

Town of Franklin



Design Review Commission

**Tuesday, October 5, 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, Gerald Wood, Venkata Sompally, Mark Fitzgerald. Members absent: 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. Raillery Public House – 280 Franklin Village Drive – Replace existing signage.

Mr. Glenn Stowers, business owner, reviewed the submitted sign package including the main sign in front of the building, the logo over the archway, and a tower sign.

Chair Bartro stated that it looks like they are replacing the exact footprint that was already there. Mr. Stowers confirmed they are utilizing the same areas used in the past. Mr. Fitzgerald stated that although not required, they recommend the applicant receive a letter of approval from the landlord. Mr. Stowers stated they have permission, and the landlord signed the application. Chair Bartro stated that he liked the use of black background in the tower sign. Mr. Wood questioned if these are the finalized colors. Mr. Stowers confirmed they were. Chair Bartro stated for the record that the rendering is intended to approximate the final colors in lieu of the actual color codes.

Motion: To **Approve** the sign package as submitted. 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. After the vote, Mr. Fitzgerald added that it is with the stipulation that the colors represented are the actual colors.

2. Joe's Kwik Mart – 251 East Central Street – Replace current faces of signage with new logo.

Mr. Raj Chabria of FastSigns, representative of the applicant, stated this used to be a gas station; this new business is taking it over. He stated that this submission is to replace an existing sign; it is the same layout, length, and width. He noted that Joes' Kwik Mark recently bought out a number of locations from Speedway and signage at every location will be replaced. He confirmed this new signage is only for the replacement sign on the building; he stated that what he submitted is for the front and nothing for the pylon. He confirmed that if he is told that the owners would like the pylon sign done as well, he would have to return to the Design Review Commission. Chair Bartro

confirmed that the applicant would have to return to the Design Review Commission for additional signage as this submission is for the front of the building only. He stated that there have been many discussions in the past with this site.

Motion: To **Approve** the sign package as submitted, with the stipulation that the pylon sign has not been addressed in this submission. Motioned by M. Fitzgerald. Seconded by V. Sompally. Roll Call Vote: Bartro-YES; Williams-YES; Wood-YES; Sompally-YES; Fitzgerald-YES. Voted 5-0-0.

3. Sierra's Pizza – 370 King Street – Install new pylon sign and building sign.

Mr. Cam Afonso of Signs by Cam on behalf of the applicant stated that Sierra's Pizza is taking over the former Spruce Pond. He stated that they will be removing the existing pylon and installing a new one per the submitted drawing. He stated that he sent Ms. Kinhart an updated drawing today with the mounting for the building sign. He stated that the pylon is LED and internally lit. He stated that the building sign mimics the pylon; he noted only the letters and hotdog shape will light up. Mr. Fitzgerald noted that an open banner is not allowed as had been there for 25 years. Mr. Afonso confirmed. He stated the maximum height is 20 ft.; however, they are only going to 16 ft. Chair Bartro confirmed the attachment method has been submitted.

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

General Matters

Approval of Meeting Minutes: September 21, 2021

Motion: To **Approve** the September 21, 2021 Meeting Minutes as presented. Motioned by G. Wood. Seconded by V. Sompally. Roll Call Vote: Bartro-YES; Williams-YES; Wood-YES; Sompally-YES; Fitzgerald-YES. Voted 5-0-0.

Old Business

Chair Bartro noted that he had a few action items and provided an update. He stated that they need to start moving forward on better compliance with the sign bylaw. He stated that people are asked to come to the meetings and required in good faith to produce information that the Commission votes on. It is not fair in the community for these people to do that and for others to flout the rules and not do that. He stated that he spoke to Building Commissioner Gus Brown about this last week. He stated that he and Mr. Brown agreed it is time now to start some enforcement. He stated that Mr. Brown asked for a little time to determine a methodological way to approach this. Chair Bartro stated that he discussed with Mr. Brown going to the local Chamber of Commerce to discuss this with business owners. He stated that there does not seem to be a correlation between many signs on a building and success of the business. He stated that as a business community, we need to encourage enforcement. He stated that temporary signage such as at Franklin Village Plaza must be enforced.

Chair Bartro stated that a second action item was to talk to Mr. Brown about reviewing the sign bylaw and schedule, and discussing ideas for an eventual revision. He stated that Mr. Brown was very supportive of that. Chair Bartro stated that once the Commission has a revised version of that, Mr. Brown is someone the Commission would want to get feedback from. Ms. Kinhart stated that she spoke to Director of Planning and Community Development Bryan Taberner about the bylaw revision; he was very supportive of it. She stated that Mr. Taberner said that it must go before the Planning Board and he volunteered to attend a meeting if the Commission would like him to discuss the matter. Ms. Kinhart noted that this must be discussed during open session. Chair Bartro stated that this would be a great first step. Commission members discussed if/when Mr. Taberner should attend a Commission meeting. Mr.

Fitzgerald discussed his previous submission regarding sign bylaws. Chair Bartro stated that he reviewed Mr. Fitzgerald's draft submission; he discussed calling out impacts, such as strobing, that should be in the revised bylaws. He suggested reviewing the submission line by line. Mr. Williams stated another item that should be addressed is that not all the situations have been covered such as multiple tenants on a property. Chair Bartro stated that all Commission members should think deeply about this proposed bylaw review and what are the outcomes that are trying to be avoided. He stated that the Commission should set a milestone for a future agenda to discuss a revision as it must be done in open meeting. Commission members agreed to put this item on the agenda in four weeks.

Mr. Williams stated that regarding stepping up of enforcement actions, driving through downtown, iFixPhones and H&R Block both have a bunch of junk in their windows; there may be others. Chair Bartro stated that he would bring both of those to Mr. Brown's attention. He suggested that Commission members should continue to report to him other incorrect signage.

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 7:33 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary