

**DESIGN REVIEW COMMISSION  
MINUTES OF MEETING  
NOVEMBER 9, 2010**

TOWN OF FRANKLIN  
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RECEIVED

A meeting of the Design Review Commission was held on Tuesday, November 9, 2010, at the Franklin Municipal Building, Franklin, Massachusetts. In the absence of the Chair, the Vice-Chair Mark Fitzgerald opened the meeting at 7:02 p.m. Members present were Mark Fitzgerald, Richard Tobin, Jr., James Esterbrook and Chris Baryluk, Associate. Also present was Beth Dahlstrom, Town Planner. Absent were Jennifer Peters (Chair), Lenley Rafuse and Donald Grover, Associate.

The Vice-Chair authorized Chris Baryluk to vote at tonight's meeting in the absence of two members.

1. **British Beer Company – 480 Franklin Village Drive – Pylon Tenant Sign.** Present was Damon Irby of Sterling Sign Systems who presented an alternate tenant panel design with a dark background, which members found preferable to the light background. The tenant sign will have a temporary decal stating "Coming Soon", which Mr. Irby explained will be removed after the business opens. He also confirmed that they do not plan to put signage on the rear of the building, as the pine trees block most of the view from Rt. 495. A motion was made by James Esterbrook and seconded by Richard Tobin, as follows:

**Motion:** To approve the Pylon Tenant Panel Sign with the dark background for British Beer Company, as submitted, with the condition that the temporary "Coming Soon" decal will be removed when the business opens.

**Vote:** Approved 4 – 0 (Yes 4 No 0 Abstained 0)

2. **Liberty Tax Service – 11-A-1 Main Street – (Table from October 26, 2010) Building Sign.** Present on behalf of the owner was Rocco Cavallaro of Cavallaro Signs, who provided a revised building sign only, advising that the owner did not plan to hang a blade sign at this time. After discussion, a motion was made by Chris Baryluk and seconded by James Esterbrook, as follows:

**Motion:** To approve the building sign for Liberty Tax Service, as re-submitted, without conditions. No blade sign is planned at this time.

**Vote:** Approved 4 – 0 (Yes 4 No 0 Abstained 0)

3. **Franklin Café & Grill – 418 West Central Street – Signage.** Present was Nidal Rajeh owner and Rocco Cavallaro of Cavallaro Signs, who reviewed the designs submitted for sign face replacements to the existing pylon, building and drive-thru sign frames, explaining that they plan to remove the old lenses (formerly Kentucky Fried Chicken) and put in new lenses as shown in the drawings. The Vice-Chair asked if the

background color could be darkened somewhat and the owner and Mr. Cavallaro selected a color from the chart called "Vanilla". Mr. Rajeh advised that the letter colors would be burgundy and the signs would be inserted in the existing black frames. The existing pole was discussed and members requested that the pole, which was worn, be repainted and the color black was agreed upon. A motion was made by James Esterbrook and seconded by Chris Baryluk, as follows:

**Motion:** To approve the illuminated pylon sign, building sign, and drive-thru sign face replacements for Franklin Café & Grill, as submitted, all to have matching fonts and colors; i.e. "Vanilla" background, "Burgundy" letters, existing Black frames, and the pole to be repainted black.

**Vote:** Approved 4 – 0 (Yes 4 No 0 Abstained 0)

**4. Ideal Weight Loss Clinic – (van Roon Chiropractic) – 444 West Central Street-Signage.** Present were Dan van Roon and Rocco Cavallaro of Cavallaro Signs, who revised a submittal for replacement faces for the existing pylon sign with internal illumination. The new sign faces consisted of red background with white lettering. Members had no issues and a motion was made by Chris Baryluk and seconded by James Esterbrook, as follows:

**Motion:** To approve the new pylon sign faces for Ideal Weight Loss Clinic, as submitted, without conditions.

**Vote:** Approved 4 – 0 (Yes 4 No 0 Abstained 0)

**5. Summer Place at 47 Summer Street – Site Plan and Building Elevation Plan.** Present were Joel D'Errico, owner/applicant, his wife Marybeth D'Errico, and Donald Nielsen of Guerriere & Halnon, engineers.

Site Plan - Mr. Nielsen began by reviewing the site plan, pointing out the existing 10 unit structure on site and the applicant's plan to incorporate a second building consisting of 3 stories, 102' x 30', and containing 10 one-bedroom units; that two (2) special permits must be obtained, one for use and the second for impervious surfaces; and that the need existed for apartments near the center of town, with access to the train and bus. Mr. Nielsen reviewed the parking situation and number of spaces as well as the points of ingress and egress on Winter Street and one on Summer Street and the location of proposed Aqua-Bric pavers, as well as bumpers at each space. Ms. Dahlstrom reminded them that in the by-law, one tree is to be added per every 10 parking spaces, which was not shown on the plan. Mr. Nielsen agreed that four or five trees should be added.

The location of the dumpster was discussed and members were advised that a chain link fence with vinyl slats would surround the dumpster. Members were also advised that the old chain link fence along the abutting Ranieri property will be removed and a black vinyl slatted chain link fence will be installed with a screen of arborvitae added in front.

It was also mentioned that trees and shrubs should conform to the Best Development Practices Handbook.

Members agreed that the matter should be tabled until after the first Planning Board meeting, when more changes might be requested in addition to those requested this evening and therefore, would wait for the revised site plan before any vote was taken.

Building Plan – Mr. D’Errico advised that he had commissioned Konosky & Associates, who designed the 102’ x 30’ structure with 3 floors; a mean building height of 25 ft. in a 40 ft. high zoning area; exterior of white vinyl siding, black shutters, cranberry doors and fluted corners; and contains ten (10) one-bedroom units and an open-center stairwell. Applicant was questioned about air-conditioning and he advised that no central air, but individual tenants would be allowed to install a window unit in a rear window of the apartment. It was noted that the location of the rear stairway as shown on the plan might be a problem in relation to the windows and doorways and any future air-conditioners. Lighting will be under the overhang and in the open breezeway and would all be on motion sensors. Members also questioned the roof pitch, which was not noted on the building plan, as well as the roof lines. Mr. Baryluk asked about downspouts; Mr. Nielsen advised that all downspouts will be recharged into a catch basin system. Mr. D’Errico confirmed there will be no signage.

Member Richard Tobin had abstained as a member, but spoke as an abutter, advising that this project did not fit in with the character of the neighborhood, which has mainly 12-pitch roofs and this design, although not designated on the plan, appears have an approximate 6-pitch roof; and that the open-center stairwell did not look well as the focal point in the center of the building. Members agreed that any action on the building plan should be tabled until the plan has been updated with further information and roof, stairs and windows are addressed. It was agreed that this matter be tabled until the revised site and building plans are re-submitted, which Mr. Nielsen felt would probably be the December 14, 2010 meeting.

#### **General Matters:**

1. **Acceptance of Minutes.** There being no changes or additions to the Minutes of Meeting of October 26, 2010, a motion was made by Richard Tobin and seconded by Chris Baryluk:

**Motion:** To accept the Minutes of Meeting of October 26, 2010 as submitted.

**Vote:** Approved 4 – 0 (Yes 4 No 0 Abstained 0)

2. **Sign By-Law.** Beth Dahlstrom provided members with copy of latest Sign By-Law proposals and informed them that this will be on next week’s (November 17<sup>th</sup>) Town Council agenda for general review and questions. She suggested that any members who wish to attend are welcome. Hearings would be scheduled after that time.


There being no further business at this time, a motion was made by Richard Tobin and seconded by Mark Fitzgerald:

**Motion:** That the meeting be adjourned at 8:30 p.m.

**Vote:** Approved 4 – 0 (Yes 4 No 0 Abstained 0)

Adjourned.

Respectfully submitted,

  
Brenda Hutchinson  
Secretary

Minutes 11-9-10  
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