

Town of Franklin



Design Review Commission

Tuesday, November 5, 2019
Meeting Minutes

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TOWN OF FRANKLIN
TOWN CLERK

Vice Chair Chris Baryluk called the above-captioned meeting to order this date at 7:00 PM, at the Franklin Municipal Building, 355 East Central Street, Room 205, Franklin, Massachusetts. Members in attendance: Chris Baryluk, Ralph Niemi, Sam Williams. Members absent: Mark Fitzgerald, James Bartro.

Vice Chair Baryluk opened the meeting at 7:00 PM.

1. **WW Studio – 289 East Central Street** – Replace existing Weight Watchers signage with new Name/Logo

Bob Lanigan, Bobs Sign Service, discussed the replacement signage. He stated the Weight Watchers brand has been rebranded to WW Studio. The existing sign will be changed to the new logo and brand name; the new sign will be smaller. He stated any holes remaining from the previous sign will be patched and painted. He noted the sign on the large pylon is the same size as it is a direct replacement panel.

Motion: To **Approve** the sign package as submitted. Motioned by S. Williams. Seconded by R. Niemi. Voted 3-0-0.

2. **HMEA – 750 Union Street** – Fabricate and Install New 4' x 6' Single-Sided Internally Illuminated Sign

Stephanie Guitard, HMEA, and Karen Mullen, Signs Plus, discussed the proposed signage. Ms. Guitard stated HMEA is a company that supports children and adults with developmental disabilities. Two locations in Hopedale and Bellingham will be combined into a more cost effective and newer property. They have rented about 10,000 sq. ft. at 750 Union Street. The proposed move-in date is mid-December. They would like to have a sign for people to know where they are located. Vice Chair Baryluk stated the Commission has been led to believe from the Building Inspector that this is not a compliant situation in terms of the signage on the property. Commission members discussed the zoning bylaws for industrial property with multiple tenants regarding signage that allows a single sign with multiple tenants on it, or if there was a secondary entrance, a sign could be put there, but it would have to be smaller. An option would be to get a zoning variance. Ms. Guitard asked if she or the landlord would apply to the ZBA. Commission members stated they could not provide a definitive answer and suggested the applicant speak to the Building Commissioner for the next steps; the Commission cannot approve the sign package as submitted. However, the Commission can discuss the sign details and provide recommendations in the event this can be approved at some point. Commission members agreed the sign looked good. It was noted the Commission does not like white signs that shine brightly. Ms. Guitard provided a description of the sign and the lighting. Ms. Mullen stated they could possibly tone down the background to make it a softer white, or they could switch around the colors. Ms. Guitard asked for a copy of the regulations. Ms. Mullen stated she had performed research and thought they were in C1 and B zones and were compliant. Commission member stated the Building Inspector was referring to Section 185 Attachment10, freestanding signs with multiple establishments on the same property, Commercial

Business Corridor District. Commission members reviewed said section. Ms. Guitard discussed possibly stacking the signs would not require a variance.

Motion: To **Table** the sign package as submitted pending a revised submission that basically creates a single sign. Motioned by S. Williams. Seconded by R. Niemi. Voted 3-0-0.

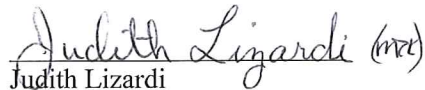
Meeting Minutes: October 22, 2019

Motion: To **Approve** the October 22, 2019 Meeting Minutes as presented. Motioned by S. Williams. Seconded by R. Niemi. Voted 3-0-0.

General Matters: None.

Motion to Adjourn by S. Williams. Seconded by R Niemi. Voted 3-0-0. Meeting adjourned at 7:15 PM.

Respectfully submitted,


Judith Lizardi
Recording Secretary