

**DESIGN REVIEW COMMISSION
AGENDA**

**September 7, 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/88966299111> or call on your phone at 1-929-205-6099, meeting ID is 88966299111

7:00 PM Man Cave Barber Shop – 249 East Central Street
Install building sign and faces

7:05 PM Betsy Ann's – 15 Main Street (Depot Plaza 4B)
Hang sign on pre-existing hardware

7:10 PM Arco Construction – 176-210 Grove Street
Install Building and ground signs

General Matters:

Approval of Minutes: 08-03-2021
08-17-2021

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: 09-1-2021

The next meeting of the Design Review Commission is scheduled for September 21, 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: Man Cave Barber Shop

Property Address 249 E. Central St.

Assessors' Map # _____ Parcel # 285-105-000-000

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 Afonso

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

Business Owner: Ed Madikhael Property Owner: Diane Padula

Address: 247 E. Central St. 23 Spuce Pond Rd.
Franklin, MA 02038 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____

Cam Afonso
Signature of Applicant

Diane Padula
Signature of Owner

Cam Afonso
Print name of Applicant

Diane Padula
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.
Contact Person: _____ 837 Upper Union Street
Address _____ Suite C-18
Telephone Number: _____ Franklin, MA 02038

b. Architect/Engineer (when applicable)

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

E) Work Summary

Summary of work to be done: Install Building Sign & Faces

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

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

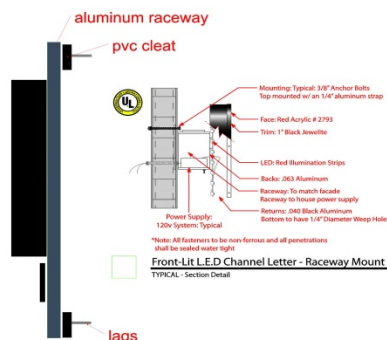
1. Drawing of Proposed Sign which must also include
type of sign (wall, pylon etc.) colors
size/dimensions materials
style of lettering lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously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



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

Website: www.signsbycam.com

APPROVED FOR PRODUCTION:

X

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: _____

© COPYRIGHT

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

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: Betsy Ann's
Property Address 15 Main Street (Depot Plaza 4B)
Assessors' Map # 279 Parcel # 172
Zoning District (select applicable zone): B
Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Betsy A. Hanley
Address: 67 Dean Rd
Franklin, MA 02038
Telephone Number: 508 395-0503
Contact Person: Betsy betsyann's@comcast.net

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

Business Owner: Betsy A Hanley Property Owner: Fourzol, LLC
Address: 67 Dean Ave Michael Moulton
Franklin, MA 02038

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this 10th day of August 20 21

Betsy A Hanley
Signature of Applicant

Michael Moulton
Signature of Owner

Betsy A Hanley
Print name of Applicant

Michael Moulton
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: Former sign re-wrapped with
Contact Person: my logo.
Address: _____
Telephone Number: Sign was originally for barbershop
in the building

b. Architect/Engineer (when applicable)

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

E) Work Summary

Summary of work to be done: Hang sign on pre-existing
hardware

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.) hang sign colors white/black/blue/gray
size/dimensions 24" w 18" L materials Vinyl wrap
style of lettering Cursive 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 print colors.



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: Arco Construction

Property Address 176 -210 Grove Street

Assessors' Map # _____ Parcel # 311-021-000-000

311-002-000-000
Zoning District (select applicable zone): Industrial

Zoning History: Use Variance none known
Non-Conforming Use none known

B) Applicant Information:

Applicant Name: Mandeville Sign

Address: 676 George Washington Hwy Lincoln, RI 02865

Telephone Number: 401-834-9008

Contact Person: Wendy Regan

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

Business Owner: _____ Property Owner: Marcus Properties
Address: _____

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

Signature of Applicant

[Signature]
Signature of Owner

Print name of Applicant

Josh Berman SVP
As Agent for MCP III 206 Grove St LLC

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: Applicant Mandeville Sign

Contact Person: _____

Address _____

Telephone Number: _____

b. Architect/Engineer (when applicable)

Business Name: _____

Contact Person: _____

Address _____

Telephone Number: _____

E) Work Summary

Summary of work to be done: install building and ground signs

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.

DESIGN STANDARDS

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

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

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

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

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

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

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

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

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

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

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

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

SEE ADDENDA ATTACHED FOR INSTRUCTIONS TO ASSIST IN COMPLETING APPLICATION.

ADDENDA

INSTRUCTIONS FOR COMPLETION OF FORM 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 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, 1st 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.

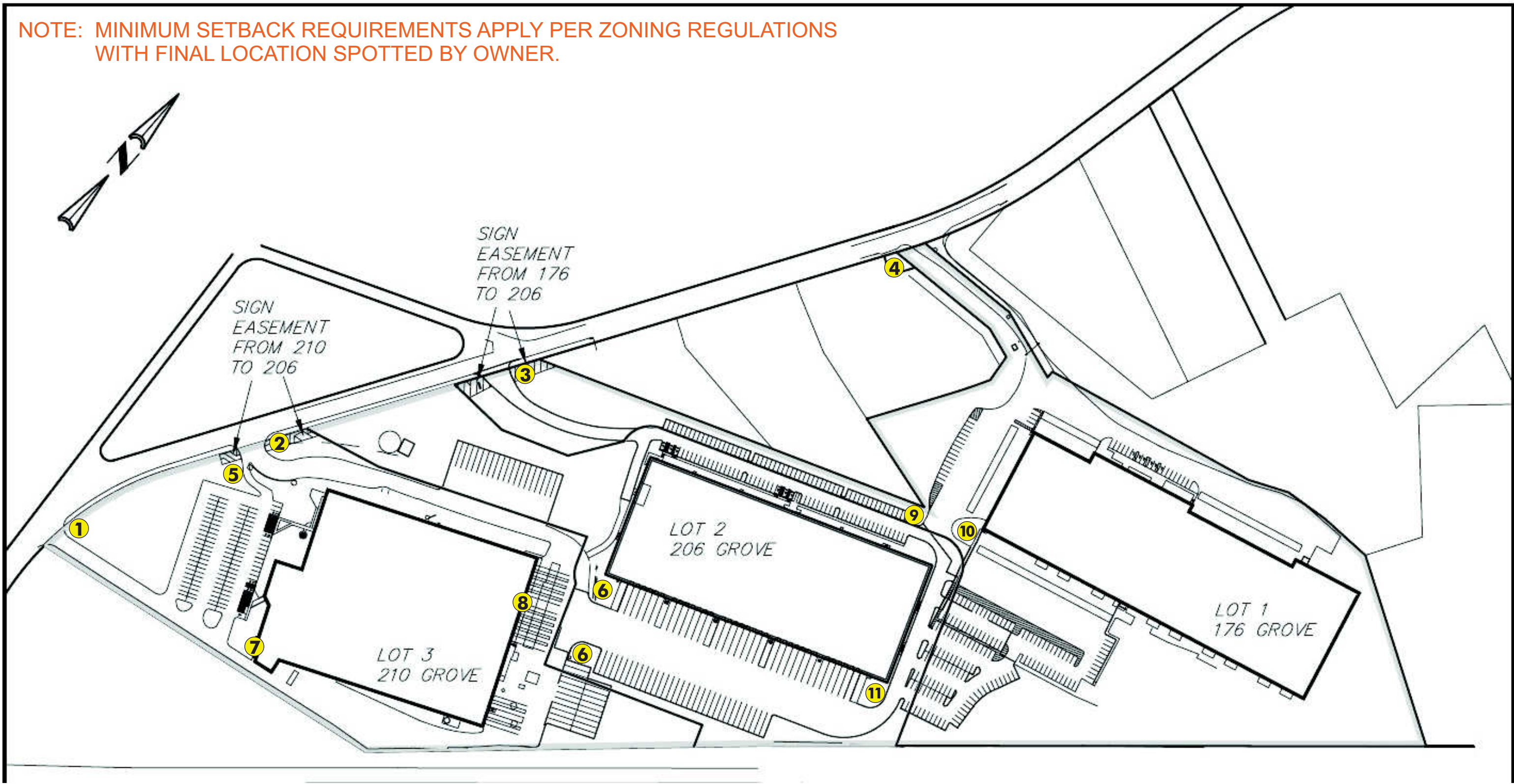
DESIGN STANDARDS – For Buildings/Projects and Developments, please complete Pages 3 and 4 as they apply to your project.

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 2ND & 4TH TUESDAY OF THE MONTH.

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

LOCATION PLAN

NOTE: MINIMUM SETBACK REQUIREMENTS APPLY PER ZONING REGULATIONS
WITH FINAL LOCATION SPOTTED BY OWNER.



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LINCOLN, RI 02865-4255

PHONE 401-334-9100 FAX 401-334-7799

WEB www.mandevillesign.com

APPROVALS

Signatures Required Before Release to Production

Engineering	DATE
Sales	DATE
Production	DATE
Quality Control	DATE

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	XX	XX	XX
2			
3			
4			
5			
6			
7			

CLIENT

MARCUS PARTNERS

STORE #

206 GROVE ST.
FRANKLIN, MA

LOCATION

WORK ORDER NUMBER(S)

PROJECT MANAGER TOM MANDEVILLE

NOTED

SCALE

DTM

ARTIST

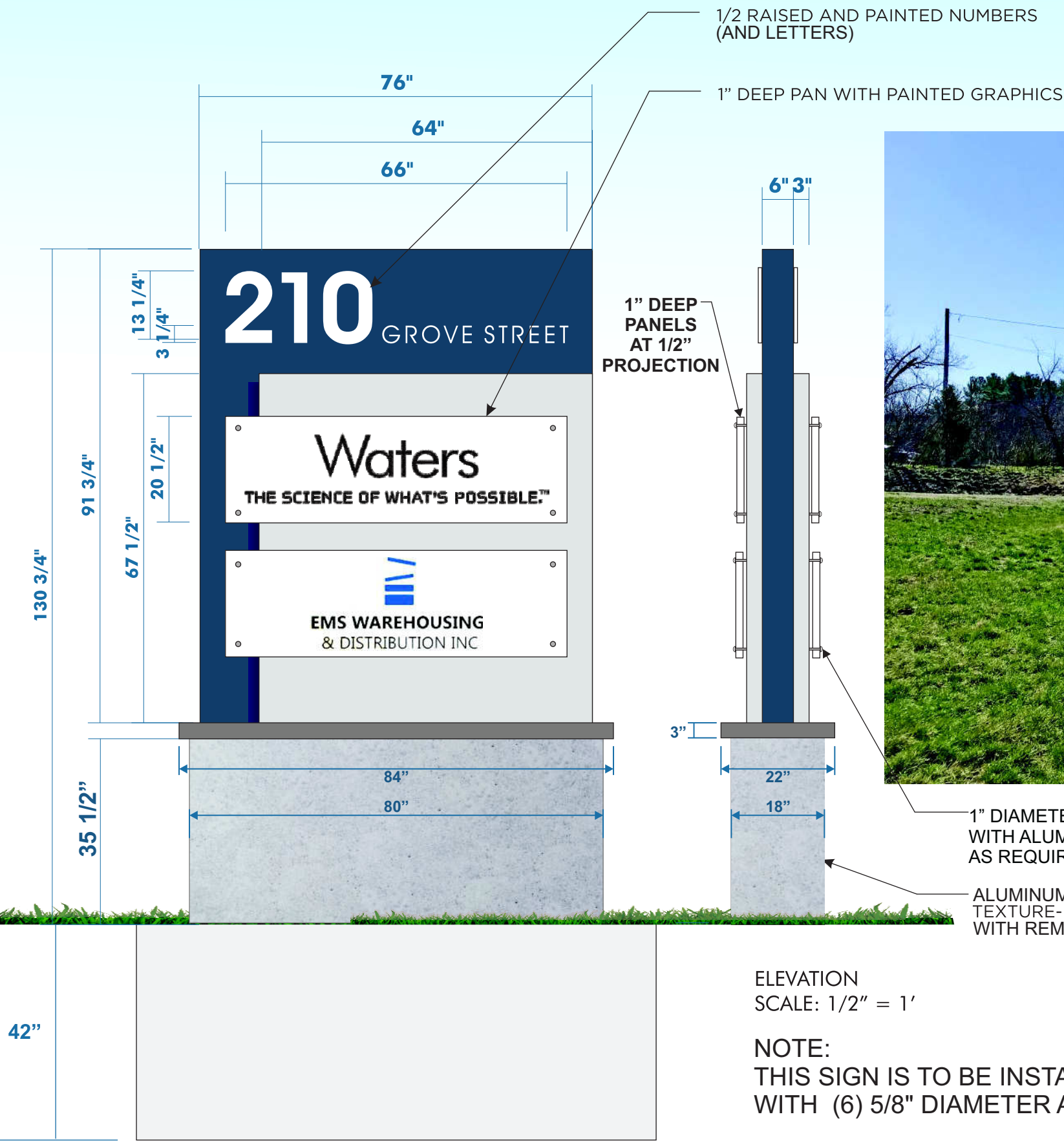
7/2/21

DATE

.1

DRAWING NAME

LOCATION 1: 210 NEW D/F MONUMENT SIGN



MSI PROPOSED PAINT COLOR MATCHES

MAP SATIN WHITE	PMS 541 C (SATIN)	PMS COOL GRAY 3C (SATIN)	PMS COOL GRAY6C (SATIN)	PMS COOL GRAY 11C (SATIN)
TENANT PANELS AND FCO COPY	BACKGROUND CABINET	BACKGROUND CABINET	TEXTURED BASE	BASE CAP



1" DIAMETER HEAD OF EXPOSED HARDWARE WITH ALUMINUM SPACERS / STANDOFFS (PAINTED WHITE) AS REQUIRED ON BACK SIDE OF PANEL.

ALUMINUM TEXTURE-PAINTED BASE WITH REMOVABLE PANELS FOR BOLTING ACCESS.

ELEVATION
SCALE: 1/2" = 1'

NOTE:
THIS SIGN IS TO BE INSTALLED ON EXISTING 35"x 102" CONCRETE PAD WITH (6) 5/8" DIAMETER ALL-THREAD EPOXIED IN PLACE.

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LINCOLN, RI 02865-4255

401-334-9100 401-334-7799
PHONE FAX

WEB www.mandevillesign.com

APPROVALS
Signatures Required Before Release to Production

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

VM PRODUCT NUMBER(S)

WORK ORDER NUMBER(S)

NO.	BY	DESCRIPTION	DATE
1	XX	XX	XX
2			
3			

MARCUS PARTNERS

CLIENT

206 GROVE ST.
FRANKLIN, MA

LOCATION

PROJECT MANAGER TOM MANDEVILLE

CHECKED BY	DTM ARTIST	7/2/21 DATE
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.2

DRAWING NAME

LOCATION 2: 206 & 210 NEW D/F MONUMENT SIGN - OPTION A

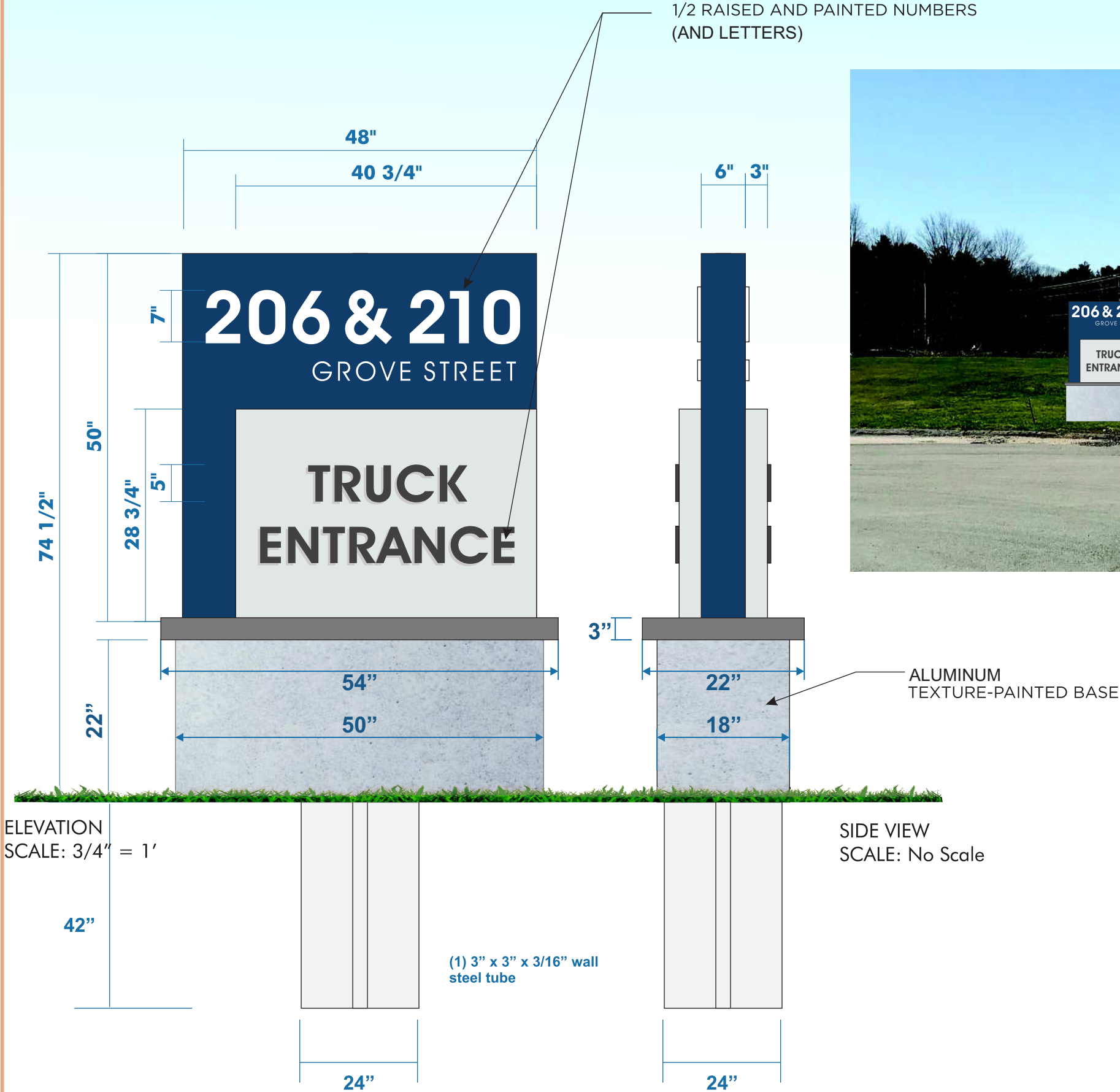


PHOTO IMAGING

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LINCOLN, RI 02865-4255

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APPROVALS	
Signatures Required Before Release to Production	
Engineering	
BY	DATE
Sales	
BY	DATE
Estimating	
BY	DATE
Production	
BY	DATE
Quality Control	
BY	DATE

VM PRODUCT NUMBER(S)

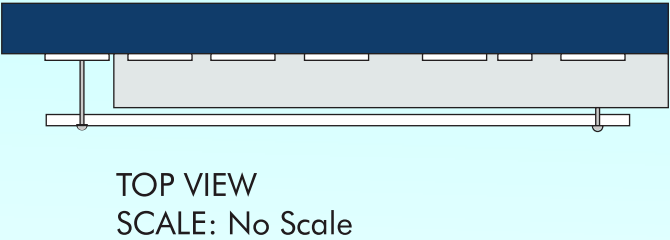
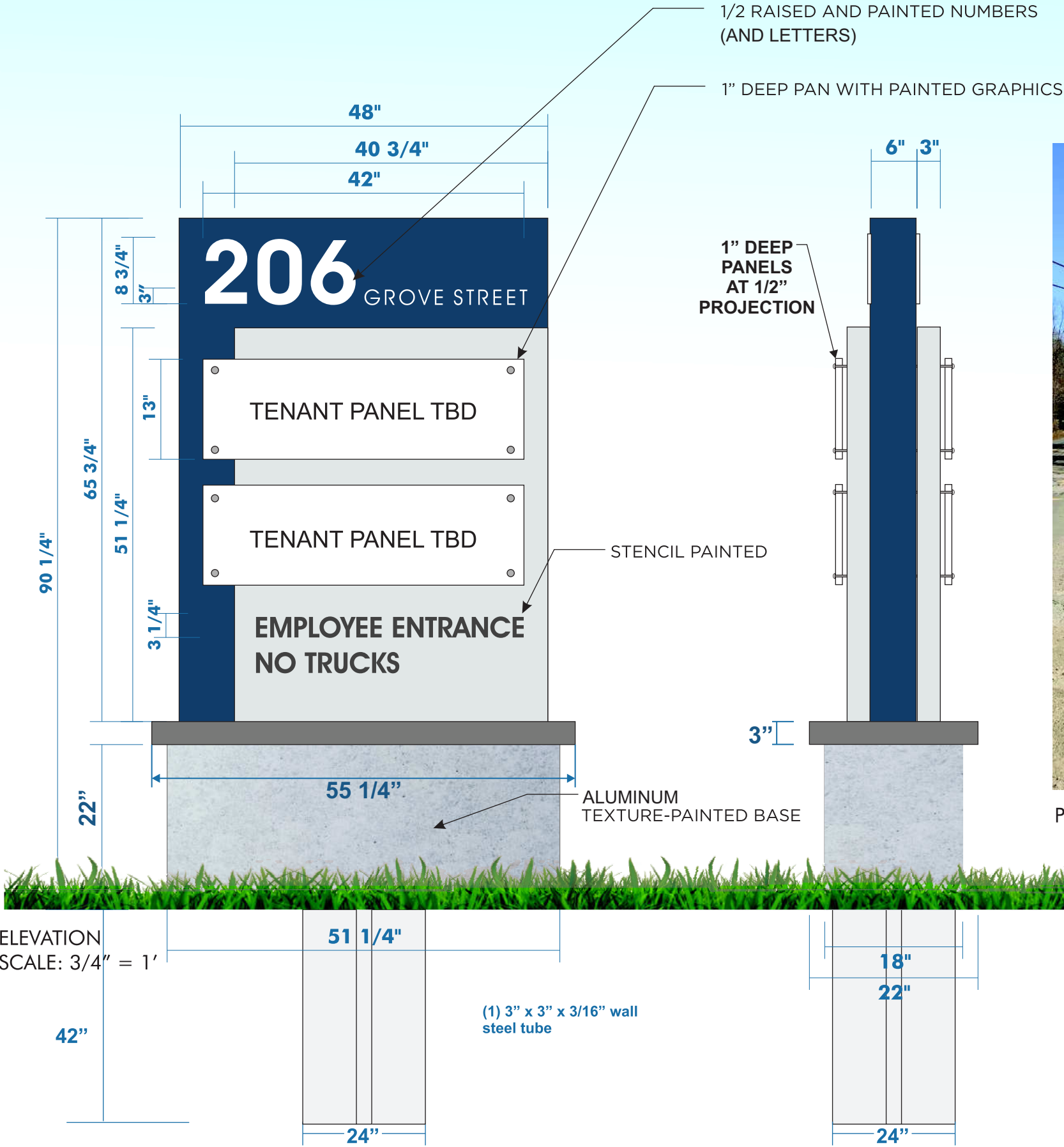
WORK ORDER NUMBER(S)

REVISIONS			
NO.	BY	DESCRIPTION	DATE
1	XX	XX	XX
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3			

MARCUS PARTNERS

CLIENT	
206 GROVE ST. FRANKLIN, MA	
LOCATION	
PROJECT MANAGER TOM MANDEVILLE	
CHECKED BY	DTM ARTIST 7/2/21 DATE

LOCATION 3: 206 NEW D/F MONUMENT SIGN - OPTION A



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LINCOLN, RI 02865-4255

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PHONE FAX

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APPROVALS	
Signatures Required Before Release to Production	
Engineering	
BY	DATE
Sales	
BY	DATE
Estimating	
BY	DATE
Production	
BY	DATE
Quality Control	
BY	DATE

VM PRODUCT NUMBER(S)

WORK ORDER NUMBER(S)

REVISIONS			
NO.	BY	DESCRIPTION	DATE
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3			

MARCUS PARTNERS

CLIENT

206 GROVE ST.
FRANKLIN, MA

LOCATION

PROJECT MANAGER TOM MANDEVILLE

CHECKED BY

DTM ARTIST 7/2/21 DATE

LOCATION 4: 176 NEW D/F MONUMENT SIGN - OPTION A

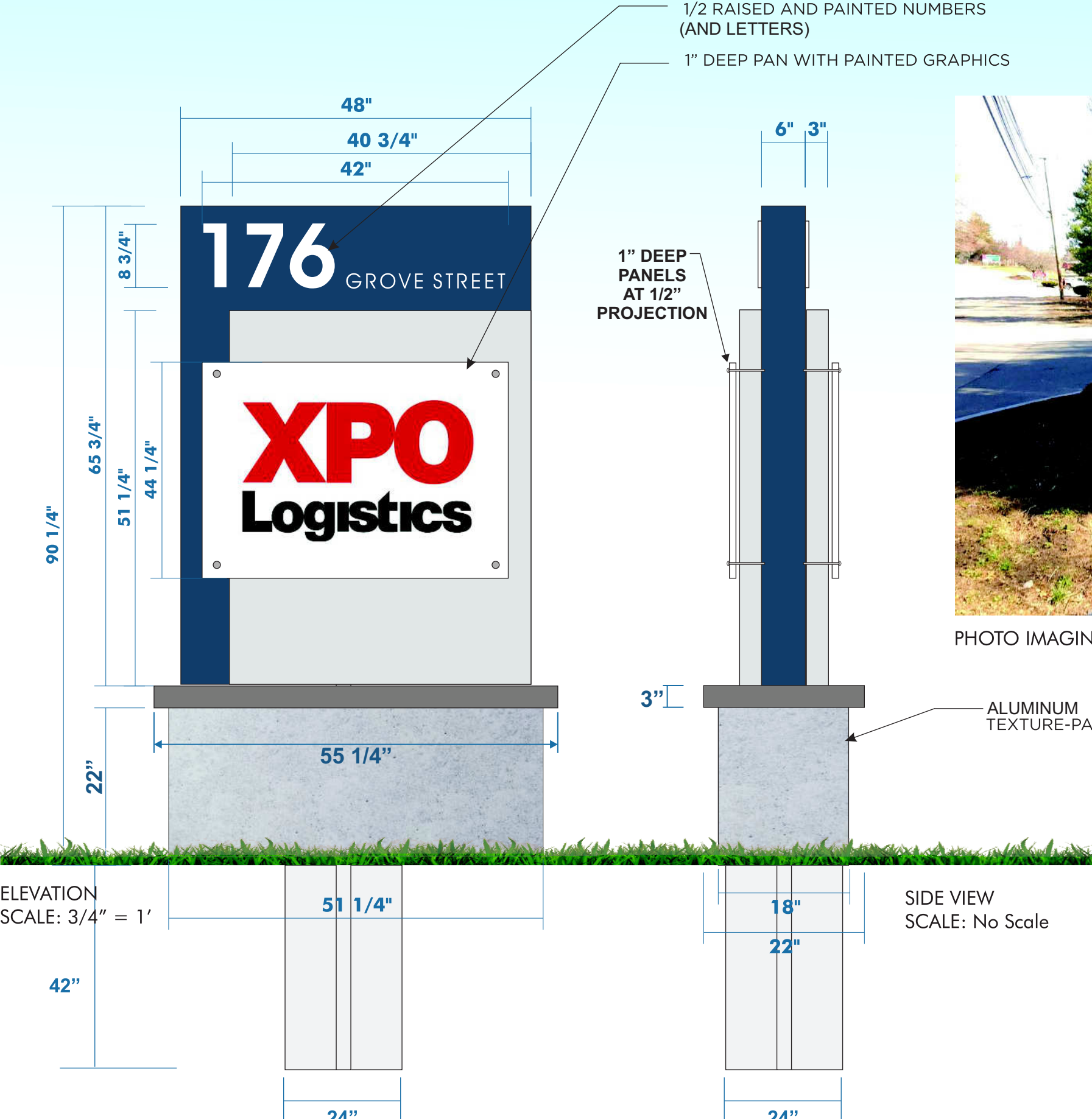



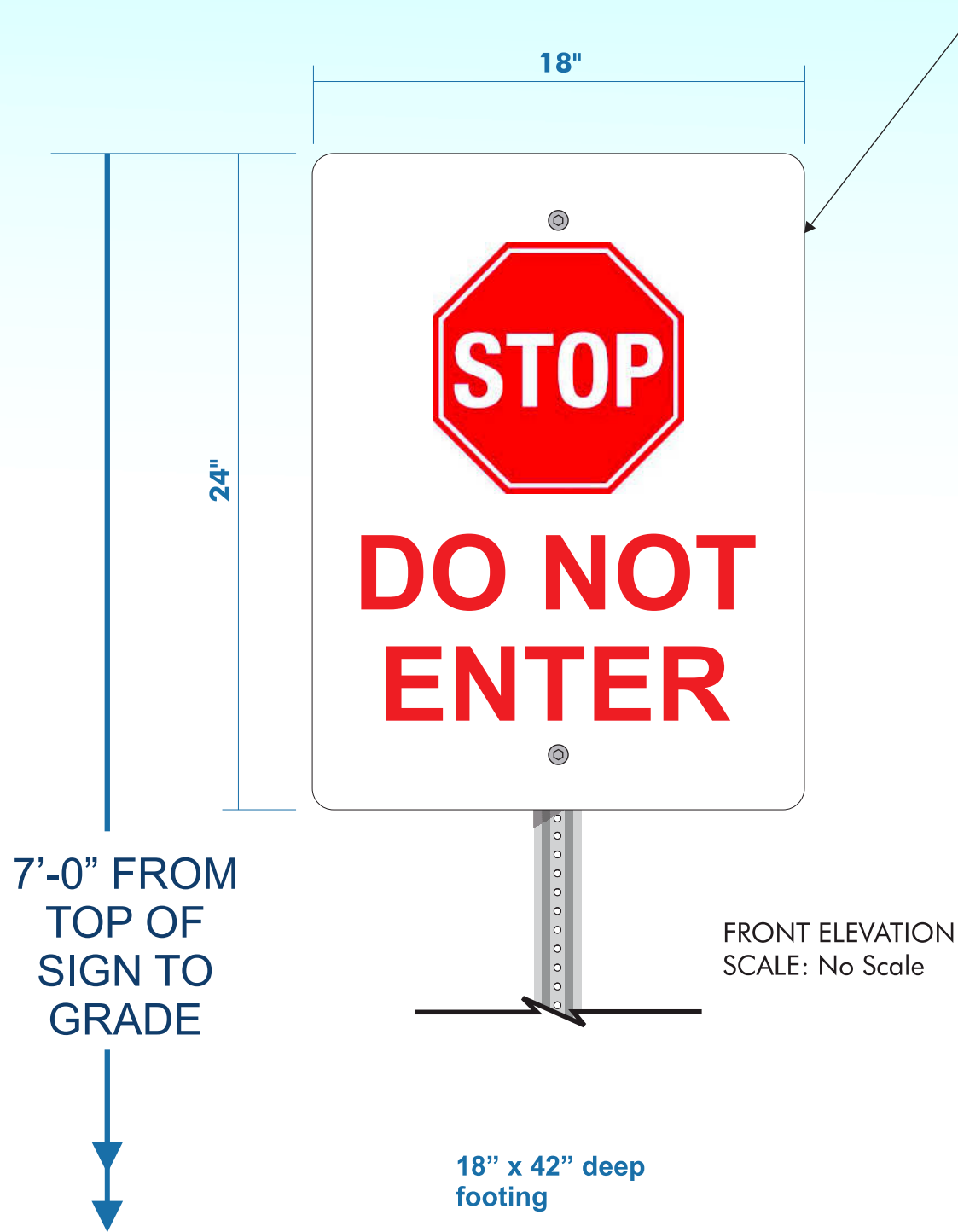
PHOTO IMAGING



NOTE: REMOVE & DISPOSE OF EXISTING XPO LOGISTICS MONUMENT SIGN. EXISTING CONCRETE BASE TO BE ABANDONED. NEW SIGN TO BE LOCATED AS CLOSE AS POSSIBLE TO OLD BASE. INSTALLER TO TRIM ANY LOW HANGING BRANCHES OBSTRUCTING SIGN.

SINCE	ARTWORK EXCLUSIVE PROPERTY OF 	1917	
MANDEVILLE SIGN making your mark.			
676 GEORGE WASHINGTON HIGHWAY LINCOLN, RI 02865-4255			
401-334-9100 <small>PHONE</small>	401-334-7799 <small>FAX</small>		
www.mandevillesign.com <small>WEB</small>			
APPROVALS <small>Signatures Required Before Release to Production</small>			
Engineering			
BY _____ <small>DATE</small>			
Sales			
BY _____ <small>DATE</small>			
Estimating			
BY _____ <small>DATE</small>			
Production			
BY _____ <small>DATE</small>			
Quality Control			
BY _____ <small>DATE</small>			
VM PRODUCT NUMBER(S)			
WORK ORDER NUMBER(S)			
REVISIONS			
NO.	BY	DESCRIPTION	DATE
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MARCUS PARTNERS			
CLIENT			
206 GROVE ST. FRANKLIN, MA			
LOCATION			
PROJECT MANAGER TOM MANDEVILLE			
CHECKED BY	DTM ARTIST	7/2/21 DATE	
DRAWING NAME .5			

LOCATION 5: DO NOT ENTER SIGN



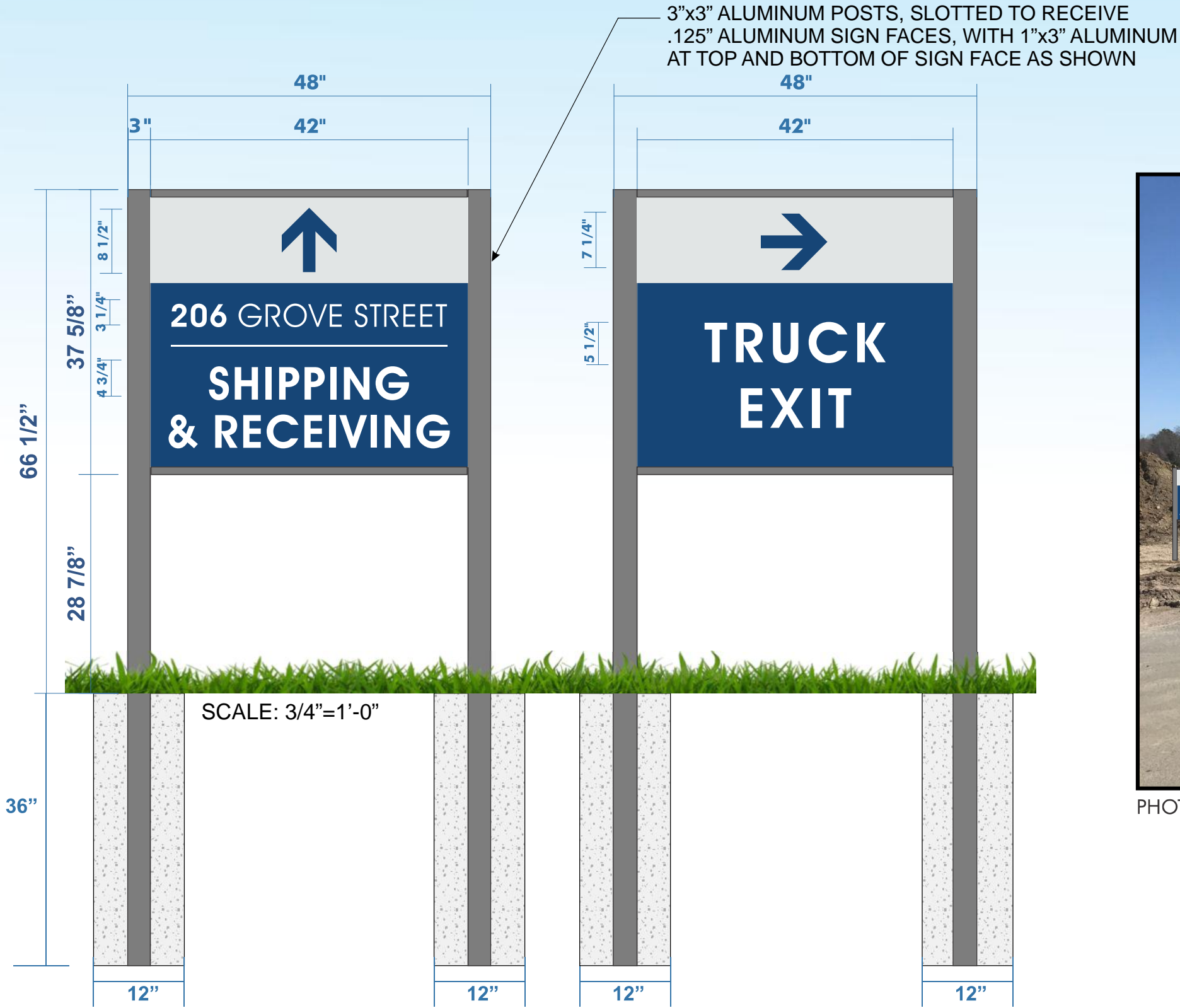
.080" ALUMINUM SIGN PANEL
WITH FIRST SURFACE VINYL GRAPHICS



PHOTO IMAGING

ARTWORK EXCLUSIVE PROPERTY OF		SINCE 1917		APPROVALS <small>Signatures Required Before Release to Production</small>		REVISIONS		CLIENT		WORK ORDER NUMBER(S)			
 MANDEVILLE SIGN <small>making your mark.</small> 676 GEORGE WASHINGTON HIGHWAY LINCOLN, RI 02865-4255 PHONE 401-334-9100 FAX 401-334-7799 WEB www.mandevillesign.com		Engineering		DATE		NO. BY DESCRIPTION DATE		MARCUS PARTNERS STORE # 206 GROVE ST. FRANKLIN, MA LOCATION		PROJECT MANAGER TOM MANDEVILLE			
		Sales		DATE		1 XX XX XX				NOTED		DTM 7/2/21	
		Production		DATE		2				ARTIST		DATE	
		Quality Control		DATE		3				.6		DRAWING NAME	
						4							
						5							
						6							
				7									

LOCATION 6: SHIPPING AND RECEIVING DIRECTIONAL SIGNS



MSI PROPOSED PAINT / VINYL COLOR MATCHES

WHITE VINYL 220-10	PMS 541 C (SATIN)	PMS COOL GRAY 3C (SATIN)	PMS COOL GRAY 11C (SATIN)
COPY			



PHOTO IMAGING

SINCE



1917

MANDENVILLE SIGN

making your mark.

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LINCOLN, RI 02865-4255

PHONE 401-334-9100 FAX 401-334-7799

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APPROVALS

Signatures Required Before Release to Production

Engineering	DATE
Sales	DATE
Production	DATE
Quality Control	DATE

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	XX	XX	XX
2			
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7			

CLIENT

MARCUS PARTNERS

STORE #

206 GROVE ST.
FRANKLIN, MA

LOCATION

WORK ORDER NUMBER(S)

TOM MANDEVILLE

PROJECT MANAGER

NOTED

DTM

ARTIST

7/2/21

DATE

DRAWING NAME

.7

LOCATION 7: WATERS SHIPPING AND RECEIVING BUILDING MOUNTED SIGN



FRONT ELEVATION
SCALE: 1" = 1'

6MM ACM PANEL; THRU FASTENERS WITH PAINTED SCREWS;
2 COLORS WITH VINYL COPY



PHOTO IMAGING

MSI PROPOSED PAINT / VINYL COLOR MATCHES

**WHITE
VINYL
220-10**

COPY

**PMS
541 C
(SATIN)**

**PMS
COOL
GRAY 3C
(SATIN)**

ARTWORK EXCLUSIVE PROPERTY OF

SINCE 1917



MANDEVILLE SIGN
making your mark.

PHONE 401-334-9100 FAX 401-334-7799

WEB www.mandevillesign.com

APPROVALS

Signatures Required Before Release to Production

Engineering DATE _____

Sales _____ DATE _____

Production _____ DATE _____

Quality Control DATE _____

REVISIONS

NO.	BY	DESCRIPTION	DATE
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1	XX	XX	XX
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2			
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4			
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5			

6		
7		

CLIENT

MARCUS PARTNERS

STORE #

206 GROVE ST.
FRANKLIN, MA

LOCATION

WORK ORDER NUMBER(S)

TOM MANDEVILLE

PROJECT MANAGER

NOTED

DTM

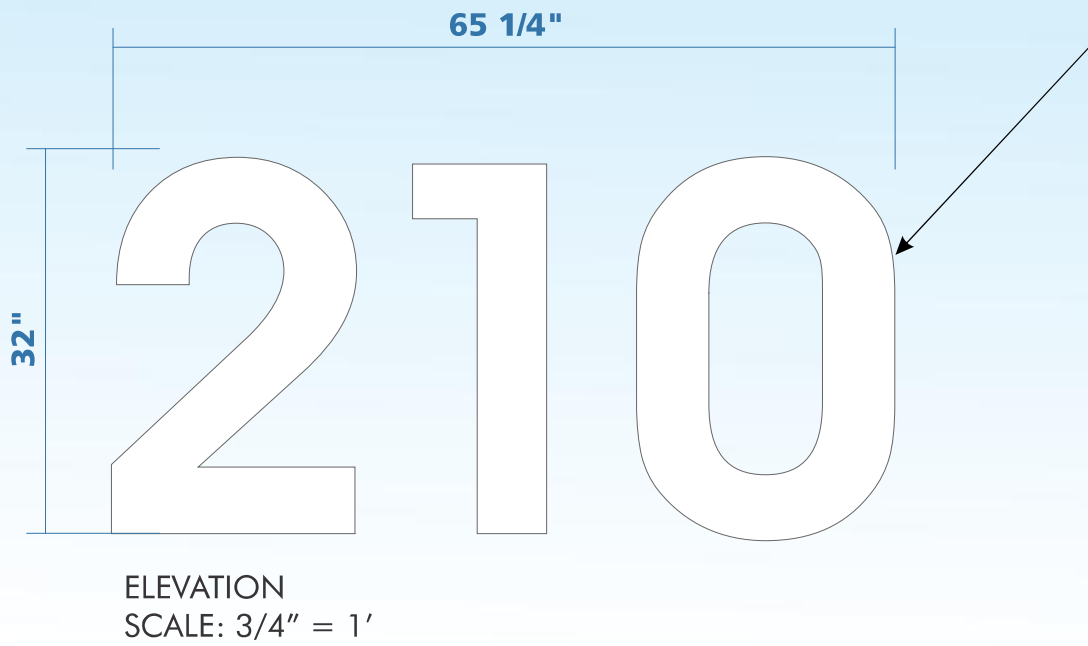
7/2/21

SCALE

8

DRAWING NAME

LOCATION 8: DIMENSIONAL BUILDING LETTERS




3/4" PVC PAINTED WHITE; BLIND STUD MOUNTED

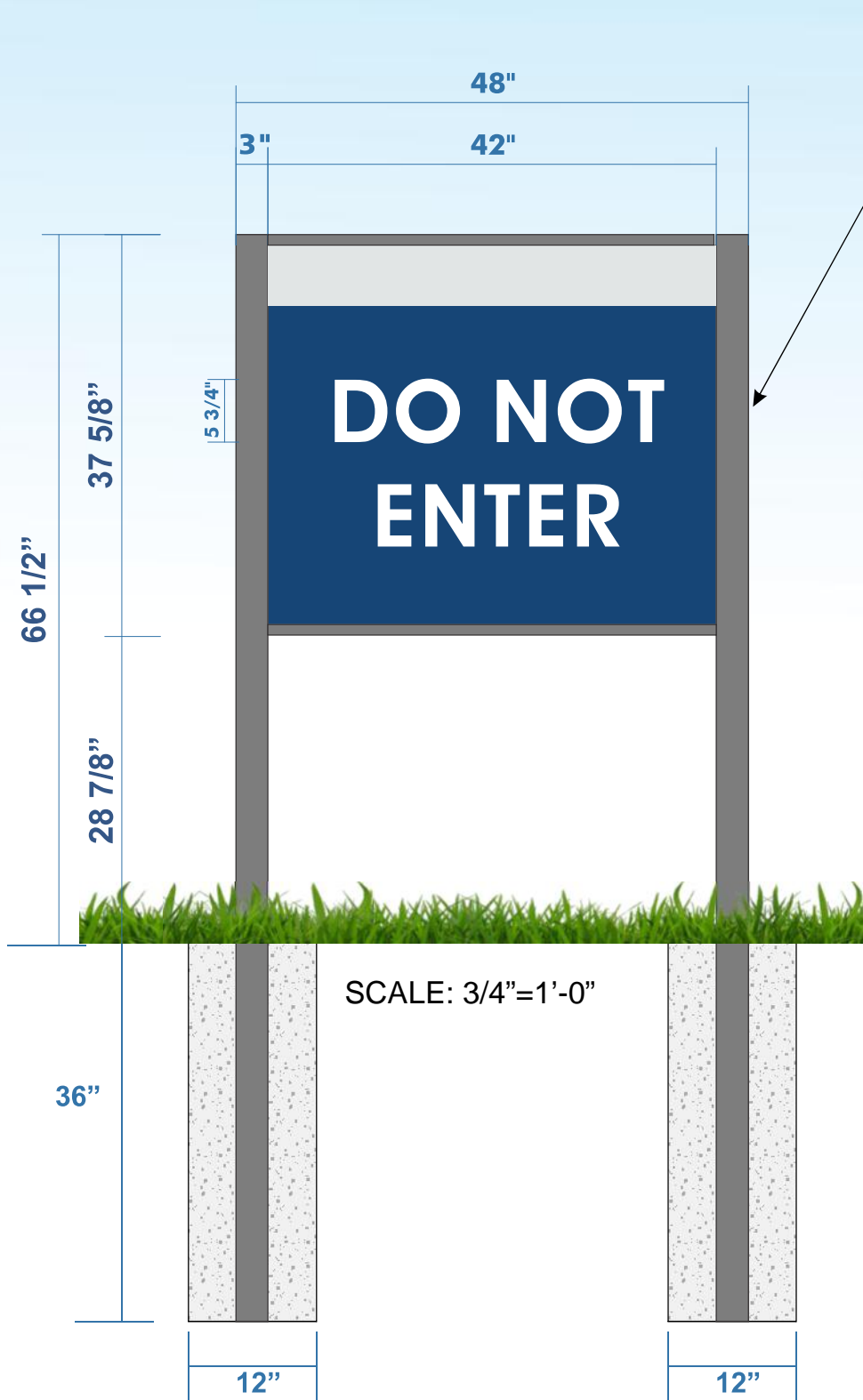


PHOTO IMAGING

ARTWORK EXCLUSIVE PROPERTY OF

<div>SINCE 1917</div> <div></div> <div>MANDENVILLE SIGN</div> <div><small>making your mark.</small></div> <div>676 GEORGE WASHINGTON HIGHWAY LINCOLN, RI 02865-4255</div> <div>PHONE 401-334-9100 FAX 401-334-7799</div> <div>WEB www.mandevillesign.com</div>	APPROVALS		REVISIONS			CLIENT				
	<small>Signatures Required Before Release to Production</small>					MARCUS PARTNERS	WORK ORDER NUMBER(S)			
	Engineering	DATE	NO.	BY	DESCRIPTION		DATE	PROJECT MANAGER TOM MANDEVILLE		
	Sales	DATE	1	XX	XX		XX	NOTED DTM 7/2/21		
	Production	DATE	2					SCALE	ARTIST	DATE
	Quality Control	DATE	3					DRAWING NAME		
			4							
		5				STORE #				
		6				206 GROVE ST. FRANKLIN, MA				
		7					LOCATION			

LOCATION 9: DOUBLE SIDED DO NOT ENTER SIGNS



3"x3" ALUMINUM POSTS, SLOTTED TO RECEIVE .125" ALUMINUM SIGN FACES, WITH 1"x3" ALUMINUM AT TOP AND BOTTOM OF SIGN FACE AS SHOWN

MSI PROPOSED PAINT / VINYL COLOR MATCHES

WHITE VINYL 220-10

COPY

PMS 541 C (SATIN)


PMS COOL GRAY 3C (SATIN)

PMS COOL GRAY 11C (SATIN)



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LINCOLN, RI 02865-4255

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APPROVALS

Signatures Required Before Release to Production

Engineering	DATE
Sales	DATE
Production	DATE
Quality Control	DATE

NO.	BY	DESCRIPTION	DATE
1	XX	XX	XX
2			
3			
4			
5			
6			
7			

CLIENT

MARCUS PARTNERS

STORE #

206 GROVE ST.
FRANKLIN, MA

LOCATION

WORK ORDER NUMBER(S)

TOM MANDEVILLE

PROJECT MANAGER

NOTED

DTM

ARTIST

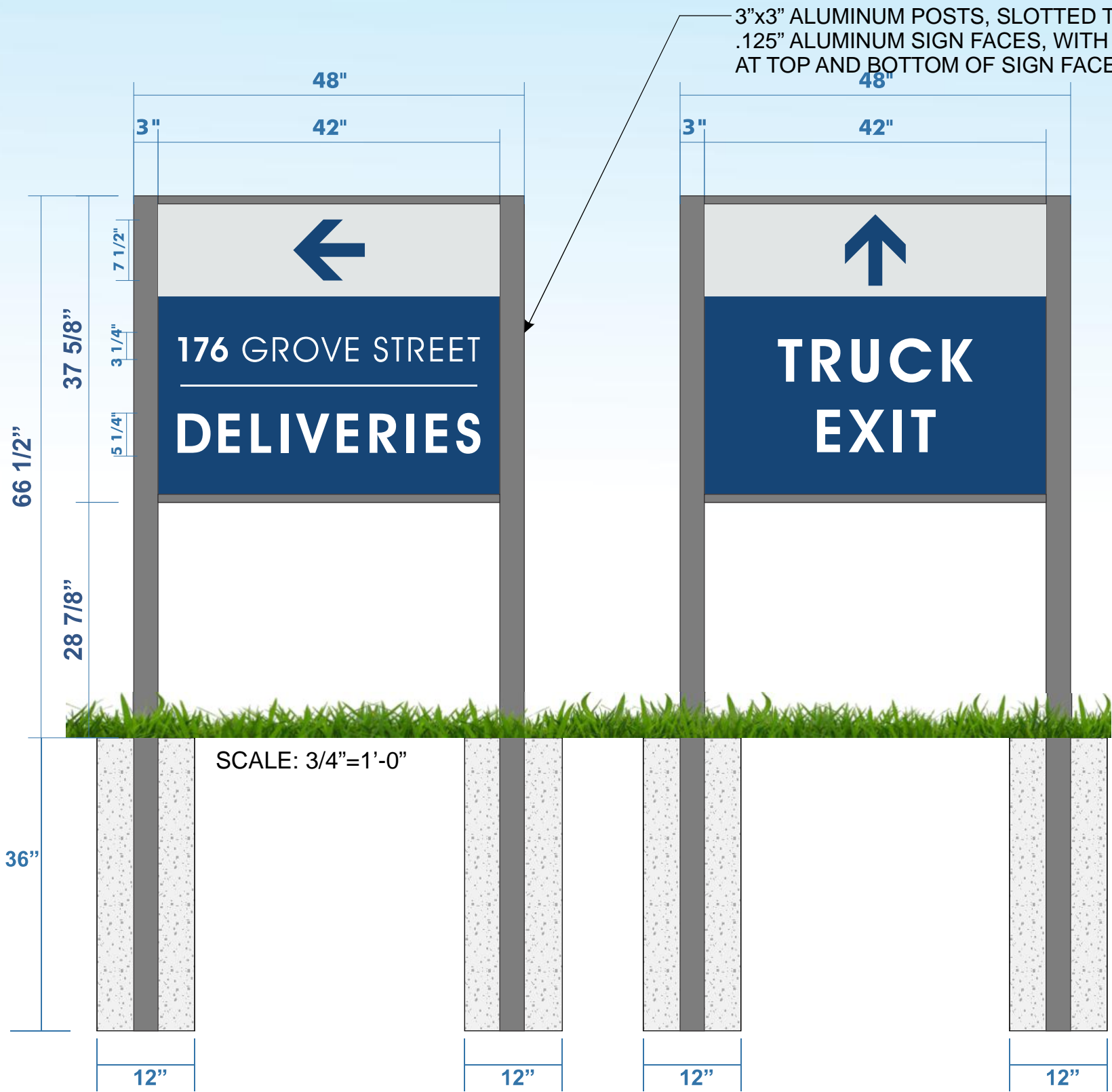
7/2/21

DATE

DRAWING NAME

.10

LOCATION 10: DOUBLE SIDED DELIVERIES/TRUCK EXIT



MSI PROPOSED PAINT / VINYL COLOR MATCHES

WHITE VINYL 220-10

COPY

PMS 541 C (SATIN)

PMS COOL GRAY 3C (SATIN)

PMS COOL GRAY 11C (SATIN)



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LINCOLN, RI 02865-4255

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APPROVALS

Signatures Required Before Release to Production

Engineering	DATE
Sales	DATE
Production	DATE
Quality Control	DATE

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	XX	XX	XX
2			
3			
4			
5			
6			
7			

CLIENT

MARCUS PARTNERS

STORE #

206 GROVE ST.
FRANKLIN, MA

LOCATION

WORK ORDER NUMBER(S)

TOM MANDEVILLE

PROJECT MANAGER

NOTED

DTM

ARTIST

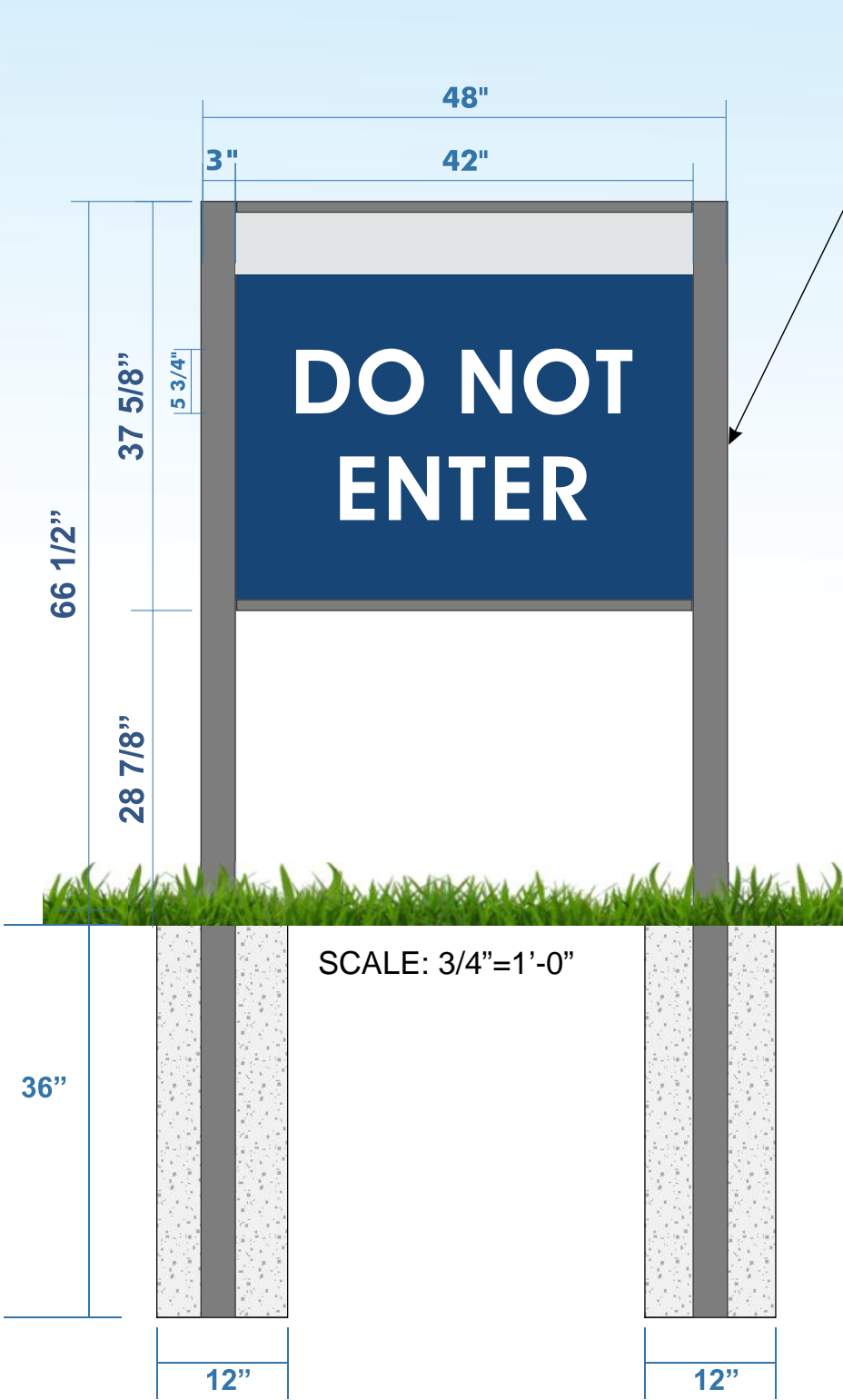
7/2/21

DATE

DRAWING NAME

.11

LOCATION 11: SINGLE SIDED DO NOT ENTER SIGN



3"x3" ALUMINUM POSTS, SLOTTED TO RECEIVE
.125" ALUMINUM SIGN FACES, WITH 1"x3" ALUMINUM
AT TOP AND BOTTOM OF SIGN FACE AS SHOWN

MSI PROPOSED PAINT / VINYL COLOR MATCHES

WHITE
VINYL
220-10

COPY

PMS
541 C
(SATIN)

PMS
COOL
GRAY 3C
(SATIN)

PMS
COOL
GRAY 11C
(SATIN)

ARTWORK EXCLUSIVE PROPERTY OF

SINCE 1917



MANDEVILLE SIGN

making your mark.

676 GEORGE WASHINGTON HIGHWAY
LINCOLN, RI 02865-4255

401-334-9100 401-334-7799

PHONE FAX

WEB www.mandevillesign.com

APPROVALS	
Signatures Required Before Release to Production	
Engineering	
BY	DATE
Sales	
BY	DATE
Estimating	
BY	DATE
Production	
BY	DATE
Quality Control	
BY	DATE

VM PRODUCT NUMBER(S)

WORK ORDER NUMBER(S)

REVISIONS			
NO.	BY	DESCRIPTION	DATE
1	XX	XX	XX
2			
3			

MARCUS PARTNERS

CLIENT

206 GROVE ST.
FRANKLIN, MA

LOCATION

PROJECT MANAGER TOM MANDEVILLE

CHECKED BY DTM 7/2/21

ARTIST DATE

DRAWING NAME .12

Town of Franklin



**Design Review Commission
Tuesday, August 3, 2021
Meeting Minutes**

Chair James Bartro called the above-captioned meeting to order this date at 7:00 PM, as a Remote Access Virtual Zoom Meeting. Members in attendance: Chair James Bartro, Vice Chair Sam Williams, Mark Fitzgerald, Gerald Wood. Members absent: Venkata Sompally, Associate Chris Baryluk. Also present: Maxine Kinhart, Administrative Staff.

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. This meeting was recorded.

1. Factory Square – 5 Fisher Street - Demolition, site modifications.

Mr. Casey Killam, partner of Rick Kaplan; Mr. Chris Brown of Joe the Architect; Mr. Daniel Campbell, project engineer; and Mr. William Frizee, project manager, addressed the Commission. Mr. Killam noted that their signage has already been approved by the Design Review Commission. Tonight, they will be talking about their Site Plan including building facades and building demolition. Mr. Brown reviewed the Factory Square property redevelopment Site Plans and oriented Commission members to the property location. He reviewed the demolition plan for the front portion of the property. He confirmed the current smoke stack is at building 7; at this time, they plan to keep that. He noted the boilers have been removed.

Chair Bartro stated that the Design Review Commission is an approving board for signage and a recommending board for Site Plans, facades, architectural details, and aesthetics. Mr. Fitzgerald stated that the Commission wants to know how this will affect the people who live in the immediate area around the building. Mr. Killam stated that they want this to become a walkable site; they want to make the site inviting. They are constraining access for vehicles and creating green space all along the perimeter of the property. The current fence around the perimeter will be removed. He stated that there will be shielding for the neighbors. He stated the photometrics consultant will discuss the lighting. They will keep the existing color palates of the building; where they are demolishing some buildings, they will use similar colors on the new buildings to resemble the historic structures. He stated that this is a relatively complete package submitted. Mr. Brown discussed the buildings that will be removed and stated they are very degraded. He reviewed the building structures and elements, the proposed facades, and exterior materials as shown on the provided plans. Chair Bartro asked if the applicant had a color/materials board to show the Commission. Mr. Brown stated no as they are not going to change any of the bricks. They are keeping the same colors; they are only going to try to restore. The windows will be changed. For any building taken down, they are going to try to replicate as much as they can. They want it all to blend together. Mr. Brown showed and discussed the architectural color renderings.

Chair Bartro stated that it looks good; the only thing he would be a little concerned with is which of these will be open at night. He questioned how much light is going to come flooding out of all this toward the adjoining residences. Mr. Killam stated that none of this will be seen from the residences. He reviewed the plans and gave a building-by-building review of the current and proposed tenant layout. He described the trucking corridor and stated that they are trying to keep that away from the residences. He stated that there is a big demand for businesses moving out of Boston and returning to their hometowns. Discussion commenced on the current façade of some of the buildings, grade/elevations, and shielding for the residences. Mr. Fitzgerald asked about plans for air conditioning locations. Mr. Killam stated that roof tops units are proposed; anything they put on the roof would favor the center of the building and therefore not be visible. They would provide shielding if needed. Mr. Fitzgerald asked about dumpster locations. Mr. Killam stated that they are breaking up the dumpster locations based on a per use basis.

Lighting Designer Steve from Illuminate provided an overview of the proposed photometrics as provided in the meeting packet. Commission members noted the residences on Fisher Street and stated that they must not be impacted with light spillage. Steve stated that adjustments can be made accordingly. He discussed proposed catenary lighting between buildings. Mr. Killam stated that some current trees will be removed and new plantings installed. Mr. Steven Cosmos, landscape architect, provided an overview of the landscape plan. He noted existing trees that will remain. The fence along West Central Street will be removed. He reviewed the proposed locations and species of the plantings. He stated that they have essentially screened in the parking lot. He reviewed the proposed calipers of the trees to be installed: maples 2.5 to 3, evergreens 7 to 8, emerald greens 6 to 7, spruce 10 to 12, and birches 12 to 14.

Motion: To **Recommend** the photometric plan as submitted provided that the lights that face the residences on Route 140 are shielded to prevent light spillage. Motioned by S. Williams. Seconded by M. Fitzgerald. Roll Call Vote: Bartro-YES; Williams-YES; Wood-YES; Fitzgerald-YES. Voted 4-0-0.

Motion: To **Recommend** the façade and Site Plan as submitted. Motioned by S. Williams. Seconded by M. Fitzgerald. Roll Call Vote: Bartro-YES; Williams-YES; Wood-YES; Fitzgerald-YES. Voted 4-0-0.

2. Shops at Franklin – 340 East Central Street - Install new set of sign faces with opaque backgrounds; only logo to be illuminated at night.

Mr. Christopher Ramm of Poyant Signs addressed the Commission. He stated that he presented to the Commission at a previous meeting; the issue was the white background on the pylon sign being really bright at night. He has provided new drawings. Mr. Ramm stated that it would be white, but it would be an opaque background when lit at night. He stated that he is only bringing forward the Starbucks sign at this time.

Motion: To **Accept** the pylon sign as submitted. Motioned by S. Williams. Seconded by G. Wood. Roll Call Vote: Bartro-YES; Williams-YES; Wood-YES; Fitzgerald-YES. Voted 4-0-0.

3. Zuzu's Petals & Cafe – 19 Dean Avenue - Building sign.

Chair Bartro confirmed this is a blade sign overhanging the street. He noted that special insurance is needed if a sign overhangs a public way; the insurance information will need to be on file when the permit is sought. Ms. Jennifer Miller, applicant, explained the sign location. She stated that she provided an insurance paper. Discussion commenced about the location and height of the sign. Ms.

Miller estimated that the height was about 6' 3". Commission members discussed that the sign looked low. Chair Bartro said that he did not think there was anything in the bylaw about the height of a blade sign. Mr. Williams stated that he thinks it will hang slightly lower than the door. Ms. Miller stated that it was the same height as the air conditioner. Chair Bartro stated that the sign was very nice looking; he confirmed there was no external lighting in the sign.

Motion: To **Accept** the sign as submitted with an action item for the Commission to review with the Building Commissioner if there is a height requirement for a sign over a sidewalk. Motioned by M. Fitzgerald. Seconded by G. Wood. Roll Call Vote: Bartro-YES; Williams-YES; Wood-YES; Fitzgerald-YES. Voted 4-0-0.

Approval of Meeting Minutes: July 20, 2021

Motion: To **Approve** the July 20, 2021 Meeting Minutes as presented. Motioned by S. Williams. Seconded by G. Wood. Roll Call Vote: Bartro-YES; Williams-YES; Wood-YES; Fitzgerald-YES. Voted 4-0-0.

General Matters

Chair Bartro stated that the Commission has been asked for their submission to the Town Report due the 31st. He asked for previous copies of Town Reports so he could review them. Mr. Fitzgerald stated that he had the 2019 report and would send it to Chair Bartro. Chair Bartro stated that he would update it and bring it to the next meeting under New Business.

Motion to Adjourn by G. Wood. Seconded by S. Williams. Roll Call Vote: Bartro-YES; Williams-YES; Wood-YES; Fitzgerald-YES. Voted 4-0-0.

Meeting adjourned at 8:11 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary

Town of Franklin



**Design Review Commission
Tuesday, August 17, 2021
Meeting Minutes,**

Vice Chair Sam Williams called the above-captioned meeting to order this date at 7:01 PM, as a Remote Access Virtual Zoom Meeting. Members in attendance: Chair James Bartro, Vice Chair Sam Williams, Mark Fitzgerald, Gerald Wood. Members absent: Venkata Sompally, Associate Chris Baryluk. Also present: Maxine Kinhart, Administrative Staff.

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. This meeting was recorded.

1. Wild Birds Unlimited – 215 Franklin Village Drive – New 29.5” h x 233.4” with GE LED illuminated channel letters having updated graphic icon; a total of 35.5 sq. ft.

Ms. Jennifer Crowell of The Sign Center stated that the applicant wanted updating to maximize their square footage at this location. The font has changed and the birdhouse graphic icon is updated. The graphic icon is now 35.5 sq. ft. which is less than the original icon at 40 sq. ft. Mr. Fitzgerald asked if the existing back mount would be reused. Ms. Crowell stated she believed that was true.

Motion: To **Recommend** the sign package as submitted. Motioned by J. Bartro. Seconded by G. Wood. Roll Call Vote: Bartro-YES; Williams-YES; Wood-YES; Fitzgerald-YES. Voted 4-0-0.

Approval of Meeting Minutes

None

General Matters

Chair Bartro stated that he updated the annual report to reflect the workings of the past year. He stated that the Commission will have an opportunity to review it at the next meeting; it is due on the 31st. Ms. Kinhart stated that the next Commission meeting is September 7, 2021. Mr. Fitzgerald noted that the Commission talked about marking up the bylaw and seeing what kind of traction they could get. Unfortunately, it was discussed so long ago that he has a three-ring binder of material; he needs more time to go through it to review his previous markups. He discussed some concerns regarding LED lights, spillage, and signage. Mr. Williams stated that he wanted to look at the sign schedule of where multiple signs can be, etc. Mr. Fitzgerald noted that other towns/cities have prohibitions on certain types of signage and lighting. Chair Bartro stated that they need to look at both light and noise. Someone needs to take a first stab at it, and it needs to be discussed at an open meeting. Chair Bartro stated that he wrote to Building Commission Gus Brown regarding the height of the sign discussed at the last meeting. He said that Mr. Brown indicated no concern about the height of the sign at Zuzu's Petals & Café, 19 Dean Avenue; there is nothing in the bylaw about height of signs.

Motion to Adjourn by M. Fitzgerald. Seconded by G. Wood. Roll Call Vote: Bartro-YES; Williams-YES; Wood-YES; Fitzgerald-YES. Voted 4-0-0.

Meeting adjourned at 7:14 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary