## Multi-Tenant Pylon Elevation

**DOLLAR TREE**  
Client: Dollar Tree  
Site #: DL-8342  
Address: 303 E Central Street  
Franklin, MA 02038

Site #: DL-8342

Address: 303 E Central Street  
Franklin, MA 02038

Franklin, MA 02038

09/12/2019	Original Renderings	SD
10/03/2019	Updated Store Number	SD
10/07/2019	Updated Per Request	DP
10/14/2019	Updated Call Out Box	DP
10/30/2019	Updated Raceway Color and Pylon Dimensions	MA

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1.800.213.3331

FORM Q

TOWN OF FRANKLIN  
DESIGN REVIEW APPLICATION  
FOR §185-31(2) OF THE ZONING BY-LAW

A) General Information

Name of Business or Project: ENCLAVE OF FRANKLIN  
Property Address 656 KING ST. FRANKLIN, MA  
Assessors' Map # 313 Parcel # 063  
Zoning District (select applicable zone): \_\_\_\_\_  
Zoning History: Use Variance \_\_\_\_\_  
Non-Conforming Use \_\_\_\_\_

B) Applicant Information:

Applicant Name: TINA ROBINSON  
Address: 2036 DABNEY RD.  
PILCHMOND, VA 23230  
Telephone Number: (804) 218-0103 } call @ 7:10 pm  
Contact Person: TINA ROBINSON

C) Owner Information (Business Owner & Property Owner if different)

Business Owner: BRIDGE INVESTMENT GROUP Property Owner: BRIDGE INVESTMENT  
Address: 1200 CORPORATE DR. GROUP  
SUITE 225  
BIRMINGHAM, AL 35242

All of the information is submitted according to the best of my knowledge  
Executed as a sealed instrument this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

CHRISTINA ROBINSON  
Signature of Applicant

CHRISTINA ROBINSON  
Print name of Applicant

Kimberly Stanford  
Signature of Owner

Kimberly Stanford  
Print name of Owner

**\*FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.**

**FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 - 4**

**SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q**

**D) Architect/Engineer/Sign Company Information (if not the applicant)**

**a. Sign Company**

Business Name: IMAGE 360 - RVA  
Contact Person: TINA ROBINSON  
Address: 2036 DABNEY ROAD, RICHMOND, VA 23230  
Telephone Number: (804) 270-4003

**b. Architect/Engineer (when applicable)**

Business Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Address: N/A  
Telephone Number: \_\_\_\_\_

**E) Work Summary**

Summary of work to be done: RETRACING MONUMENT  
SIGN W/ NEW PANELS

**F) Information & Materials to be Submitted with Application**

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style of lettering      lighting-illuminated, non-illuminated and style
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4. Drawings or pictures of existing conditions
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Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.



# ACM Panels with IJ35 Applied

## COLOR SPECIFICATIONS:

- PANTONE 7474 C
- PANTONE 534 C



**NOTES:** Panels will be adhered to existing monument sign. The panels are ACM with IJ35 vinyl and a gloss laminate.



Graphics > Signage > Displays  
www.i360rva.com

Order #:  
63865

Job #:  
63865-1-2

Client:  
Somerby

Sales Person:  
Christina Robinson

Date:  
10/28/2019

Version #:  
1

## APPROVAL PROCESS

**TO APPROVE:**  
click the green "Approve" button above

**TO UPLOAD NEW ARTWORK:**  
use the green pull-down button  
above and select "New Revision"

**TO REQUEST A CHANGE:**  
or comment, click the blue "Add New  
Comment" button to the right

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## Town of Franklin



### Design Review Commission

**Tuesday, November 5, 2019**

#### Meeting Minutes

Vice Chair Chris Baryluk called the above-captioned meeting to order this date at 7:00 PM, at the Franklin Municipal Building, 355 East Central Street, Room 205, Franklin, Massachusetts. Members in attendance: Chris Baryluk, Ralph Niemi, Sam Williams. Members absent: Mark Fitzgerald, James Barto.

**Vice Chair Baryluk opened the meeting at 7:00 PM.**

1. **WW Studio – 289 East Central Street** – Replace existing Weight Watchers signage with new Name/Logo

Bob Lanigan, Bobs Sign Service, discussed the replacement signage. He stated the Weight Watchers brand has been rebranded to WW Studio. The existing sign will be changed to the new logo and brand name; the new sign will be smaller. He stated any holes remaining from the previous sign will be patched and painted. He noted the sign on the large pylon is the same size as it is a direct replacement panel.

**Motion:** To **Approve** the sign package as submitted. Motioned by S. Williams. Seconded by R. Niemi. Voted 3-0-0.

2. **HMEA – 750 Union Street** – Fabricate and Install New 4' x 6' Single-Sided Internally Illuminated Sign

Stephanie Guitard, HMEA, and Karen Mullen, Signs Plus, discussed the proposed signage. Ms. Guitard stated HMEA is a company that supports children and adults with developmental disabilities. Two locations in Hopedale and Bellingham will be combined into a more cost effective and newer property. They have rented about 10,000 sq. ft. at 750 Union Street. The proposed move-in date is mid-December. They would like to have a sign for people to know where they are located. Vice Chair Baryluk stated the Commission has been led to believe from the Building Inspector that this is not a compliant situation in terms of the signage on the property. Commission members discussed the zoning bylaws for industrial property with multiple tenants regarding signage that allows a single sign with multiple tenants on it, or if there was a secondary entrance, a sign could be put there, but it would have to be smaller. An option would be to get a zoning variance. Ms. Guitard asked if she or the landlord would apply to the ZBA. Commission members stated they could not provide a definitive answer and suggested the applicant speak to the Building Commissioner for the next steps; the Commission cannot approve the sign package as submitted. However, the Commission can discuss the sign details and provide recommendations in the event this can be approved at some point. Commission members agreed the sign looked good. It was noted the Commission does not like white signs that shine brightly. Ms. Guitard provided a description of the sign and the lighting. Ms. Mullen stated they could possibly tone down the background to make it a softer white, or they could switch around the colors. Ms. Guitard asked for a copy of the regulations. Ms. Mullen stated she had performed research and thought they were in C1 and B zones and were compliant. Commission member stated the Building Inspector was referring to Section 185 Attachment10, freestanding signs with multiple establishments on the same property, Commercial

Business Corridor District. Commission members reviewed said section. Ms. Guitard discussed possibly stacking the signs would not require a variance.

**Motion:** To **Table** the sign package as submitted pending a revised submission that basically creates a single sign. Motioned by S. Williams. Seconded by R. Niemi. Voted 3-0-0.

**Meeting Minutes: October 22, 2019**

**Motion:** To **Approve** the October 22, 2019 Meeting Minutes as presented. Motioned by S. Williams. Seconded by R. Niemi. Voted 3-0-0.

**General Matters:** None.

**Motion to Adjourn** by S. Williams. Seconded by R Niemi. Voted 3-0-0. Meeting adjourned at 7:15 PM.

Respectfully submitted,

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Judith Lizardi  
Recording Secretary