

**DESIGN REVIEW COMMISSION
AGENDA**

**June 15, 2021
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/88094961985> or call on your phone at 1-929-205-6099, meeting ID is 88094961985

- 7:00 PM Shops at Franklin – 340 East Central Street**
Install new double sided, internally illuminated pylon sign
- 7:05 PM iFixPhones – 15 East Central Street**
Install a sign without connecting to electricity
- 7:10 PM Botera – 1256 West Central Street**
Install two sets of Channel letter signs and update freestanding sign

General Matters:

Approval of Minutes: 5-18-2021
6-01-2021

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: 06-10-2021
The next meeting of the Design Review Commission is scheduled for July 6, 2021

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: Shops at Franklin

Property Address 340 East Central Street

Assessors' Map # 285 Parcel # 9

Zoning District (select applicable zone): C11/WRD/CBCD

Zoning History: Use Variance Doc: 1,466,242 Ctf#: 204286
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Poyant Signs

Address: 125 Samuel Barnet Blvd.
New Bedford, MA 02745

Telephone Number: 774-762-3413

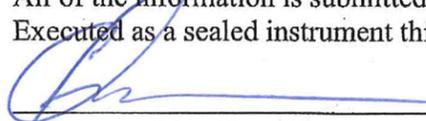
Contact Person: Christopher Ramm

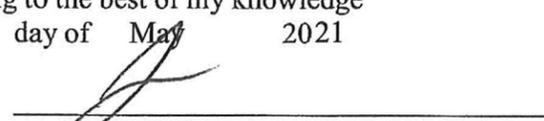
C) Owner Information (Business Owner & Property Owner if different)

Business Owner: Joseph Halligan Property Owner: _____
Address: 340 E. Central St. _____
Franklin, MA _____

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

Executed as a sealed instrument this 26 day of May 2021


Signature of Applicant


Signature of Owner

CHRISTOPHER RAMM
Print name of Applicant

Joseph Halligan
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: Poyant Signs

Contact Person: Christopher Ramm

Address 125 Samuel Barnet Blvd., New Bedford MA 02745

Telephone Number: 774-762-3413

b. Architect/Engineer (when applicable)

Business Name: _____

Contact Person: _____

Address _____

Telephone Number: _____

E) Work Summary

Summary of work to be done: Fabricate and install a new double sided, internally illuminated pylon sign approved by variance as per the attached drawings.

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.

I, Nancy Danello, Acting Town Clerk, Franklin, Mass.
do hereby certify that no appeal has been received
since the decision of the Zoning Board of Appeals.
Board, or during the twenty day appeal period.
Attest: *Nancy Danello*
Date: *5-25-2021*

TOWN OF FRANKLIN
OFFICIAL COPY



Zoning Board of Appeals
Municipal Building

TOWN OF FRANKLIN
TOWN CLERK
2021 MAY -4 A 11:15
RECEIVED

Mrs. Nancy Danello
Municipal Building
355 East Central St.
Franklin, MA 02038

Re: Applicant; TAJ Estates of Franklin LLC is seeking to install a free standing sign that is 120sq. ft. where a maximum of 80sq. ft. is allowed at 340 East Central Street. The building permit is denied without a Variance form the ZBA.
Hearing No ZBA108112

DETAILED RECORD AND DECISION

May 4, 2021

Franklin Board of Appeals, hereby certifies that the following is a detailed record of the board's proceedings and decision regarding the above captioned application regarding the property located at Map='285' and Lot='009-000-000' which property is affected by this decision.

The above captioned application requests a Variance under Massachusetts General Laws Chapter 40A, Section 9, Town of Franklin Bylaw ("Bylaw") Section 185-Attachment 10 Free Standing Signs in the Commercial Business Corridor District of the Town of Franklin Code, to install a free standing sign that is 120sq. ft. where a maximum of 80sq. ft. is allowed at 340 East Central Street.

A true copy of the application is on file in the Clerk's Office.

A notice of public hearing on this application, a true copy of which is on file in the Office of the City Clerk was:

1. Published in the Milford Daily News, a newspaper of general circulation in the Town of Franklin on April 15, 2021 and April 22, 2021.
2. Posted in a conspicuous place in the Town of Franklin on April 5, 2021 which was at least 14 days prior to the hearing; and
3. Mailed, postpaid on April 6, 2021 which is at least 14 days before the hearing to the Petitioner, abutters, owners of land directly opposite the property in question on any public Or private street or way, abutters to abutters within 300 feet of the subject property, the Planning boards of the abutting towns. The notice was mailed to the names and addresses Shown on the most recent tax list provided by the assessor's office.

The public hearing was opened remotely or in person on April 29, 2021 at 7:30 PM at which time opportunity was given to all those interested to be heard in favor or opposition to the application.

The public hearing was closed on April 29, 2021.

N O T

Based on the evidence and testimony presented remotely at the public hearing and the documents included with the application, the Zoning Board of Appeals entertained a motion by Robert Acevedo to:

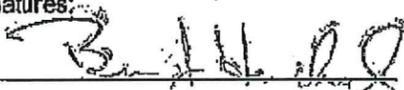
A N C O P Y

1. To Grant a 40' relief Variance for Taj Estates of Franklin, LLC for 340 East Central Street to install a free-standing sign that is 120 sq. ft. where a maximum of 80 sq. ft. is allowed as shown on a plan titled "Site Plan Proposed Central Square, 340 E. Central Street, Franklin, MA" dated February 10, 2021, prepared by Jones & Beach Engineering, Inc. Seconded by Philip Brunelli. Unanimous by Board.
2. A literal enforcement of the Bylaw would be a substantial hardship to the owner in that the "Variance" may be granted without a substantial detriment to the public good.
3. There will not be a substantial derogation from the intent and purpose of the bylaw because the "Variance" may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning By-Law.

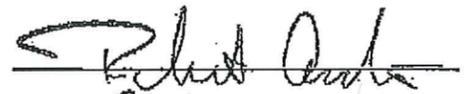
Any person aggrieved by a decision of the Board of Appeals may file an appeal pursuant to General Laws C.40A, S.17. Such appeal must be filed within twenty (20) days after the date of filing of the notice of the Board's decision with the Clerk's Office.

The following members were present and voted as follows:

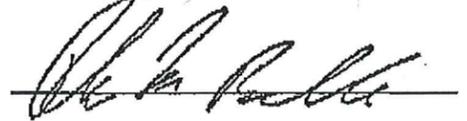
Bruce Hunchard votes to Grant

Signatures: 

Robert Acevedo votes to Grant



Philip Brunelli votes to Grant



LAW OFFICES
CORNETTA, FICCO & SIMMLER, P.C.
ATTORNEYS AT LAW
4 WEST STREET
FRANKLIN, MASSACHUSETTS 02038

RICHARD R. CORNETTA, JR.

VOICE (508) 528-5300
FAX (508) 528-5555

March 31, 2021

IN HAND FILING

Mr. Bruce J. Hunchard, Chairman
Franklin Zoning Board of Appeals
C/O Lloyd Gus Brown, Building Commissioner
Town Hall
355 East Central Street
Franklin, MA 02038
Via Email: gbrown@franklinma.gov

RE: **340 East Central Street, Franklin, Massachusetts**
Applicant: TAJ ESTATES OF FRANKLIN, LLC

Dear Mr. Brown:

Please be advised that this firm is legal counsel to TAJ ESTATES OF FRANKLIN, LLC in pursuit of its development interests in the above-entitled real property.

On my client's behalf, I would respectfully request that the Board of Appeals grant a variance for relief from the town of Franklin Zoning Bylaw. In furtherance thereof, I have enclosed the following documentation, along with seven copies of the same, to wit:

1. ZBA Application Form – Variance §185-20(C)(4)(b)/ §185-Attachment 10;
2. Copy of Abutter's List (To be Provided);
3. Owner's Certificate;
4. Copy of Quitclaim Deed of EPK PROPERTIES, LLC to TAJ ESTATES OF FRANKLIN, LLC, dated January 13, 2021 and filed with Norfolk District of the Land Court with Cert No. 204286;

5. Plan entitled, "OVERALL CONCEPTUAL SITE PLAN" Proposed Central Square, 300-340 East Central Street, Franklin Massachusetts, prepared by Jones & Beach Engineers, Inc. 85 Portsmouth Avenue, Stratham, NH 03885.
6. Plan of proposed pylon sign elevations entitled, "Shops At Franklin", prepared by Poyant, 125 Samuel Barnet Boulevard, New Bedford, MA 02745.
7. A draft in the sum of \$350.00 which represents the filing fee

Kindly place this matter on your next available agenda before the Board of Appeals.
Thank you for attention to this matter.

Very truly yours,

Richard R. Cornetta, Jr

Richard R. Cornetta, Jr.

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

Municipal Building
355 East Central Street
Franklin, MA 02038
508-520-4926

ZBA APPLICATION FORM
GENERAL INFORMATION

The undersigned hereby petitions the Zoning Board of Appeals for the following:

Special Permit: _____ Variance: §185-20 (C) (4) (b); §185-Att 10 _____ Appeal: _____

PETITIONER: TAJ ESTATES OF FRANKLIN, LLC

PETITIONER'S ADDRESS: 95 E. Main St., Ste 100, Westboro, MA 01581 PHONE: _____

LOCATION OF PROPERTY: 340 East Central Street, Franklin, MA

TYPE OF OCCUPANCY: Mixed Use Development ZONING DISTRICT: CII/WRD/CBCD

ASSESSORS MAP & PARCEL: 285-009-000-000

REASON FOR PETITION:

- | | |
|---|---------------------|
| _____ Additions | _____ New Structure |
| _____ Change in Use/Occupancy | _____ Parking- |
| _____ Conversion to Addi'l Dwelling Units | _____ <u>X</u> Sign |
| _____ Dormer | |
| _____ Other | _____ Subdivision |

DESCRIPTION OF PETITIONER'S PROPOSAL:

The present application before the Board requests a dimensional variance to allow for the erection of a free standing sign that is 120 square feet in total area which exceeds the maximum allowed square footage of 80 square feet as required by §185-Attachment 10.

Applicants for a **Variance** must complete Pages 1-5
Applicants for a **Special Permit** must complete Pages 1-4 and 6
Applicants for an **Appeal** to the ZBA pursuant to Zoning Bylaw section 185-45 (D) must attach a statement concerning the reasons for the appeal

Original Signature(s):


(Petitioner (s) / Owner)
Mohiuddin Ahmed

(Print Name)

Address: 95 East Main St Westboro MA

E-Mail Address: _____

Date: _____

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

Municipal Building
355 East Central Street
Franklin, MA 02038
508-520-4926 •

ZBA APPLICATION FORM OWNERSHIP INFORMATION

To be completed by OWNER, signed and returned to the Secretary of the Zoning Board of Appeals.

I/We TAJ ESTATES OF FRANKLIN, LLC
(OWNER)

Address: 95 East Main St., Ste 100, Westboro, Massachusetts 01581

State that I/We own the property located at 340 East Central Street, Franklin
which is the subject of this zoning application.

The record title of this property is in the name of TAJ ESTATES OF FRANKLIN,
LLC

*Pursuant to a deed of duly recorded in the date 01/14/2021 , Norfolk County
Registry of Deeds at Book _____ , Page _____ ; or
Dedham Registry District of Land, Court, Certificate .No 204286 (Inst #1466242)



**SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT***

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

**Municipal Building
355 East Central Street
Franklin, MA 02038
508-520-4926**

**ZBA APPLICATION FORM
SUPPORTING STATEMENT FOR A VARIANCE**

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH ZONING BYLAW SECTION 185-45 (D) (2) (6) AND MGL 40A, SECTION 10:

- A) A Literal enforcement of the provisions of this Zoning bylaw would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The redevelopment being proposed involves the former Keigan Chevrolet site located at 340 East Central Street. The property is to be redeveloped into a new mixed use residential/retail shopping center consisting of four (4) detached buildings with a total aggregate building footprint of 59,513 +/- square feet with associated paved parking area to accommodate 256 vehicles (hereinafter referred to as the "Project"). Motor vehicle access to the Project is to be provided by way of two (2) new driveways that will intersect the south side of East Central Street/Route 140 between the Horace Mann Plaza and Glen Meadow Road; consisting of a full access driveway to be located opposite Glen Meadow Road and a right-in only driveway that will primarily accommodate the residential inhabitants of the Project. The petitioner submits that due to the soil and shape of the property, as dictated by the presence of a wetland resource area in the southern portion coupled with the presence of an access and utility easement for the benefit of the Town of Franklin along the western boundary of the property, literal enforcement of the provisions of the Zoning Bylaw would involve a substantial hardship in the form of material development constraints and excess costs to the applicant in connection with the development being sought by the petitioner. Further exacerbating such development constraints is that the property is wholly located within the Water Resource Overlay District. The developable area of the property and the additional engineering costs associated with the storm water treatment have created unique circumstances not otherwise found in the Commercial II zone. The applicant proposes that a mixed use development containing both residential and commercial uses in symbiotic proximity are required in the proposed development in order to allow the applicant to build an economically viable development of the property and overcome the hardships presented on the property in the event zoning limitations were literally enforced.

- B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

Soils: Although approximately 6.5 acres in size, more than half of the property is encumbered by significant wetland resource areas and soils evidencing wetland resource areas located in the southern portion of the property. These characteristics were found to be unique to the property and limiting factors in terms of the area on the property that could be used for building and development. The impact of the soil materials at the property has compressed the area of the property available for development and is directly related to the variance request.

Shape: Although the property is rectangular in shape, the entire western boundary of the property is encumbered by an access and utility easement in favor of the Town of Franklin. The presence

of this easement has further compressed the area of the property available for development and is directly related to the variance request. These characteristics were found to be unique to the property and limiting factors in terms of the area on the property that could be used for building and development.

Desirable relief may be granted without either:

- 1) Substantial detriment to the public good for the following reasons:

The petitioner submits that there will not be a substantial derogation from the intent and purpose of the Bylaw, and the proposed dimensional variance being requested, will not be substantially detrimental to the neighborhood that currently exists. The property is bordered to the north by a 288 unit multi-family apartment development (Glen Meadows), within close proximity to two (2) residential/therapy centers (Franklin Health & Rehabilitation Center and Magnolia Heights). The property is also surrounded by single family homes of older construction, many of which are located on legal non-conforming lots along Route 140 and the immediately surrounding network of residential neighborhoods. It bears mentioning that the southern boundary of the property also serves as the zoning boundary line between the Commercial II and Rural Residential I zoning districts.

- 2) Nullifying or substantially derogating from the intent or purpose of this Zoning Bylaw for the following reasons:

The Locus, although located wholly within the Commercial II zoning district, directly abuts the Rural Residential I and is immediately approximate to the Downtown Commercial zoning districts. The proposed use relief would be in character with the surrounding mixed use properties, characterized by legal non-conforming single and multi-family residential homes and mixed use commercial/residential developments. The proposed dimensional relief being sought would be in the increase of the total square footage of the proposed free standing sign which is located within the Commercial II zoning district and within similarly situated commercial properties. It bears mentioning that on or about August 6, 2015, the Board granted variance relief to an earlier applicant for the erection of a free standing sign at the premises totaling 187.5 square feet in area and 26.50 feet in height.

If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

After Recording Return To:
Stebbins, Lazos & Van Der Beken P.A.
66 Hanover Street, Suite 301
Manchester, NH 03101
Attn: David P. Van Der Beken, Esq.

QUITCLAIM DEED

Property Address: 340 East Central Street, Franklin, Massachusetts

EPK Properties, LLC, a Massachusetts limited liability company, which post office address is 5 Beechwood Lane, Franklin, MA 02038, for consideration paid of Three Million Six Hundred Thousand Dollars, (\$3,600,000.00), grants to TAJ ESTATES OF FRANKLIN LLC, a Massachusetts Limited Liability Company, which post office address is 95 East Main St., Suite 100, Westborough, MA 01581.

WITH QUITCLAIM COVENANTS

the land in Franklin, Norfolk, County, Massachusetts, together with any improvements thereon, described as follows:

Lot 5 shown on a plan drawn by Guerriere & Halnon, Inc., Surveyors, dated March 4, 1996, as approved by the Land Court, filed in the Land Registration Office said County as No. 11932G, a copy of a portion of which is filed in Norfolk Registry District with Certificate No. 149187, Book 746.

The Premises are conveyed subject to and with the benefit of all easements, restrictions, rights of way, takings, reservations, exceptions and covenants contained in the Certificate of Title of the Grantor herein and in all other instruments of record, to the extent now in force and applicable, but not intending hereby to recreate or extend restrictions, reservations, exceptions and covenants previously terminated or expired.

The above described land is also subject to:

1 Such state of facts as shown on Norfolk County Registry Land Court Plan No. 11932G, dated March 4, 1996, filed with Certificate of Title No. 149187 in Book 746, Page 187 of the Norfolk County Registry District.

2 Easements contained in a Deed from Hannah Adams to Elisha Foster, dated June 25, 1866, recorded with the Norfolk County Registry of Deeds in Book 344, Page 90L.

O F F I C I A L O F F I C I A L

3 Taking for the laying out of a state highway known as Central Street by the Department of Public Works, Division of Highways of the Commonwealth of Massachusetts, dated July 19, 1927, recorded in Book 1757, Page 470 of the Norfolk County Registry District.

4 Easement contained in a Deed from Rita M. Sherman and Regina M. Sherman to Arthur B. Ben, Trustee of the "Bent Family 1994 Revocable Trust", dated January 15, 1997, filed as Document No. 755076 in the Norfolk County Registry District Land Court.

5 Easement contained in an Order of Taking by the Town Council of the Town of Franklin, Resolution No. 88-60, dated September 7, 1988, filed as Document No. 553522 in the Norfolk County Registry District Land Court.

6 The restrictions and other matters set forth in the Order of Conditions of the Massachusetts Department of Environmental Protection Bureau of Resource Protection dated February 18, 2016, filed as Document 1,357,680 in the Norfolk County Registry District Land Court.

7 The restrictions and other matters set forth in the Order of Conditions of the Massachusetts Department of Environmental Protection Bureau of Resource Protection dated February 18, 2016, filed as Document 1,357,681 in the Norfolk County Registry District Land Court.

8. The restrictions and other matters set forth in the Zoning Board of Appeals Detailed Record and Decision dated September 24, 2014 filed as Document 1,335,711 in the Norfolk County Registry District Land Court.

9. The restrictions and other matters set forth in the Zoning Board of Appeals Detailed Record and Decision dated September 24, 2014 filed as Document 1,335,712 in the Norfolk County Registry District Land Court.

10. The restrictions and other matters set forth in the Franklin Board of Appeals Detailed Record and Decision dated August 6, 2015 filed as Document 1,357,678 in the Norfolk County Registry District Land Court.

11. The restrictions and other matters set forth in the Franklin Planning Board Certificate of Vote decision dated March 2, 2016 filed as Document 1,357,679 in the Norfolk County Registry District Land Court.

Meaning and intending to convey the Grantor's entire interest in the same premises conveyed to this Grantor by Deed from Paul K. Keigan and Evelyn Keigan, General Partners of the Keigan Family Trust Limited Partnership, a Massachusetts limited partnership, dated December 10, 2014 as Document No. 1,326,365, recorded with Norfolk County Registry District Land Court.

For Grantor's title, see Certificate of Title No. 190576, filed with the Norfolk County Registry District Land Court.

A N A N
O F F I C I A L O F F I C I A L
C O P Y C O P Y

The grantor is not classified for the current taxable year as a corporation for federal income tax purposes.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal the 13 day of January, 2021.

EPK Properties, LLC

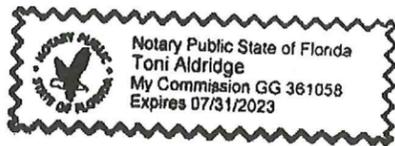
By: Paul Keigan
Paul Keigan, Manager

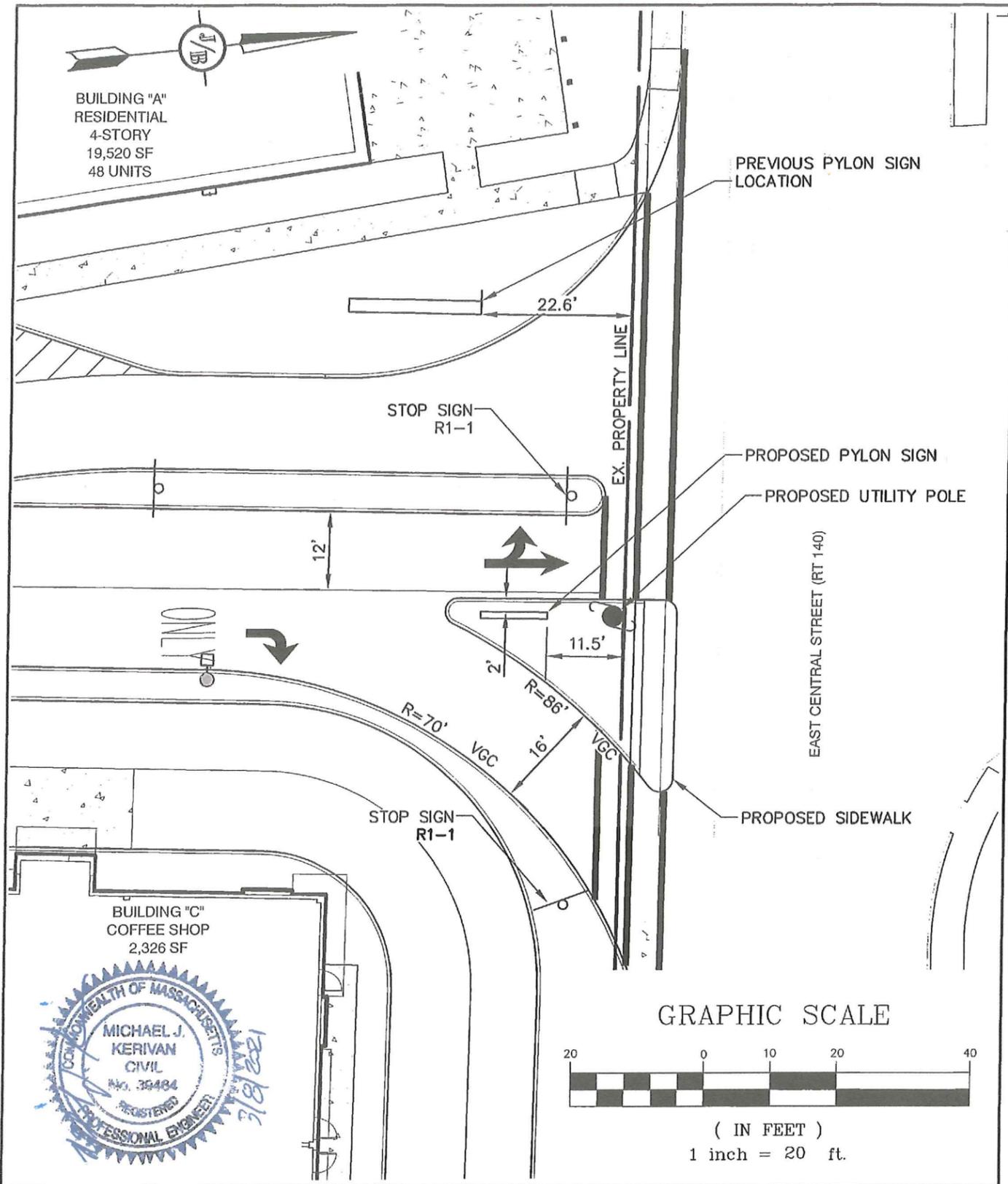
STATE OF FLORIDA
COUNTY OF Collier

On this 13 day of January, 2021, before me, the undersigned notary public, personally appeared Paul Keigan, Manager of EPK Properties, LLC, proved to me through satisfactory evidence of identification, which were (check whichever applies): *Driver's License or other state or federal governmental document bearing a photographic image*, *Oath or Affirmation of a credible witness known to me who knows the above signatory*, or *My Own personal knowledge of the identity of the signatory* to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose

Toni Aldridge
NOTARY PUBLIC
My commission expires 7/31/23

NOTARY STAMP OR SEAL

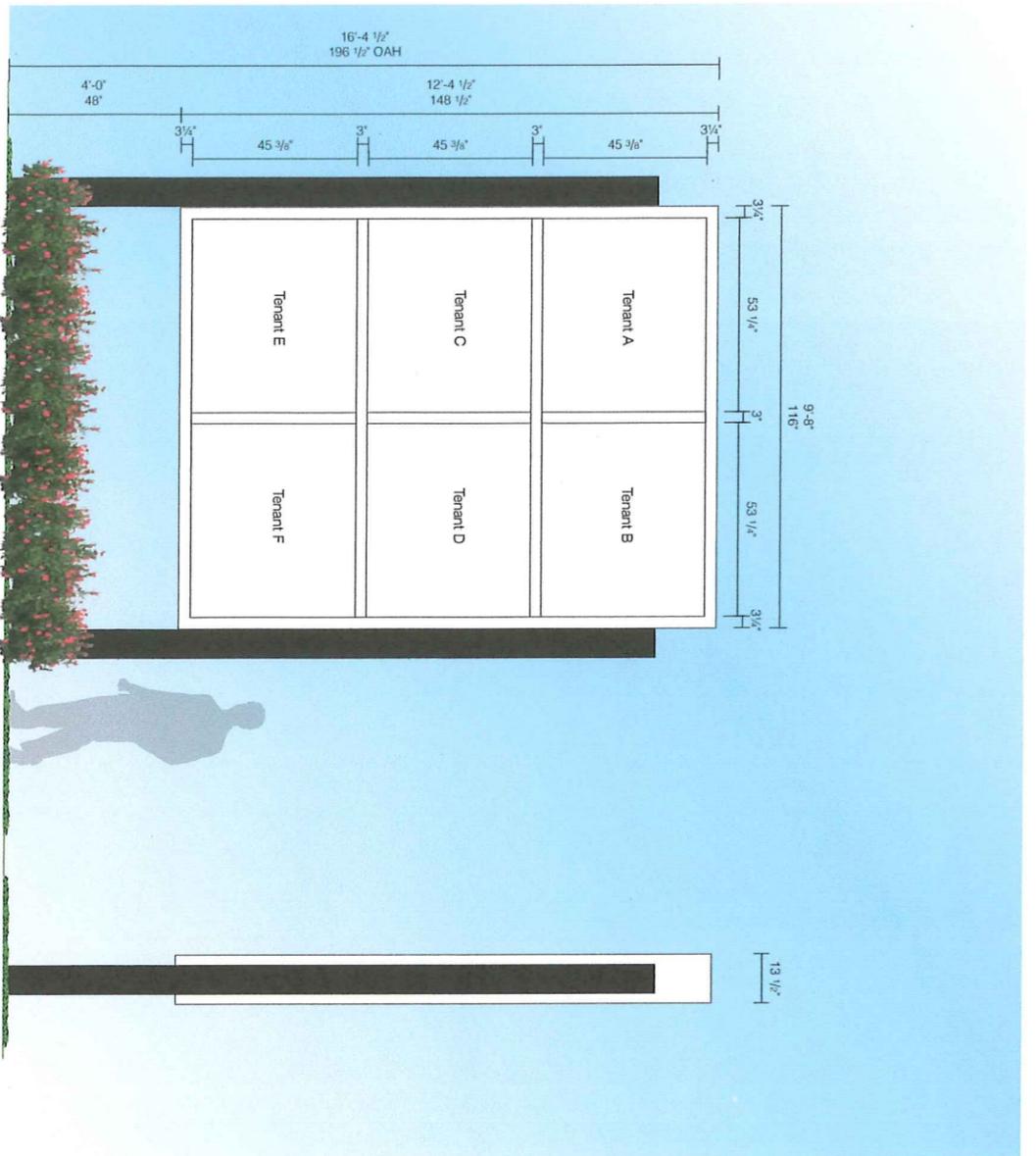




J/B Designed and Produced in NH
Jones & Beach Engineers, Inc.
 Civil Engineering Services
 85 Portsmouth Ave. 603-772-4746
 PO Box 219 FAX: 603-772-0227
 Stratham, NH 03885 E-Mail: JBE@jonesandbeach.com

Drawing Name: **SIGN SKETCH PLAN**
 Project: **CENTRAL SQUARE**
 340 EAST CENTRAL, EPK PROPERTIES LLC
 Owner of Record: LAND COURT CERT. 190576

DRAWING No.
SK2
 SHEET 1 OF 1
 JBE PROJECT
 No. 13153



A Sign Elevation - Front View
Scale: 3/8" = 1'-0"

B Sign Elevation - Side View
Scale: 3/8" = 1'-0"

Specifications

119,633 Sq Ft (Each)

Qty = 2

Double Face Internally Illuminated Pylon Sign

- Tenant Cabinet**
- 13 1/2" Deep Large A Front Load Cabinet with 3/4" retainers and 3" divider bars painted white
- 3/4" white lexan faces with translucent vinyl graphics
- **Tenant graphics TBD**
- Vertical white LED light bar internal illumination with horizontal intermediate raceway
- Cabinet to be mounted between poles as required
- Poles & Foundation**
- Qty: 2; 8" x 8" x 1/4" Square steel poles painted black to be in a direct burial foundation
- Qty: 2; 4'-0" deep x 3'-0" wide x 6'-0" windoad foundation with #4 rebar 12" OC each way top and bottom

See page 1 for sign location plan on site plan

*277V brought to sign install locations by client's electrician

*Install locations to be staked prior to install

VF

- Electrical location (if it will be coming from street side or building side)
- Confirm all tenants
- Vector art with PMS colors required prior to production for all tenants

Colors & Materials

- Paint
- █ Black Paint: Matte Finish
 - █ White Paint: Satin Finish
- Vinyl for Tenants - TBD



125 Samuel Barnett Boulevard
New Bedford, MA 02745
800.544.0961 | pyant@pyant.com

Shops at Franklin

300 E. Central St
Franklin, MA

Project: 9771
Shops at Franklin

Sales: Gary McCoy
Date: 06.02.14
Designer: ST

Note:
This is an original unpublished drawing created by Pyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Pyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.

Revisions:

- 04.09.15 NLM: Tenant Panels & Address Sign Pylon
- 05.14.15 NLM: Address Sign Plan
- 06.30.15 LR: Quantity
- 10.20.15 ST: Space of Hanging Sign, Address Sign Color
- 12.2.15 ST: Address Sign Color
- 5.13.20 LR: New Scope



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. The manufacturer's warranty applies to the sign.

Approved By:

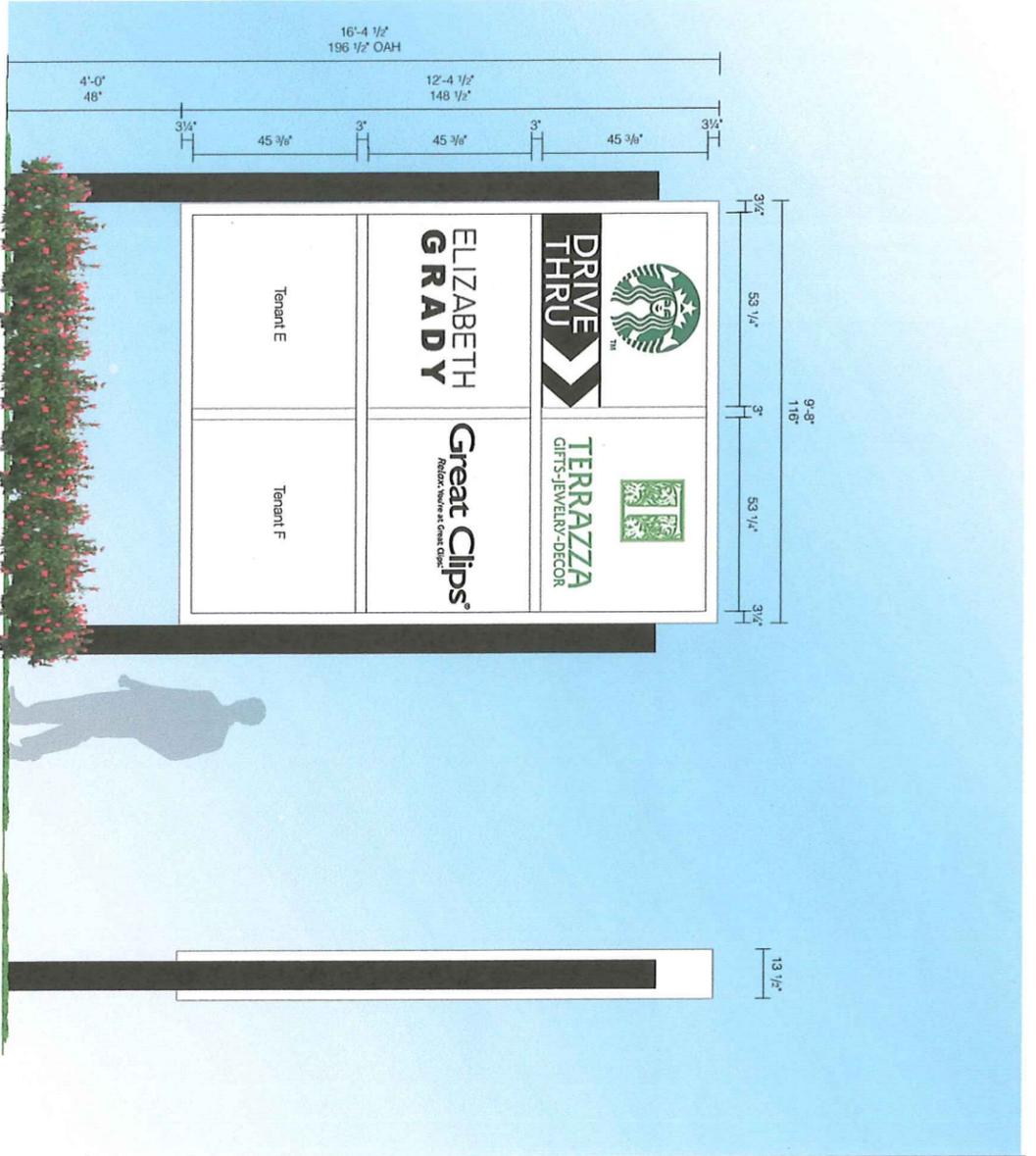
Date:

Pylon Sign

Option C

Sign Type 9771.1C

1C.1



A Sign Elevation - Front View
Scale: 3/8"=1'-0"

B Sign Elevation - Side View
Scale: 3/8"=1'-0"

Specifications
Qty = 2
119.83 Sq Ft (Each)

Double Face Internally Illuminated Pylon Sign

- Tenant Cabinet**
- 13 1/2" Deep Large A Front Load Cabinet with 3/4" retainers and 3" divider bars painted white
 - 9/16" white lexan faces with translucent vinyl graphics
 - **Tenant graphics TBD**
 - Vertical white LED light bar internal illumination with horizontal intermediate raceway
 - Cabinet to be mounted between poles as required
- Poles & Foundation**
- Qty: 2; 4'-0" deep x 3'-0" wide x 6'-0" windload foundation with #4 rebar 12" OC each way top and bottom

*See page 1 for sign location plan on site plan
*277V brought to sign install locations by client's electrician
*Install locations to be staked prior to install

- VIF**
- Electrical location (if it will be coming from street side or building side)
 - Confirm all tenants
 - Vector art with PMS colors required prior to production for all tenants

Colors & Materials

- Paint**
- Black Paint; Matte Finish
 - White Paint; Satin Finish
- Vinyl for Tenants- TBD

Poyant
Building Your Brand
125 Samuel Barnett Boulevard
New Bedford, MA 02745
800.544.0951 | poyant signs.com

Shops at Franklin
300 E. Central St
Franklin, MA

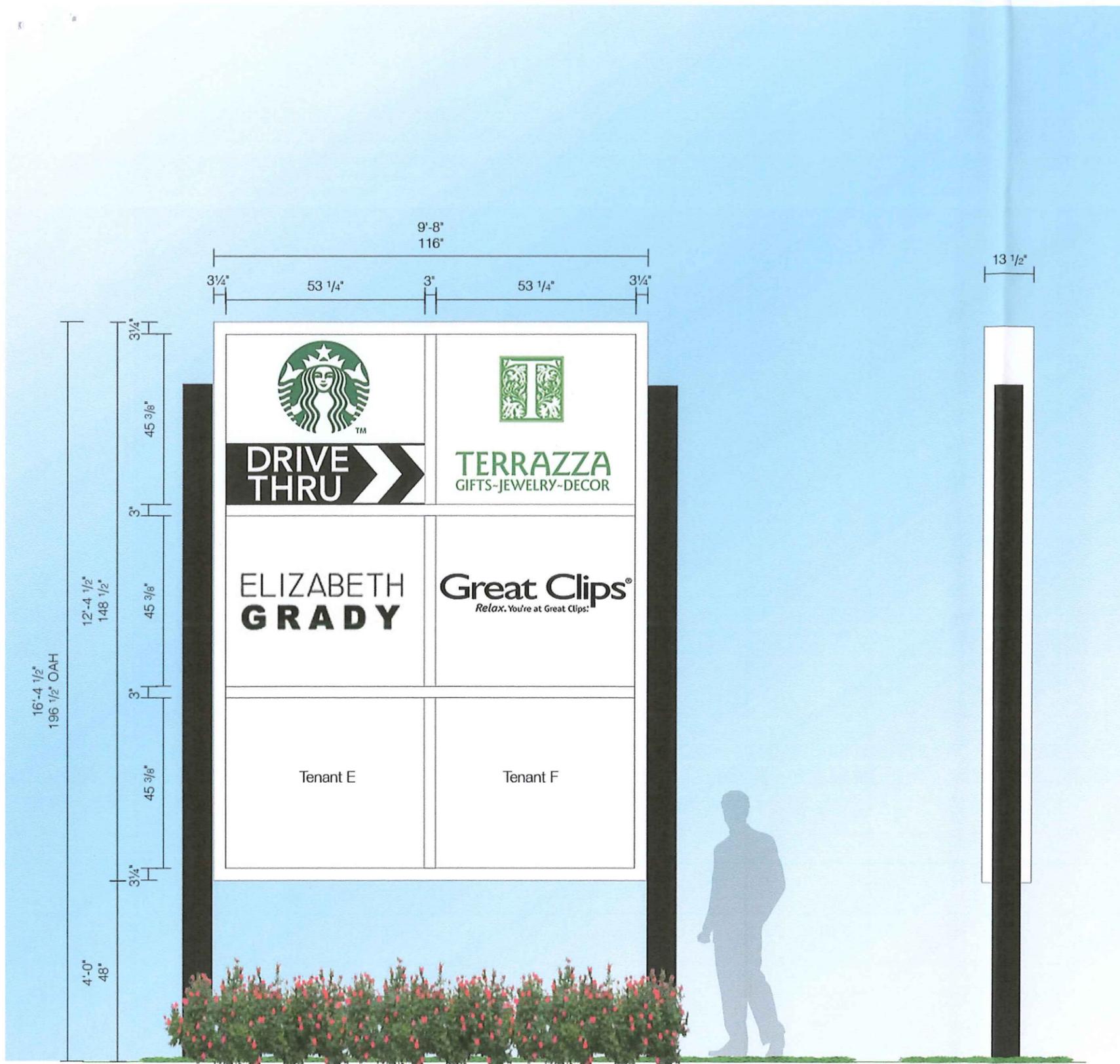
Project: 9711
Shops at Franklin
Sales: Gary McCoy
Date: 06.02.14
Designer: ST

Note:
This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.

- Revisions:**
- 04.09.15 NLM Tenant Panels & Signs size Pylon
 - 05.14.15 NLM Addend Sign Plan
 - 06.30.15 R Quarry, Hazard, E200, Foundation can to Glass & Paint Color
 - 12.2.15 ST Addend Tenant Graphics
 - 5.13.20 LH new zepp

Ⓜ This sign is intended to be installed in accordance with the requirements of Article 602B of the National Electrical Code and/or other applicable local codes. The manufacturer provides the following information:

Approved By: _____
Date: _____
Pylon Sign
Option C



A Sign Elevation - Front View
Scale: 3/8"=1'-0"

B Sign Elevation - Side View
Scale: 3/8"=1'-0"

Specifications

Qty = 2 119.63 Sq Ft (Each)

Double Face Internally Illuminated Pylon Sign

Tenant Cabinet

- 13 1/2" Deep Large A Front Load Cabinet with 3/4" retainers and 3" divider bars painted white
- 3/16" white lexan faces with translucent vinyl graphics
- *Tenant graphics TBD
- Vertical white LED light bar internal illumination with horizontal intermediate raceway
- Cabinet to be mounted between poles as required

Poles & Foundation

- (Qty: 2) 8" x 8" x 1/4" Square steel poles painted black to be in a direct burial foundation
- (Qty: 2) 4'-0" deep x 3'-0" wide x 6'-0" windload foundation with #4 rebar 12" OC each way top and bottom

*See page I for sign location plan on site plan

- *277V brought to sign install locations by client's electrician
- *Install locations to be staked prior to install

VIF

- Electrical location (if it will be coming from street side or building side)
- Confirm all tenants
- Vector art with PMS colors required prior to production for all tenants

Colors & Materials

Paint

- Black Paint; Matte Finish
- White Paint; Satin Finish

Vinyl for Tenants- TBD



125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyant signs.com

Shops at Franklin

300 E. Central St
Franklin, MA

Project: 9711
Shops at Franklin

Sales: Gary McCoy
Date: 06.02.14
Designer: ST

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Revisions:

- 04.09.15 NLM Tenant Panels & Added 2nd Pylon
- 05.14.15 NLM Added Site Plan
- 06.30.15 LR Quantity
- 10.20.15 ST Shape of Header, Base, Foundation due to Base & Paint Color
- 12.2.15 ST Added Tenant Graphics
- 5.13.20 LR new scope

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

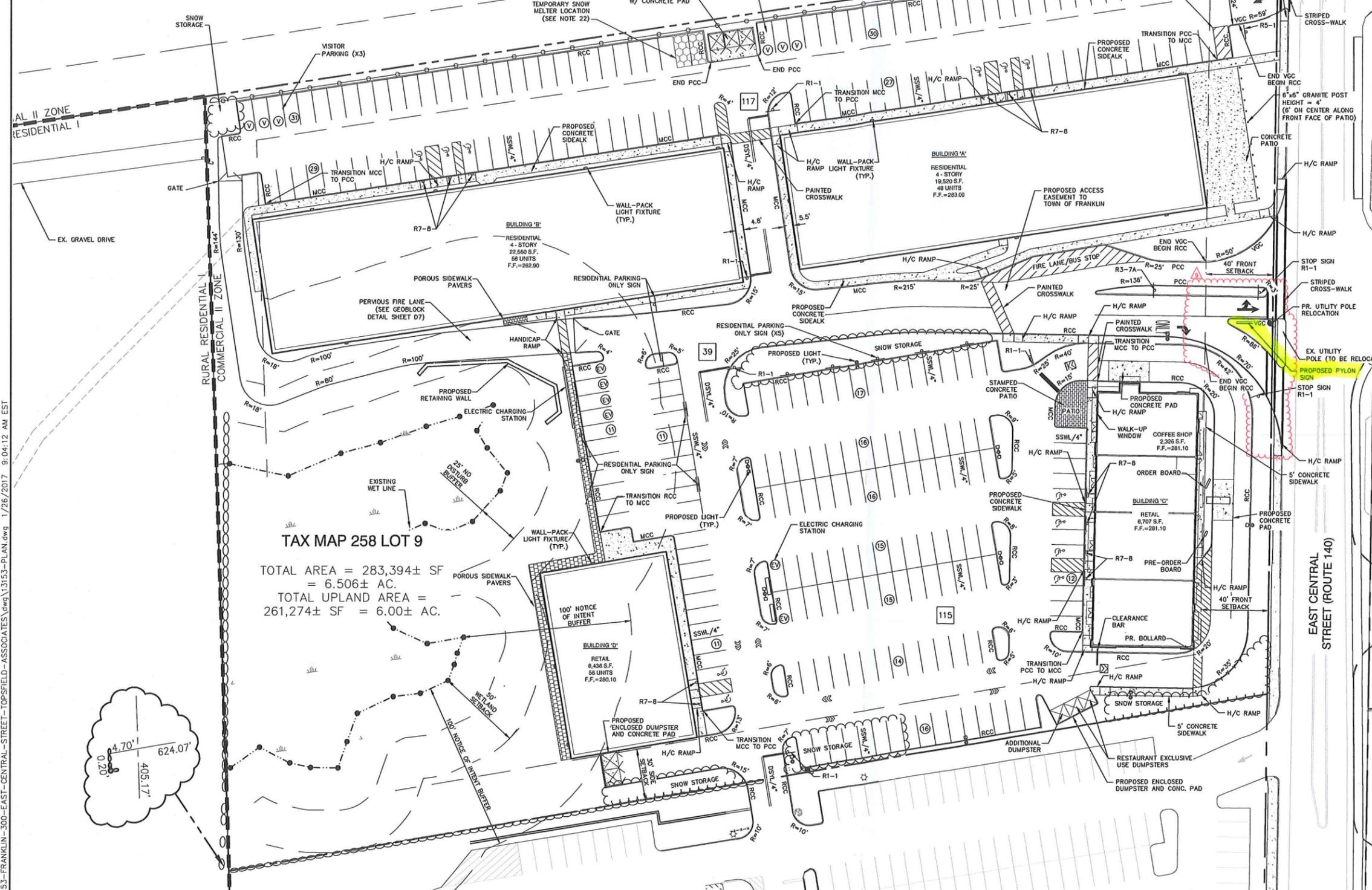
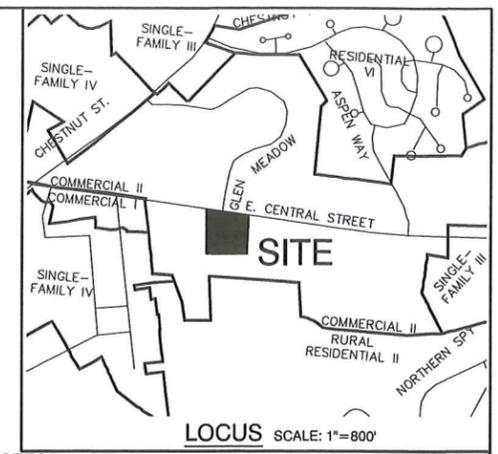
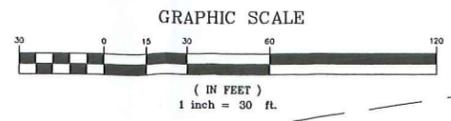
Approved By:

Date:

Pylon Sign

Option C

DATE:



TAX MAP 258 LOT 9
 TOTAL AREA = 283,394± SF
 = 6.506± AC.
 TOTAL UPLAND AREA =
 261,274± SF = 6.00± AC.

SITE NOTES:

- THE INTENT OF THIS PLAN IS TO DEPICT THE CONCEPTUAL REDEVELOPMENT OF THE CITY OF FRANKLIN, MA, TAX MAP 285 / LOT 009.
- ZONING DISTRICT: COMMERCIAL II
 LOT AREA MINIMUM = 40,000 SF PROVIDED: 283,394 SF
 LOT FRONTAGE MINIMUM = 175' 448'
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 40' 40'
 SIDE SETBACK = 30' 31.07'
 REAR SETBACK = 30' 26'
 WETLAND BUFFER = 100'
 MAX. BUILDING HEIGHT = 40' 50'
 MAX. IMPERVIOUS COVERAGE (UPLAND) = 80% 73.5%
 MAX. STRUCTURE COVERAGE (UPLAND) = 70% 22.8%
 *SPECIAL PERMIT REQUIRED
- PARKING CALCULATIONS (COMMERCIAL):
 TOTAL SQUARE FOOTAGE = 15,143 S.F. (RETAIL)
 PARKING REQUIRED = 1 SPACE / 200 S.F. (+1 PER ENTERPRISE) = 76 (+6) = 82 SPACES
 TOTAL NUMBER OF SEATS = 60 SEATS (RESTAURANT)
 PARKING REQUIRED = 1 SPACE / 2.5 SEATS (RESTAURANT) = 24 SPACES
 PARKING CALCULATIONS (RESIDENTIAL):
 PARKING REQUIRED = 2 SPACES / UNIT (1.5 SPACES / UNIT)*
 = 104 UNITS = 208 SPACES (156 SPACES)*
 TOTAL REQUIRED = 314 SPACES (262 SPACES)*
 TOTAL PROVIDED = 271 SPACES
 * = PARKING CALCULATIONS PER WAIVER REQUEST
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ON-SITE OR OFF-SITE TO ENSURE SAFETY AND OBEY THE LAW.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND MASSDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.). THIS DOCUMENT IS TO BE KEPT ON-SITE AT ALL TIMES AND UPDATED AS REQUIRED.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED. A SIGN PERMIT, AND APPROVAL FROM THE TOWN DESIGN REVIEW COMMISSION MUST BE OBTAINED PRIOR TO SIGN INSTALLATION.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND MASSDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL HAVE TWO COATS OF PAINT, ALKYD BASIN SYNTHETIC RESIN, FEDERAL SPECIFICATION TTP-115 TYPE I, IN A COLOR OF WHITE.
- ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
- ALL CURBING SHALL BE CONSTRUCTED WITH A MINIMUM RADIUS OF 2', UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
- SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS.
- ROOF TOP HEATING AND AIR CONDITIONING UNITS (RTU's) SHALL BE DESIGNED TO VENT UPWARDS AND AIR INTAKES SHALL BE DIRECTED AWAY FROM ABUTTING NEIGHBORS.
- NO OVERNIGHT TRACTOR TRAILER PARKING SHALL BE ALLOWED ON THE PREMISES. NO TRUCK HORN BLOWING SHALL BE ALLOWED ON THE PREMISES.
- NO DELIVERIES BETWEEN THE HOURS OF 7:00 PM AND 7:00 AM
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- DUMPSTERS ARE NOT TO BE PICKED UP BETWEEN 7:00 PM AND 7:00 AM.
- PLACING MORE THAN 15 CU.YD. OF FILL WITHIN THE ZONE II WATER RESOURCE DISTRICT REQUIRED A CERTIFICATION TO BE PRESENTED TO THE BOARD OF APPEALS OR ITS DESIGNATED AGENT, THAT THE FILL DOES NOT EXCEED MCP STANDARDS.
- IN THE EVENT ON SITE SNOW STORAGE IS EXCEEDED BY A LARGE SNOW EVENT, A SNOW MELTER SHALL BE USED ON SITE TO DISPOSE OF EXCESS SNOW. SNOW MELTING MUST BE CONDUCTED ADJACENT TO A CATCH BASIN TO ENSURE TREATMENT WILL OCCUR.
- ALL UNITS WITHIN THE RESIDENTIAL BUILDING A & B WILL BE A MAXIMUM OF 2 BEDROOMS PER UNITS.

F:\Land Projects\3\13153-FRANKLIN-300-EAST-CENTRAL-STREET-TOPSFIELD-ASSOCIATES\13153-PLAN.dwg 1/26/2017 9:04:12 AM EST

Design: WGM	Draft: RMK	Date: 05/06/20
Checked: WGM	Scale: AS-NOTED	Project No.: 13153
Drawing Name: 13153-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
03/25/21		REVISED PER DRIVEWAY & DRAINAGE MODIFICATION	EMP
02/10/21		REVISED PER TENANT & CONTRACTOR COORDINATION	EMP
12/22/20		REVISED PER CONDITIONS OF APPROVAL	EMP
10/10/20		REVISED PER BUILDING UTILITY CONNECTION MODIFICATION	EMP
09/17/20		REVISED PER PLANNING BOARD COMMENTS	EMP

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services

85 Portsmouth Ave.
 PO Box 219
 Stratham, NH 03885

603-772-4746
 FAX: 603-772-0227
 E-Mail: JBE@JONESANDBEACH.COM

Plan Name:	SITE PLAN
Project:	PROPOSED CENTRAL SQUARE 340 E CENTRAL STREET, FRANKLIN, MA
Owner of Record:	340 EAST CENTRAL. EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576

DRAWING No.

C2

SHEET 4 OF 19
 JBE PROJECT NO. 13153

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: I Fix Phones dba / I fixonwheelz LLC

Property Address 15 East Central st, Franklin, MA

Assessors' Map # _____ Parcel # _____

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Allahverdi Mammadov

Address: 46 Century st, Medford
MA 02155

Telephone Number: 857 526 3102

Contact Person: Ali

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

Business Owner: Same as above Property Owner: Anna Clarke, Maria Giorgio and
Address: _____ Siannina DeGaetano, Trustees of
Ferrara family

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

Ali
Signature of Applicant

Signature of Owner

Ali
Print name of Applicant

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: Excel Signs
Contact Person: Grant
Address: 259 Quincy Ave, Quincy MA 02169
Telephone Number: 617 479 8552

b. Architect/Engineer (when applicable)

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

E) Work Summary

Summary of work to be done: Installation of a sign
without connecting it to a electricity

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.

New Submission



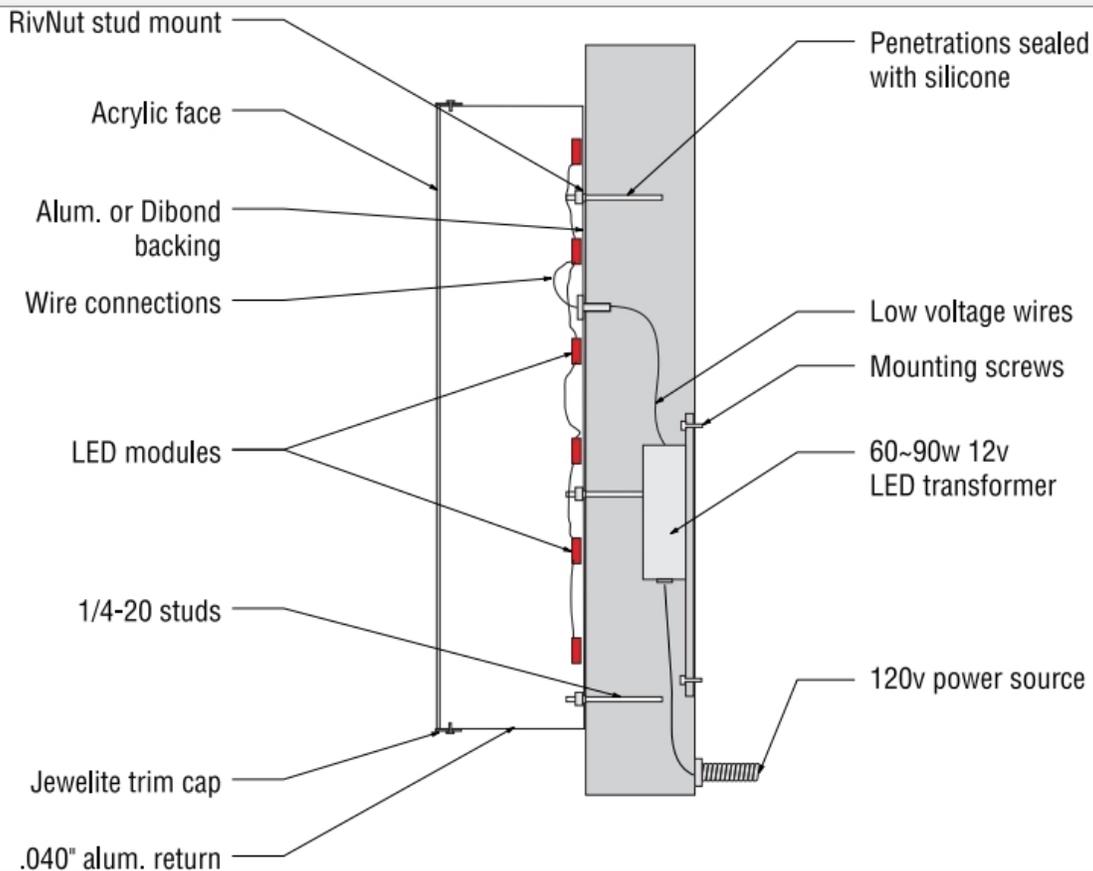


- SPECIFICATIONS:**
- Face: 1/8" acrylic with vinyl overlay
 - Trim Cap: 1" black Jewelite
 - Return: .040" black alum.
 - Illumination: Internal LED
 - Flush mount



Channel Letters

This image is for general reference only, and may not accurately represent the actual product.



Channel Letters - Typical Cross Section - Not to Scale

This image is for general reference only, and may not accurately represent the actual product.

Helping Clients
Value, Sell and Buy
Businesses

iFixPhones

15 East Central Street
Private Offices

WE FIX YOUR PHONE

- SCREEN REPAIR AND REPLACE
- AQUILA PHONE WALDORF
- LCD REPLACEMENT
- FRONT AND BACK CAMERA REPAIR
- DATA BACK UP AND SOFTWARE UPDATE
- CHARGE PORT REPAIR

Tablet Repairs
Temporarily Closed

15
The City, LLC

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: Botera

Property Address 1256 West Central Street

Assessors' Map # 274 Parcel # 001

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Best Price Signs and Printing

Address: 244 Liberty Street
Brockton, MA 02301

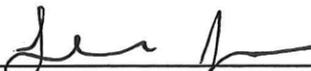
Telephone Number: (508) 388-9568

Contact Person: Gilmar DaSilva

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

Business Owner: (same as property owner) Property Owner: 
Address: _____ 1256 West Central St
Franklin, MA 02038

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 Signature of Owner

Gilmar DaSilva, President of _____
Print name of Applicant Best Price Signs 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: Best Price Signs and Pointing
Contact Person: Gilmar Da Silva
Address: 244 Liberty Street, Brockton, MA 02301
Telephone Number: (508) 388-9568

b. Architect/Engineer (when applicable)

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

E) Work Summary

Summary of work to be done: Install two sets of channel letter signs and update freestanding 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.

DRAWING : SIGN DETAIL

REVISION :
1
DATE :

EXISTING



CLIENT	
BOTERA	
ADDRESS	
1256 WEST CENTRAL STREET FRANKLIN, MA	
PROJECT	
SIGNAGE	
FILE NAME	
DESIGNER	
GILMAR	
COMMENTS	

PROPOSAL



2 Sets of Channel Letter signs (same size) installed against the side and back of the building, 12' long and 2' tall

Update freestanding sign to an aluminum post and panel sign, 6' long and 10' tall

APPROVAL



WWW.BPSIGNSANDPRINTING.COM

E-mail: signs@bpsignsandprinting.com

Office: 508-388-9568
Cell: 508-825-3024
1034 N. Montello Street - Brockton, MA 02301

Town of Franklin



Design Review Commission
Tuesday, May 18, 2021
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: Chair Mark Fitzgerald, Vice Chair Chris Baryluk, James Bartro, Sam Williams, Gerald Wood, Associate Venkata Sompally. Members absent: None. Also present: Maxine Kinhart, Administrative Assistant.

As stated on the agenda, due to the continued 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.

Chair Fitzgerald authorized Associate Venkata Sompally to vote.

1. **Entegris – 10 Forge Parkway** - Install Non-Illuminated Monument Sign at 15 sq. ft. (text area approximately 4.5 sq. ft.)

Ms. Heather Dudko of Philadelphia Sign Company, representing the applicant, reviewed the existing sign. She stated the applicant would like to replace the sign with an updated version. She stated the text area is approximately 4.5 sq. ft., and the entire monument sign structure is 15 sq. ft.; the sign will be non-illuminated. Chair Fitzgerald confirmed the sign meets the requirements.

Motion: To **Approve** the sign package as submitted. Motioned by J. Bartro. Seconded by S. Williams. Roll Call Vote: Bartro-YES; Williams-YES; Wood-YES; Baryluk-YES; Sompally-YES; Fitzgerald-YES. Voted 6-0-0.

2. **Factory Square – 1 Fisher Street** - Install two monument signs

Mr. Cam Afonso of Signs by Cam, Inc., representing the applicant, stated that they met on site with Building Commissioner Gus Brown and Director of Planning and Community Development Bryan Taberner. He stated that he presented them with drawings, and they came to the final conclusion of these two free-standing signs. He said the signs would be externally illuminated with down lighting, and brightness will be controlled with a dimmer switch. The signs will be located at the main entrance on Rt. 140 and at a secondary entrance on Fisher Street. Chair Fitzgerald reviewed the bylaw for the commercial business corridor district. Mr. Afonso stated that they are allowed 100 sq. ft. combined, and the signs are at 80 sq. ft. He discussed future tenant signs and directional signs.

Motion: To **Approve** the sign package as submitted. Motioned by J. Bartro. Seconded by G. Wood. Roll Call Vote: Bartro-YES; Williams-YES; Wood-YES; Baryluk-YES; Sompally-YES; Fitzgerald-YES. Voted 6-0-0.

Chair Fitzgerald noted that the signage is within the square footage allowed.

3. iFix Phones dba iFixonwheelz LLC – 15 East Central Sign - Install sticker banner over existing sign

Ms. Kinhart stated that the representative for iFix Phones was not in attendance at the meeting. Chair Fitzgerald suggested that the proposed sticker would not last very long. He is not sure why a large sign from another location is shown in the sign package. Ms. Kinhart confirmed the applicant was scheduled for 7:10 PM; it is now 7:16 PM. Chair Fitzgerald stated that this item would be tabled. He asked Ms. Kinhart to email the applicant and ask them to remove the lighted box from the sign submission because it is not relevant.

General Matters:

Pop Shop Signage

Building Commission Gus Brown provided an overview of the Pop Shops Franklin spaces. A pop up space will feature changing vendors as new small businesses "pop up" to use the space for short timeframes. They would like to use a small window sign to showcase the different vendor logos as they come and go. These will be temporarily hung from suction cups on the interior of the window and will meet certain specifications for size. He explained that Ms. Anne Marie Tracey, Marketing and Communications Specialist, received a grant to open a pop up shop in the downtown to allow people who wanted a start-up business to locate their business in the property that the Town is going to lease. He stated that Ms. Tracey asked what she needs to go through regarding Design Review. He explained that the Town is exempt from site plan requirements in parts of Town. He discussed Ms. Tracey's two pop-up shop locations: one located in Brad Chaffee's new building at 70 East Central Street, and the second in the recently sold property at 2 Main Street. He stated that Ms. Tracey wanted to put up wall signs on the outside of the buildings and asked if the Design Review Commission would require her to go before them for approval. He stated that this is based on grants Ms. Tracey received; it is not a permanent thing. The businesses want to test the waters to see if their business will have any sort of life. He stated that Ms. Kinhart received pictures of the proposed signs. He noted that the location at 2 Main Street has had a slight change in plan. Greco Design Company is looking to use that pop up space for at least four months, potentially longer until the grant expires at the end of December 2021. After speaking with the business owner and Mr. Cam Afonso of Signs by Cam, Inc., it makes more sense to have that sign be primary and the Pop Up Shop sign be smaller and in the window space.

Commission members asked questions. Mr. Afonso stated that the signs are within the size requirements in the bylaws, and he explained the proposed signage for both locations. Mr. Bartro stated that for consistency, he would like to bring them before the Design Review Commission. Chair Fitzgerald stated that when someone puts up a sign, they have to pull an indemnity policy. He asked that as this would be the Town, would the Town have to pull an indemnity policy. Mr. Brown stated that he is not sure if it is needed if the sign does not overhang the sidewalk. Chair Fitzgerald stated that at this time, he could not see how anyone could complain that the Commission is showing favoritism and allowing things that are not in the bylaw; Mr. Afonso is following the bylaw by making the signs the right size and following the character. He asked what is the point of the Town pulling a permit for themselves. Mr. Bartro stated that he feels the Town should do that. Mr. Brown asked if there were any openings earlier than two weeks from now for the Commission to discuss this as they need to move fast on this item. Mr. Bartro stated that even a Town project has to pull a building permit. He asked that aside from coming to the Commission

for sign approval, is Ms. Tracey going to pull a permit for the sign. Mr. Brown stated that Ms. Tracey would have to pull a sign permit, but the fee would be waived.

Chair Fitzgerald noted that the only thing that would change would be at the Allstate site as it would be an inside sign that would rotate with the pop up shop owner. They are trying to avoid having each pop up shop owner come before the Commission for approval when they will most likely be there for a very short period of time. Mr. Williams noted that the pop up shop owner will know in advance when they are scheduled to go into the shop. He stated that the Commission should expedite those reviews so they can meet their timeline; they should not be exempt. Chair Fitzgerald suggested providing a construct/template for the pop up shop signs. Commission members informally agreed. Mr. Afonso stated the problem for this pop up is the timeline; however, future ones should not have this time constraint. Mr. Brown stated that he would relate this information to Ms. Tracey. Mr. Bartro stated that they could have a meeting next week if they can get it posted in time. Chair Fitzgerald stated the pop shop is a good idea. However, he can understand the Commission members' feelings about the signs. He would like to put something in the bylaws about signage for incubator and pop up shops. Commission members discussed pop up shop signage and the next meeting. Mr. Afonso stated that he could have the signs ready; the Commission could meet as scheduled on June 1st, and he could put the signs up on June 2nd. Commission members and Mr. Brown agreed. Mr. Afonso reviewed the proposed signage and stated that he will provide the required information to Ms. Kinhart by May 26th for the June 1st meeting.

Chair and Commission Member Comments

Commission members discussed the possibility of issuing a memo to all businesses in Town letting them know to clean up their signage. Chair Fitzgerald stated that he once gave a PowerPoint presentation at the Chamber of Commerce and signage was cleaned up for a while; he offered to do that again.

Chair Fitzgerald stated that Vice Chair Baryluk is looking to take a reduced roll on the Commission. He would like to offer his Vice Chair position to a new member who plans to be on the Commission for a length of time. Chair Fitzgerald further stated that sometime in the next year he would be moving out of Franklin. He would like to make a succession plan. He would like anyone interested in the chair or co-chair positions to let him know and prepare a letter regarding their interest. Ms. Kinhart stated that this should be a nominate and vote item.

Approval of Meeting Minutes: May 4, 2021

Motion: To **Approve** the May 4, 2021 Meeting Minutes as presented. Motioned by S. Williams. Seconded by C. Baryluk. Roll Call Vote: Bartro-YES; Williams-YES; Wood-YES; Sompally-YES; Fitzgerald-ABSTAIN; Baryluk-YES. Voted 5-0-1.

Response Letter to Ms. Whalen

Attach to minutes.

Motion to Adjourn by S. Williams. Seconded by G. Wood. Roll Call Vote: Bartro-YES; Williams-YES; Wood-YES; Baryluk-YES; Sompally-YES; Fitzgerald-YES. Voted 6-0-0.

Meeting adjourned at 7:56 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary

TOWN OF FRANKLIN

DESIGN REVIEW COMMISSION

Mark Fitzgerald, Chairman
Chris Baryluk, Vice Chairman

James Bartro
Samuel Williams
Gerald Wood

Venkata KP Sompally,
Associate

May 11, 2021

Ms. Sharon Whalen
2 Magnolia Drive
Franklin, MA 02038

Dear Ms. Whalen,

Thank you for your interest in the matter of the signage at 150 Emmons Street, Suite 2. It's great to see civic involvement and residents that care about the appearance of our community! We appreciate the time and effort it took to draft a thoughtful letter to the Commission. We immediately added your concerns to the next scheduled open meeting agenda. Prior to the meeting, board members reviewed the original submission and other documentation in order to provide you with a thoughtful response. Members also reviewed current photographs taken of the site.

When originally proposed, the building's owner controlled the whole space and dictated to his tenants what was allowable. He even determined there would be a consistent theme to the signage in terms of arrangement and placement on the building. He set the shapes and layout. At the time, he even dictated colors and fonts. Unfortunately, the building changed hands and the new developer does not have the same interest in signage. He/she/they allowed the PJ Mart applicant to propose their own sign. The DRC was able to hold them to the same foot print and shape, but because the by-law does not specify colors and fonts, we have little recourse on non-illuminated signs. We struggle with "New England Character" because that isn't really defined anywhere. We object to any "neon" colors, but it is difficult to argue that "red, white, and blue" is out of character with a New England town.

Again, thank you for your time to address your concerns and we look forward to hearing from you and the Franklin Community in the future.

Sincerely,

Mark Fitzgerald, Chairman
Chris Baryluk, Vice Chairman
James Bartro
Samuel Williams
Gerald Wood
Venkata KP Sompally, Associate
Franklin Design Review Commission

Town of Franklin



Design Review Commission
Tuesday, June 1, 2021
Meeting Minutes

Mr. James Bartro called the above-captioned meeting to order this date at 7:03 PM, as a **Remote Access Virtual Zoom Meeting**. Members in attendance: Chair Mark Fitzgerald, James Bartro, Sam Williams, Gerald Wood, Associate Venkata Sompally. Members absent: Vice Chair Chris Baryluk. Also present: Maxine Kinhart, Administrative Assistant.

As stated on the agenda, due to the continued 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. Greco Designs – 28 Main Street- Install Belt Sign

Mr. Cam Afonso of Signs by Cam, Inc., representing the applicant, stated this sign is for the pop-up shop. They are requesting approval to install a belt sign going on the building; there is no lighting. He stated that he does not know how long the sign will be up. Mr. Bartro asked if the sign were replaceable. Mr. Afonso stated yes. Each new tenant would get a new sign to go into the slide-in panel. Each time a new tenant came forward, they would return to the Design Review Commission for approval. Mr. Afonso stated that he can send the sign attachment method to Ms. Kinhart tomorrow.

Motion: To **Approve** the sign package as submitted with the condition that the attachment method is submitted posthaste. Motioned by S. Williams. Seconded by G. Wood. Roll Call Vote: Bartro-YES; Williams-YES; Wood-YES; Sompally-YES; Fitzgerald-YES. Voted 5-0-0.

General Matters:

Chair Fitzgerald discussed the process for a succession plan. Ms. Kinhart reviewed the process for obtaining a new chair; she stated that Chair Fitzgerald would send her an email or announce it now that he would like to step down. He then can preside over the meeting to take nominations for chair until someone is voted to be chair. Chair Fitzgerald noted that Mr. Bartro and Mr. Williams as senior members have the most experience; nominations are needed and then a vote. He confirmed that Mr. Bartro expressed interest in the chair position. Mr. Williams stated that he would be interested in being co-chair.

Chair Fitzgerald announced that he is officially taking nominations for the Chair of the Design Review Commission.

Motion: To **Nominate** James Bartro as Chair. Motioned by S. Williams. Seconded by V. Sompally. Roll Call Vote: Bartro-YES; Williams-YES; Wood-YES; Sompally-YES; Fitzgerald-YES. Voted 5-0-0.

Approval of Meeting Minutes:

None.

Motion to Adjourn by S. Williams. Seconded by G. Wood. Roll Call Vote: Bartro-YES; Williams-YES; Wood-YES; Sompally-YES; Fitzgerald-YES. Voted 5-0-0.

Meeting adjourned at 7:20 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary