

Town of Franklin



Design Review Commission

**Tuesday, September 12, 2023
Meeting Minutes**

Chair Sam Williams called the above-captioned meeting to order this date at 7:00 PM, as a remote access virtual Zoom meeting. Members in attendance: Chair Sam Williams, Vice Chair Paul Lopez, Cassandra Bethoney. Members absent: Amy Adams. 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. Taj Estates of Franklin LLC – 330 East Central Street - Install granite sign.

Mr. Mohiuddin Ahmed representing Taj Estates stated that he provided the site plan and drawing of the sign. He stated the sign was going in where it was highlighted on the plan. He stated the sign will look like the picture he provided. Chair Williams reviewed the provided sign dimensions. He stated that on the sketch it looks a little close to the road. Mr. Ahmed stated they were 10 ft. off the sidewalk. Mr. Lopez asked if the applicant was going to have any other signs. Mr. Ahmed said this is their only sign. He discussed what was in the commercial space. Ms. Bethoney asked about the lighting and if the applicant was going to do uplighting. Mr. Ahmed said the light would be shining on the sign, but it was not uplighting; the light is on both sides.

Motion: To **Approve** the sign package as submitted. Motioned by C. Bethoney. Seconded by P. Lopez. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES. Voted 3-0.

2. 138 East Central Street – 138 East Central Street - Update façade and parking lot and construct proposed addition.

Mr. Brad Chaffee of Camford Property Group provided an overview of the property. He stated it was behind the Shell station. He said it would be a complete overhaul and restoration of the existing building and parking lot and a small addition. He stated that they were squaring off the building. He showed and reviewed the provided plans, and he showed the current and proposed building. He stated that in the front they are adding some landscaping, and they will come back to the Commission for signage. He stated that his company will be taking the back half of the building. He stated they are going before the Planning Board on Monday for drainage and other items. He stated that it is proposed as a poured-in-place concrete building. He reviewed the exterior façade. He stated that they are going to keep the roofline. He noted that they were adding some trees. He reviewed the provided photometric plan. Chair Williams asked for some views from the other side of the building. Mr. Chaffee discussed the side of the building next to the Shell station. He stated that he did not have a view of that. Ms. Bethoney said

this looks awesome and it is a huge change and welcomed improvement to the asphalt out there. She asked if the Planning Board has seen this yet. Mr. Chaffee said their first meeting with the Planning Board is this coming week; they met with Conservation Commission last week. He stated that a little bit of the asphalt is in the buffer zone. He stated that they are also reducing impervious in the back. He stated the Conservation Commission was very receptive to it. Ms. Bethoney asked about the space in the front on the plans that looks like grating. Mr. Chaffee stated it is drainage. Ms. Bethoney noted the back of the building faces residential. She asked what is the nighttime condition for lighting. Mr. Chaffee stated that there is a garage there now; he reviewed the proposed addition with garage doors. He said there will be no windows or anything in the back. He said there is really no parking in the rear; he will probably have a motion there for security.

Ms. Bethoney asked if rain gardens were considered, requested to make sure any plantings were native, and noted that the symmetry of the building is beautiful and she feels that the addition throws the alignment off. Mr. Chaffee stated that he was not sure of the calculations for drainage. He reviewed how they planned the addition. Chair Williams discussed the idea of making the addition more subdued than the existing building and to be set back makes a lot of sense. Mr. Chaffee stated that they did color and wood iterations. He stated they had to make a lot of decisions and choices. Chair Williams stated that he thinks keeping the geometry of the front façade is cool, and the green space is great. Ms. Bethoney asked about the handicapped parking spaces. Mr. Chaffee reviewed the proposed handicapped spaces. Discussion commenced on the motions to recommend façade, lighting, site and landscaping. Ms. Bethoney said she did not know if it is worthwhile to make suggestions/changes as they have clearly gone through many iterations of design study. Mr. Lopez said he likes the flush nature of the addition.

Motion: To **Recommend** the facade package as submitted. Motioned by C. Bethoney. Seconded by P. Lopez. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES. Voted 3-0.

Motion: To **Recommend** the site plan as submitted with the recommendation that native plantings are selected off the Franklin native plant list. Motioned by C. Bethoney. Seconded by P. Lopez. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES. Voted 3-0.

Mr. Chaffee stated the lighting is LEDs. He said the model number is on the plan; the DuraLED Small PowerPack Full Cutoff Wall Mount was shown and discussed. He stated they were just on the buildings.

Motion: To **Recommend** the lighting plan and lighting selection as submitted with the recommendation that the lights be painted black. Motioned by C. Bethoney. Seconded by P. Lopez. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES. Voted 3-0.

GENERAL MATTERS

Approval of Minutes: August 22, 2023

Motion: To **Approve** the August 22, 2023 Meeting Minutes as presented. Motioned by P. Lopez. Seconded by C. Bethoney. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES. Voted 3-0.

Old Business

Chair Williams stated that there was an email to Ms. Bethoney about the plantings for Fisher Street, and he is not sure if it is resolved. Ms. Bethoney stated that she responded to the email and discussed the email thread. She stated that she did not want to overstep the outside-of-the-meeting rules that the Commission has. Chair Williams said he thinks it is fine; Ms. Kinhart said it is fine. Ms. Kinhart reviewed open meeting law.

New Business

Chair Williams said that the old Exit 17 farm that is on West Central Street has had a banner sign up for awhile now. He said he thinks they need to come to the Commission with a proper sign. He said he is not sure what they are doing is allowed as a permanent solution. He said he will talk to Building Commissioner Gus Brown about it.

Motion: To **Adjourn** by P. Lopez. Seconded by C Bethoney. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES. Voted 3-0.

Meeting adjourned at 7:41 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary