

**DESIGN REVIEW COMMISSION
AGENDA**

Tuesday, March 3, 2020 7:00 PM.
Municipal Building, 355 East Central Street
2nd Floor, Room 205

- 7:00 PM Cedarwood Gardens – 130 Chestnut Street**
By Telephone: Shanna Bento, 508-822-9033
Name change, replace new face of existing sign – double sided
- 7:05 PM Hoshizake – 40 Kenwood Circle #2**
Install custom dimension letter sign on pan formed frame on front of building
- 7:10 PM Kuth Ranieri Architects – 32A Main Street**
1 Blade sign at fascia, 1 door sign on glass door, 1 window 2nd floor Graphic applied

General Matters

Approval of Minutes: February 18, 2020

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: February 27, 2020
The next meeting of the Design Review Commission is scheduled for March 17, 2020

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: Cedarwood Gardens

Property Address 130 Chestnut St, Franklin, MA 02038

Assessors' Map # 280 Parcel # 280-076-000

Zoning District (select applicable zone): Single Family Residential 3

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Bear Mountain Healthcare, LLC

Address: 130 S Main St, Thomaston, CT 06787

Telephone Number: (870) 880-8202

Contact Person: Jessica Doyle

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

Business Owner: John Wynne
Address: 876 E Broadway
Milford CT 06460

Property Owner: Bear Mt Franklin LLC
130 S Main St
Thomaston CT 06787

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this 5th day of February 2020

John Wynne
Signature of Applicant

John Wynne
Signature of Owner

John Wynne
Print name of Applicant

John Wynne
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: Luka B Signs

Contact Person: Shanna Bento

Address: 39 Tremont Street Taunton, Ma. 02780

Telephone Number: 508-822-9033

b. Architect/Engineer (when applicable)

Business Name: _____

Contact Person: _____

Address: _____

Telephone Number: _____

lukabsigns@hotmail.com

E) Work Summary

Summary of work to be done: Name change, Replace
New face of Existing sign 38.25" X 53.75"
Double sided

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.

130 Chestnut St., Franklin, MA

EXISTING SIGN



REPLACEMENT PANEL



PLEASE REVIEW ALL INFORMATION BELOW FOR PRODUCT ACCURACY & SATISFACTION BEFORE APPROVING

ORDER DETAILS/INFORMATION

Customer Name: **Bear Mountain Health Care**
Proof Date: **01/07/2019** Sent By: **Sean S.**
Signage Details: **(x2) 38.25"H x 53.75"W Single-Sided Aluminum (.040") Sign Panels, Installed Onto Existing Double-Sided Sign Structure/Frame (Non-Illuminated)**

CUSTOMER APPROVAL

- Please Carefully Review ALL Spelling, Grammar, Logos, & Any Other Details Shown BEFORE Approving.
- Color reproduction will not be guaranteed until Pantone colors are provided.
- Production will not begin until approval has been sent.
- Design Approval must be sent via e-mail or signed in-person. NO EXCEPTIONS.
- Up to (2) revisions to the proof will be included.
- Any further alterations will cost \$15.00 per revision.
- All Proofs & Renderings are the property of Luka B Signs & Apparel.
- Any reproduction without permission is prohibited.

APPROVED AS IS
 WITH CHANGES

SIGNATURE

DATE

/ /

7:05

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: Hoshizaki

Property Address 40 Kenwood Drive, #2

Assessors' Map # _____ Parcel # 295-009-000-000

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Signify Enterprises Inc. DBA Signs Plus

Address: 89 S. Main St, Milford

Telephone Number: 508-474-5070

Contact Person: Karen Mullen

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

Business Owner: Hoshizaki
Address: 40 Kenwood Dr. #2
Franklin, MA 02038

Property Owner: Franchi Mgmt. Comp.
182 W. Central St. # 303
Natick MA 01760

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

Karen Mullen
Signature of Applicant

Louis Franchi
Signature of Owner

Karen Mullen
Print name of Applicant

Louis Franchi 2/10/2020
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 Sign Plus
Contact Person: Karen Muller
Address: 89 S. Main St. Milford, MA
Telephone Number: 508-478-5077

b. Architect/Engineer (when applicable)

Business Name: _____
Contact Person: W/A
Address: _____
Telephone Number: _____

E) Work Summary

Summary of work to be done: Install new custom dimension letter sign on pan formed frame on front of Bldg.

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:

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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.

Proposed Layout

HOSHIZAKI, 40 KENWOOD DR., #2, FRANKLIN, MA
SIGN ON FRONT OF BUILDING
1 OF 2

FABRICATE AND INSTALL ONE SINGLE SIDED PAN FORMED ALUMINUM SIGN WITH BLACK ALUMINUM PICTURE FRAME MOLDING, AND INDIVIDUAL ACRYLIC DIMENSIONAL LETTERS, STUD MOUNTED TO ALUMINUM FACE AND MOUNTED TO ALUMINUM SIDING OF FACADE USING 1" ALUMINUM ANGLE BRACKETS.



SignsPlus

89 South Main Street, Milford, MA 01757

Phone:

Fax:

E-mail

Website

508-478-5077

508-634-9825

info@signs-plus.net

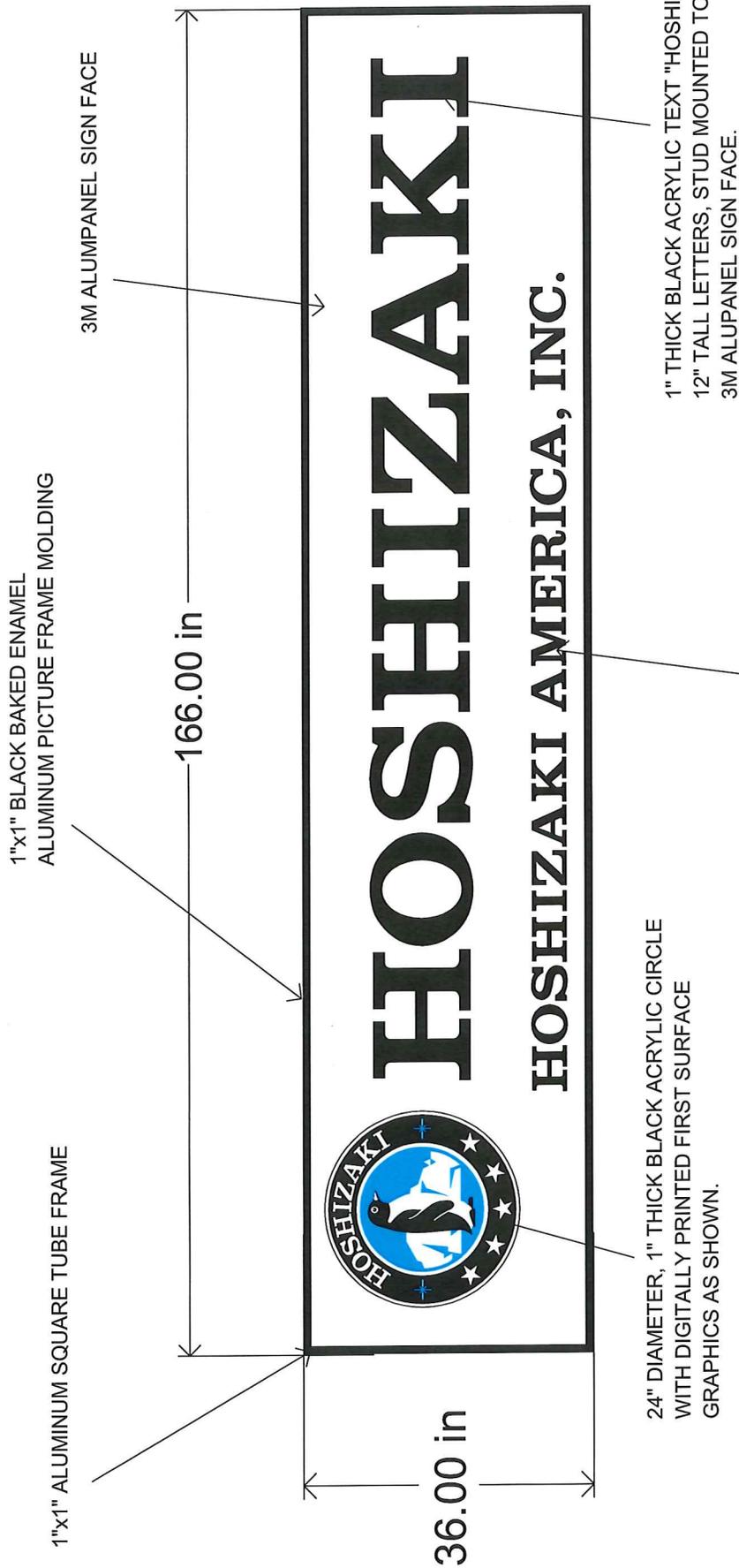
www.signs-plus.net

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

Proposed Layout

HOSHIZAKI, 40 KENWOOD DR., #2, FRANKLIN, MA
SIGN ON FRONT OF BUILDING
2 OF 2



1/2" THICK BLACK ACRYLIC TEXT "HOSHIZAKI AMERICA INC." 4.25" TALL LETTERS, STUD MOUNTED TO 3M ALUPANEL SIGN FACE.

SignsPlus
89 South Main Street, Milford, MA 01757
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: Kuth Ranieri Architects

Property Address 32A Main Street

Assessors' Map # 279 Parcel # 025

Zoning District (select applicable zone): Downtown

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: CAVALLARO SIGNS

Address: 305 Union St.
Franklin MA

Telephone Number: 508-446-5190 / 508-538-6545

Contact Person: Rocco Cavallaro roccocavallaro1@verizon.net

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

Business Owner: Kuth Ranieri
Address: 32 A Main Str
Franklin

Property Owner: Ranieri Trust
D.G. Ranieri RE
PO Box Q
Franklin MA 02038

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this 26 day of Feb. 2020

Rocco Cavallaro
Signature of Applicant

Ranieri Trust
by Margaret C Ranieri TR
Signature of Owner

Rocco Cavallaro
Print name of Applicant

RANIERI Trust by Margaret C Ranieri TR
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: C. CAVALLARO SIGNS
Kath Ranieri Architects
Contact Person: Rocco Cavallaro
Address: 305 Union St. Franklin
Telephone Number: 508-538-6845

b. Architect/Engineer (when applicable)

Business Name: _____
Contact Person: _____
Address: _____
Telephone Number: _____

E) Work Summary

Summary of work to be done: (1) Blade sign @ Fascia
(1) DOOR SIGN on glass door
(1) Window 2nd Floor Graphic Applied

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

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32A

Acrylic

12" x 12"

32A
2

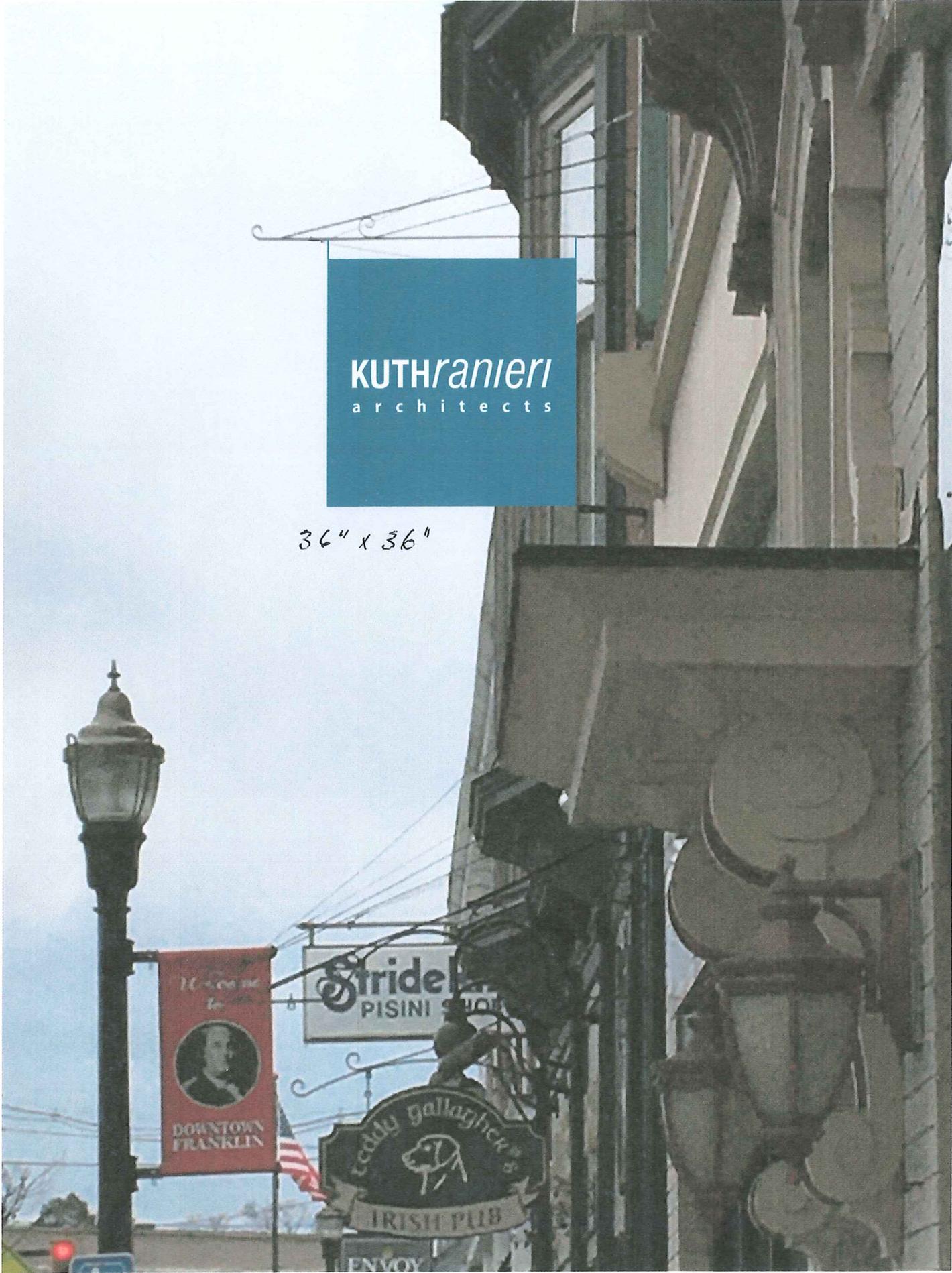
KUTHranieri
architects
32a main street, suite 2

KUTHranieri
architects
32a main street, suite 2



KUTHranieri
architects

36" x 36"



8" x 25.5"

KUTHranieri
a r c h i t e c t s

ddy gallagher

Town of Franklin



Design Review Commission

Tuesday, February 18, 2020 Meeting Minutes

Chair Mark Fitzgerald 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: Mark Fitzgerald, Chris Baryluk, Ralph Niemi, James Bartro. Members absent: Sam Williams.

1. **Mirchi – Indian Cuisine – 14E East Central Street** – Remove channel letters and install 3D Belt signs.

Cam Afonso of Signs by Cam reviewed the proposed signage and stated the old channel letters will be removed. He stated he will email the attachment method to Maxine Kinhart tomorrow. He noted that the sign will not be illuminated. Chair Fitzgerald confirmed the application looked complete and the sizes were within the limits.

Motion: To **Approve** the sign package as submitted with the stipulation that the attachment method will be sent to Maxine Kinhart tomorrow via email. Motioned by C. Baryluk. Seconded by R. Niemi. Voted 4-0-0.

2. **Kristen Sullivan Therapy Group – 693 East Central Street** – Install plaque signs.

Cam Afonso of Signs by Cam reviewed the proposed signage. He stated this is a monument style sign, and they are adding one plaque sign. He noted there are exiting flood lights.

Motion: To **Approve** the sign package as submitted. Motioned by J. Bartro. Seconded by R. Niemi. Voted 4-0-0.

Meeting Minutes: February 4, 2020

Design Review Commission members discussed the meeting minutes and reviewed each motion. Chair Fitzgerald noted he followed up with the PJ Mart 2 decision stipulations and Building Commissioner Gus Brown was happy with it.

Motion: To **Approve** the February 4, 2020 Meeting Minutes as presented. Motioned by M. Fitzgerald. Seconded by C. Baryluk. Voted 4-0-0.

General Matters: Chair Fitzgerald stated the PJ Mart 2 applicant promised to clean up the window. He stated he mentioned the Chipotle sign to Mr. Brown. He stated he needs to ask Mr. Brown about Glen Pharma truck.

Motion to Adjourn by M. Fitzgerald. Seconded by R. Niemi. Voted 4-0-0. Meeting adjourned at 7:14 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary