

Town of Franklin



Design Review Commission

**Tuesday, April 26, 2022
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, Venkata Sompally. Members absent: Gerald Wood, 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.

Chair Bartro stated that there are items on the agenda that were tabled from the last meeting; however, no new information/updates have been received. Therefore, those items will not be taken up at this meeting. He stated that the Commission will wait for those organizations to submit updates based on the Commission's guidance and they will be taken up when they do.

1. **Smiley Gas and Convenience – 52 East Central Street** – Rebranding gas station signage from Gulf and DB Mart to Smiley Gas & Convenience - **Motion to Remove from Table.**

Item to be taken up when updates provided by applicant.

2. **NISHA Metallizing Solutions – 17 National Drive** – Install one (1) non-illuminated sign - **Motion to Remove from Table.**

Item to be taken up when updates provided by applicant.

3. **NISHA Metallizing Solutions – 24 National Drive** – Install one (1) non-illuminated sign - **Motion to Remove from Table.**

Item to be taken up when updates provided by applicant.

4. **Physicianone Urgent Care – 648 Old West Central Street** – Remove existing signage, install new signage.

Ms. Rosen, CEO of Physicianone Urgent Care, stated that Mr. Dan Lajoie, Head of Facilities, and signage consultant Ms. Karin Knobel of Graphik Sign Solutions, LLC are in attendance. Chair Bartro stated that this location has tight parking. Ms. Rosen stated that Physicianone is a regional company that provides access to high quality affordable care. They have 23 sites in Connecticut, Massachusetts, and New York. Their goal is to expand to better serve the communities throughout Massachusetts. She stated that there was an urgent care in that site previously. She stated that regarding the parking, because of the episodic nature, people are

not in there that long. Signage is very important to them. Mr. Lajoie stated that the signage is basically a one-to-one replacement for the signage that currently exists for MedPost. He stated that they are looking at the building sign on the front, parking lot signs, rear sign, and graphics on the windows; the pylon sign is a replacement panel. Chair Bartro reviewed how this building has been viewed in the past regarding signage which allows for 64 sq. ft. divided into two signs. He stated that the two signs submitted fit into that. Mr. Williams discussed the existing and proposed signage. Chair Bartro stated that the difference between what is there today and what is being proposed is that the original sign is slightly smaller from a square footage perspective because it is channel letters and the negative space is not counted. He stated that it does not matter that it is not illuminated. Mr. Williams agreed that it is not overwhelming on the building. He stated that in a way it is good that they are doing a solid sign as it will cover up any old signage holes on the building. Chair Bartro asked if there is anything being added. Ms. Knobel confirmed it is a replacement of the current window graphics; she stated that they are not adding anything. She confirmed they have three reserve parking spaces.

Motion: To **Accept** the sign package as submitted. Motioned by S. Williams. Seconded by V. Sompally. Roll Call Vote: Williams-YES; Sompally-YES; Bartro-YES. Voted 3-0-0.

5. Prospect Hill Country Day School – 54 Prospect Street - Replacement sign 53” x 48” PVC ¾ with color print and overlay PT wood Posts, and PVC post covers.

Mr. Rocco Cavallaro of Cavallaro Signs Inc. stated that the Prospect Hill Country Day School has been there for years. He discussed the location of the business and sign. He said the sign is almost the same size as the previous sign; there is no external illumination.

Motion: To **Accept** the sign package as submitted. Motioned by S. Williams. Seconded by V. Sompally. Roll Call Vote: Williams-YES; Sompally-YES; Bartro-YES. Voted 3-0-0.

Approval of Minutes: April 12, 2022

Chair Bartro asked Ms. Kinhart if Building Commissioner Gus Brown said anything about the Vendetti Motors sign. Ms. Kinhart stated that Mr. Brown said that he spoke to Mr. Cam Afonso and told him he had to do something but not to go before Design Review. Chair Bartro stated that hopefully he will be at the next meeting and they can touch base with him then. He stated that he hopes the owner of Smiley Gas and Convenience is looking at different colors and will come back before the Commission. He stated that he has been seeking feedback from others regarding the Commission upholding the New England design aesthetic; it has mostly been in line with how the Commission ruled on it.

Motion: To **Approve** the April 12, 2022 Meeting Minutes as presented. Motioned by S. Williams. Seconded by V. Sompally. Roll Call Vote: Williams-YES; Sompally-YES; Bartro-YES. Voted 3-0-0.

General Matters - New Business

Chair Bartro asked if anybody had any signs that they would like to bring forth for enforcement purposes. He stated that he would start a list, give it to Ms. Kinhart, and get it on the agenda for maybe the next meeting. Mr. Williams stated that there is a sign for Ficco’s on the billboard between Halligan’s new development and the old Ficco’s Bowladrome; however, Ficco’s does not exist. The sign should not be there. Mr. Sompally stated that he would take some pictures and get back to the Commission. Chair Bartro suggested the Commission members take pictures and email them to Ms. Kinhart who will have an agenda item for discussion regarding sign enforcement for the next meeting. He stated that he is trying to figure out what happened at Garrey Motors cycle shop downtown; it seems like they put up a new sign where the old one was. He noted that Professional Auto Detailing has a large new sign that he does not believe was permitted and there is also a temporary banner on the side of that building. He questioned the Fiori sign and asked Ms. Kinhart to check if it came before the Commission. He stated that the Chateau has a habit of putting temporary signs on their pylon. He stated that he does not think the Subway sign at Rt. 140 was permitted. Ms. Kinhart stated the sign was previously denied by

the Design Review Commission. Chair Bartro stated that the intent is to not overwhelm the building department, but they do need to make some progress on enforcement.

General Matters - Old Business

None.

Motion to Adjourn by V. Sompally. Seconded by S. Williams. Roll Call Vote: Williams-YES; Sompally-YES; Bartro-YES. Voted 3-0-0.

Meeting adjourned at 7:27 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary