

# **DESIGN REVIEW COMMISSION AGENDA**

**Tuesday, October 6, 2020  
7:00 PM.**

## **Virtual Meeting**

**Due to the growing concerns regarding the COVID-19 virus, we will be conducting a remote/virtual Design Review Commission Meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number (Cell phone or Landline Required) OR citizens can participate by copying the link (Phone, Computer, or Tablet required).**

Please click on <https://us02web.zoom.us/j/89958460957> or call on your phone at 1-929-205-6099, meeting ID is 89958460957.

**7:00 PM      Meraki Hair Studio – 32 Main Street**  
Install 3D letters on wall

**7:05 PM      94/88 East Central Street – Mixed Use – 94/88 East Central Street**  
Restoration of existing house and construction of new addition

## **General Matters**

Approval of Minutes:              September 15, 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: October 1, 2020**

The next meeting of the Design Review Commission is scheduled for October 20, 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: Mevahi Hair Studio

Property Address 32 Main Street

Assessors' Map # \_\_\_\_\_ Parcel # 279-025-000-000

Zoning District (select applicable zone): \_\_\_\_\_

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

B) Applicant Information:

Applicant Name: Signs By Cam, Inc.  
837 Upper Union Street

Address: Suite C-18  
Franklin, MA 02038

Telephone Number: 508-364-2905

Contact Person: Cam

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

Business Owner: Trisha Irish Property Owner: Margaret Renner

Address: 32 Main St. 32 Main St.  
Franklin MA 02038 Franklin, MA

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

Executed as a sealed instrument this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Cam Afari  
Signature of Applicant

Margaret Renner  
Signature of Owner

Cam Afari  
Print name of Applicant

Margaret Renner  
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: \_\_\_\_\_ Signs By Cam, Inc.  
837 Upper Union Street  
Contact Person: \_\_\_\_\_ Suite C-18  
Address \_\_\_\_\_ Franklin, MA 02038  
Telephone Number: \_\_\_\_\_

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

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

**E) Work Summary**

Summary of work to be done: \_\_\_\_\_ Install 3D letters on  
Wall  
\_\_\_\_\_  
\_\_\_\_\_

**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.

72 in

21.57 in

# MERAKI

## HAIR STUDIO

3/4" white pvc with black vinyl fronts/white edge



*Signs By Cam Inc.*

Sign & Graphic Solutions • Uncompromising Integrity

**Cam Afonso**

837 Upper Union St., Suite C-18  
Franklin, MA 02038

Phone: 508-364-2905

Fax/Office: 508-528-0766

E-Mail: [cam@signsbycam.com](mailto:cam@signsbycam.com)

Website: [www.signsbycam.com](http://www.signsbycam.com)

APPROVED FOR PRODUCTION:

X

© COPYRIGHT

ALL DRAWINGS ARE PROPERTY OF SIGNS BY CAM, Inc.  
ANY DUPLICATION OF ANY KIND IS PROHIBITED.  
PERSON(S) WILL BE PROSECUTED TO THE FULL EXTENT  
OF THE LAW.

**JOB INFORMATION**

JOB TITLE:

CONTACT:

PHONE:

FAX:

JOB DESCRIPTION:

SQUARE FOOTAGE: =

**SIGN MATERIAL SPECS**

BANNER: ☐ COROPLAST: ☐ WOOD: ☐

ACRYLIC: ☐ MAGNETIC: ☐ URETHANE: ☐

PVC: ☐ ALUMINUM: ☐ NUEDGE: ☐

SINGLE SIDED: ☐ DOUBLE SIDED: ☐

OTHER: \_\_\_\_\_

COLOR SPECS:

BACKGROUND:

COPY:

OUTLINE:

SHADOW:

BORDER:

LOGO:



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: 94/88 East Central - Mixed Use  
Property Address 94/88 & 70/72 East Central Street, Franklin, MA 02038  
Assessors' Map # 286 Parcel # 286-032/33-000  
Zoning District (select applicable zone): Commercial One  
Zoning History: Use Variance \_\_\_\_\_  
Non-Conforming Use \_\_\_\_\_

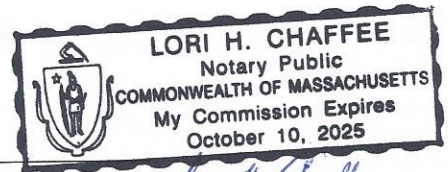
B) **Applicant Information:**

Applicant Name: 70 East Central Street, LLC  
Address: 37 East Central St, Franklin, MA  
Telephone Number: 508-507-9020  
Contact Person: Brad Chaffee

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

Business Owner: Same as 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]  
Signature of Applicant

[Signature]  
Signature of Owner

Brad Chaffee  
Print name of Applicant

Brad Chaffee  
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: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number: \_\_\_\_\_

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

Business Name: Kuhn Ranieri Architects

Contact Person: \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number: \_\_\_\_\_

**E) Work Summary**

Summary of work to be done: Restoration of existing house and construct new addition

**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  
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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.



## 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. Height of new addition  
will match existing house and meet height requirements in zoning bylaws

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.  
The proportions of doors and windows will match the architectural  
style of the new proposed mixed use building and existing house

3. **Relations of Building Masses and Spaces** – The relationship of a structure to the open space between it and adjoining structures shall be compatible. The new addition will meet  
all setbacks and match the mass of the existing house

4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. The roof shape of the addition is  
to match the existing house.

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. The scale of the new addition will line up  
with the existing house.

6. **Facade, Line, Shape & Profile** – Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context: Facade materials will  
be a blend of traditional wood and metal.

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. Details and materials selections  
are designed to match historic and modernized look of the downtown.

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. Once a business has leased the space, a sign design will be submitted

9. **Heritage** – Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable. We are restoring the existing house to match historical style for original design

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. The addition will be designed to meet all current energy codes

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. Frontage will be landscaped and parking is located ~~to~~ the side and rear.

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



## **ADDENDA**

### **INSTRUCTIONS FOR COMPLETION OF FORM Q-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.**

# 88 EAST CENTRAL ST

PROPOSED DEVELOPMENT

OWNER: 70 E. CENTRAL STREET, LLC

HISTORICAL COMMISSION PRESENTATION  
SEPTEMBER 16, 2020



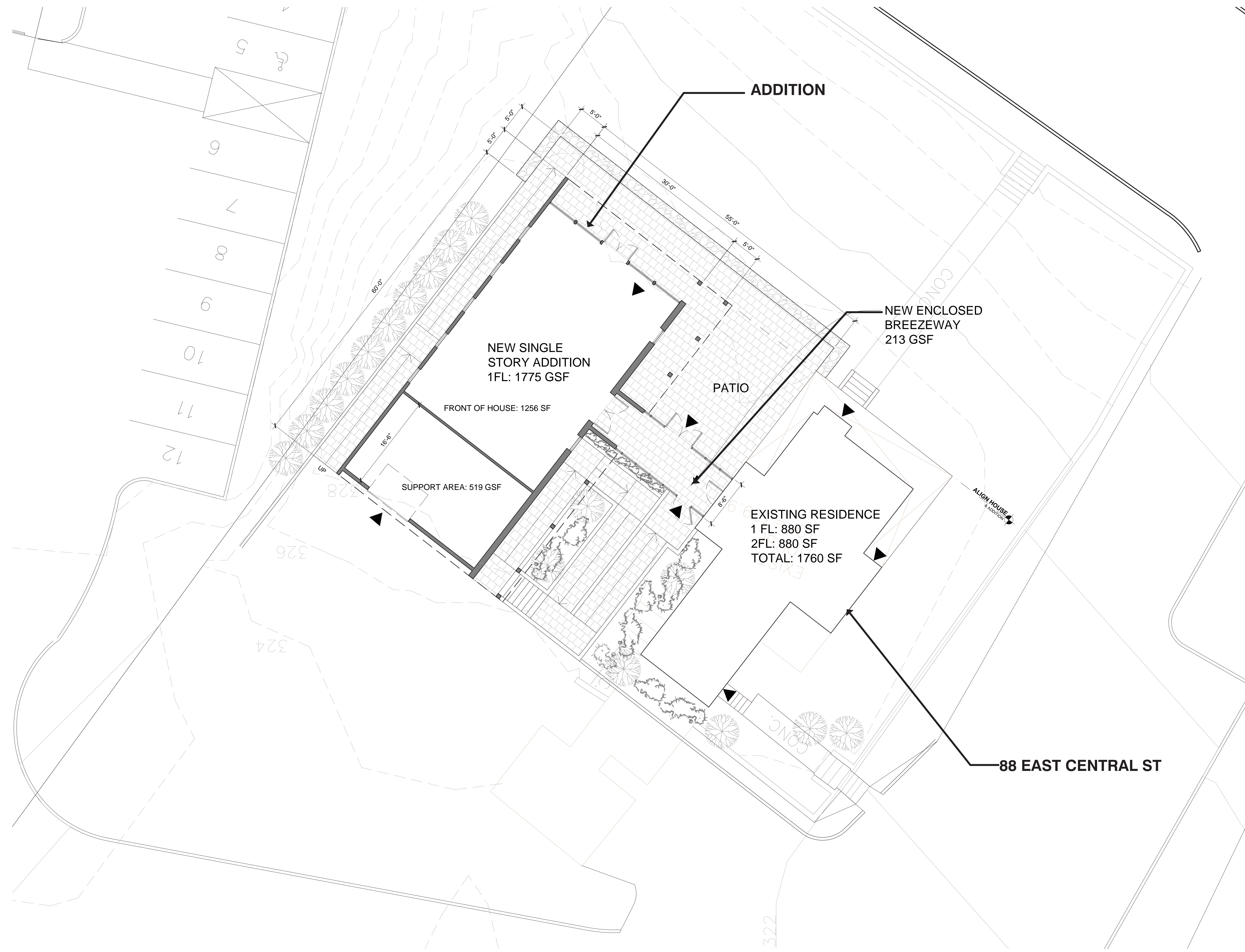
PREPARED BY  
**KUTHANIERI**  
a r c h i t e c t s











PLAN  
SCALE: 1/8" = 1'-0"









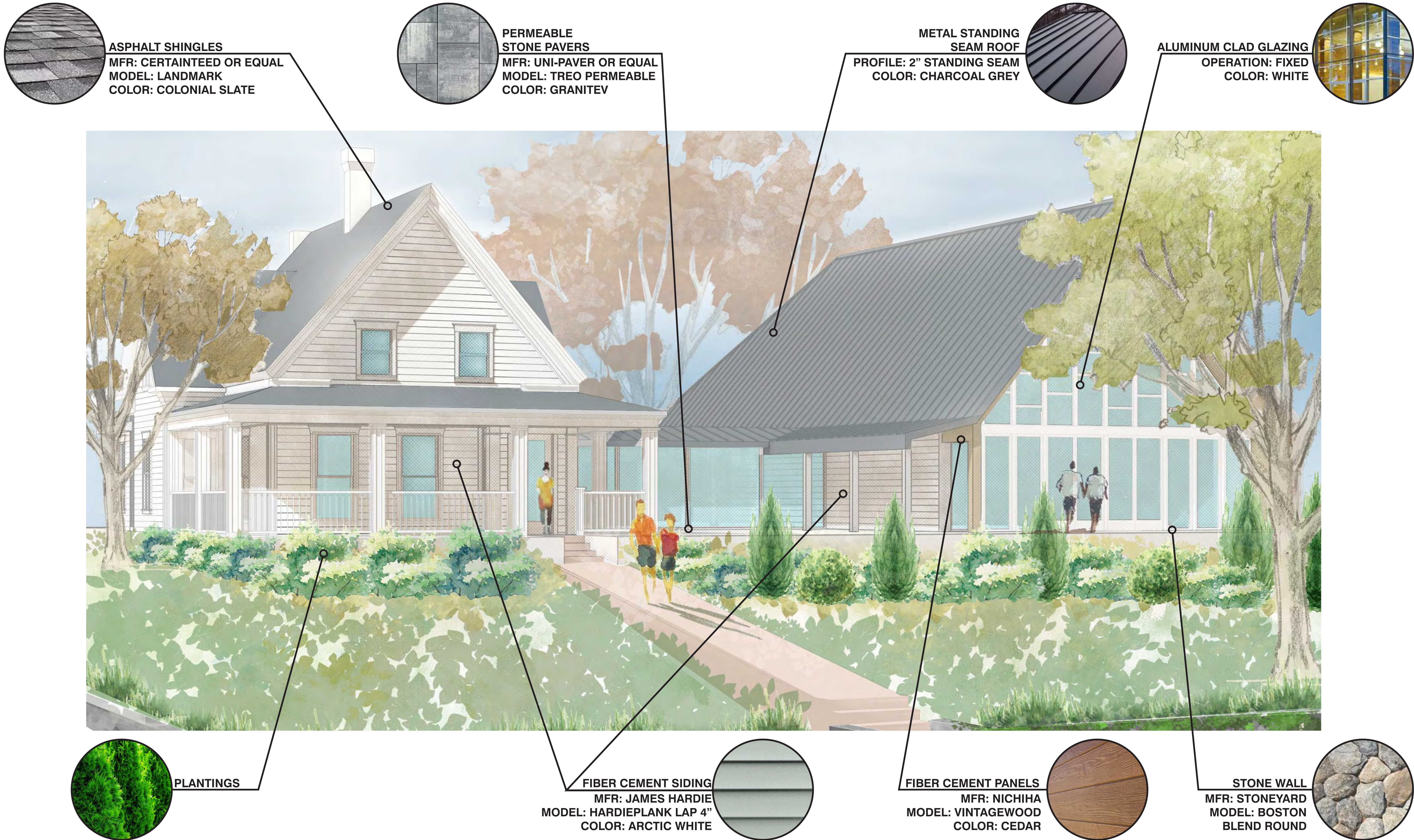














RE-PAINT CHIMNEY WHITE TO  
MATCH HISTORIC PHOTOS

RESTORE LINTELS AT ALL  
WINDOWS

DEEPER V ENTABLATURE TO  
REPLACE COLUMNS ADDED  
LATER FOR STRUCTURAL  
SUPPORT

NEW GREEK REVIVAL  
APPROPRIATE COLUMNS  
MATCHING BUILDING STYLE  
TO REPLACE AGING VINYL  
REPLACEMENT COLUMNS,  
RESTORE ORIGINAL  
COMPOSITION

REPLACE ALUMINUM SIDING  
WITH COMPOSITE FIBER  
CEMENT SIDING

REPLACE ADDED VICTORIAN  
RAIL WITH SIMPLER GREEK  
REVIVAL STYLE RAIL

DARK GREY ASPHALT  
SHINGLES TO MATCH EARLY  
PHOTOS

FORMALIZED REVIVAL  
ENTRY

RESTORE PROPORTIONAL  
PILASTERS AT ALL  
CORNERS

STONE-CLAD PLANTERS





## Town of Franklin



### Design Review Commission

#### Tuesday, September 15, 2020 Meeting Minutes

Chair Fitzgerald called the above-captioned meeting to order this date at 7:00 PM, **as a Remote Access Virtual Zoom Meeting**. Members in attendance: Mark Fitzgerald, Sam Williams, James Bartro.

As stated on the agenda, due to the growing concerns regarding the COVID-19 virus, this meeting will be conducted as a Remote/Virtual Design Review Commission meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link provided on the agenda.

1. **Expressions Enrichment – 500 Franklin Village Drive** – Install Channel letter set.  
Mr. Cam Afonso of Signs by Cam, Inc. was present representing the applicant. Chair Fitzgerald stated that he reviewed application and had no objections. S. Williams and J. Bartro also approved the submission. S. Williams made a **Motion** to **Approve** the sign package as submitted. J. Bartro **Seconded** the **Motion**. **Vote – 3-0-0**.

**Meeting Minutes:** September 1, 2020

**Motion:** To **Approve** the September, 2020 Meeting Minutes as presented by J. Bartro Seconded by S. Williams. **Voted 3-0-0**.

**General Matters:** There was discussion concerning the site of the former Acapulco's. The condition of the blade sign over the sidewalk is terrible. There has been no maintenance and the sign is hanging sideways. Chair Fitzgerald will contact Gus Brown, the Building Commissioner to see if anything can be done.

Chris Baryluk joined the meeting at 7:06.

**Motion to Adjourn** by S. Williams. Seconded by J. Bartro. Voted 3-0-0.  
Meeting adjourned at 7:09 PM.

Respectfully submitted,

*Maxine Kinhart*

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Maxine Kinhart  
Recording Secretary