

**DESIGN REVIEW COMMISSION
TOWN OF FRANKLIN
DECEMBER 14, 2010**

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A meeting of the Design Review Commission was held on Tuesday, December 14, 2010 at the Franklin Municipal Building, Franklin, Massachusetts. The Chair called the meeting to order at 7:00 p.m. Members presents were Chair Jennifer Peters, Mark Fitzgerald, James Esterbrook, Richard Tobin, Jr. and Associate Members Donald Grover and Chris Baryluk, representing a quorum. Also present was Beth Dahlstrom, representing the Planning Department

The Chair authorized Donald Grover to vote at tonight's meeting in the absence of one regular member.

1. **Liberty Tax Service – 11A-1 Main Street – Signage.** Present was Rocco Cavallaro of Cavallaro Signs, who presented a design for a non-illuminated, hanging blade sign for Liberty Tax Service, which had its building sign approved at a prior meeting. He explained that the background color would be light gray, matching the fascia of the building and is non-illuminated. Members confirmed that the sign lettering matched the approved building sign. A motion was made by James Esterbrook and seconded by Richard Tobin, as follows:

Motion: To approve the non-illuminated hanging Blade Sign for Liberty Tax Service, as submitted, without conditions.

Vote: Approved 5 – 0 (Yes 5 No 0 Abstained 0)

2. **CVS Pharmacy – 272 East Central Street – Sign Changes.** Present was Jason Parillo for Icon Identity Solutions, who explained that CVS is requesting the relocation of the "Minute Clinic" sign from the side of the building to the front for visibility purposes, removal of the existing 24 hrs. sign, and modification of Drive-Thru Pharmacy sign to provide the necessary space on the fascia. A motion was made by Mark Fitzgerald and seconded by James Esterbrook, as follows:

Motion: To approve the relocation of the "Minute Clinic" sign to the front of the building and modification of the Drive-Thru Pharmacy sign, as submitted, without conditions.

Vote: Approved 5 – 0 (Yes 5 No 0 Abstained 0)

3. **Vendetti Motors, Inc. – 411 West Central Street – Signage.** Present was Joe Vendetti, Jr., representing Vendetti Motors, which is having replacement sign faces installed on the pylon sign (as Pontiac is no longer included), and it will now read Buick, GMC, Vendetti. He explained that the sign is double-sided and illuminated, but the new background color will be black and opaque, so that at night only the lettering will be illuminated. The Chair explained that the newer signs being approved are using that process and the members preferred the opaque background. A motion was made by Richard Tobin and seconded by James Esterbrook, as follows:

Motion: To approve the pylon sign face replacements for Vendetti GMC Buick (illuminated, with an opaque background), as submitted, without conditions.

Vote: Approved 5 – 0 (Yes 5 No 0 Abstained 0)

Summer Place – 47 Summer Street – Building & Site Plans. Present were owner, applicant Joel D'Errico and his wife and Donald Nielsen of Guerriere & Halnon, Inc., engineer, who submitted revised building and site plans to incorporate some of the changes requested at the November 9, 2011 meeting. Before beginning the presentation, the Chair advised them that the Commission would not be voting on this matter this evening, since there were still issues to be resolved with the Planning Board, which might result in further changes to the plans. However, the Chair advised that the Commission would hear their presentation and explanation of changes made to this point. Member Richard Tobin was earlier advised to abstain from commenting (or voting) as a member on this matter, but would be allowed to comment as an abutter at the end of the presentation.

Building: Mr. D'Errico began by explaining that the prior 10-unit dwelling had been reduced to 8 units, with 4 on the first level and 4 on the second level, with the two center units on level 2 containing 2 floors, with two rooms in the third-level dormer; that the exterior rear stairs had been revised and David Roche the Building Commissioner had approved of that change; that the side roofs had a 6" pitch and front and rear 10 pitch; materials were white vinyl siding (a sample of which was shown); black roof shingles and shutters; and cranberry colored doors. The Chair asked if other samples and paint chips for doors could be brought to the next meeting.

The Chair referred to the overall square footage not changing even though Mr. D'Errico reduced the original proposal from ten to eight units. Discussion was held regarding the fact that the proposal was for eight (8) 1-bedroom units, when, in fact, the plans show two (2) of the units containing two rooms on the second level, which could be considered two-bedroom units even though not marked on the plan as a second bedroom. Mr. D'Errico explained that he felt he compromised by offsetting the loss of two units by being able to charge a higher rent for the two larger center (two-level) units. Mr. Nielsen advised that the building itself will not be made smaller and the only way to reduce overall size would be to eliminate the third level.

Lighting: As to lighting, Mr. D'Errico said all lighting consists of motion-sensor lights, which will remain on for one minute to 45 seconds after person has entered a unit, and two 18-watt, low pressure sodium lights in the side and rear parking lots, as well as motion lights on the rear stairways.

Site Plan: Mr. Nielsen went over the site plan changes and Mr. D'Errico provided a larger color plan of the entire lot, with both the existing and proposed structures. Mr. Nielsen advised that with elimination of two units, they also eliminated four parking spaces and they meet the 10 foot setback on Winter Street. Location of arborvitae was discussed as well as the fencing, which would be 4 feet black chain link on the Winter Street side and 6 feet along the abutting Ranieri property and dumpster in the rear of the lot. The Chair asked if they

would consider putting a more decorative fencing on the Winter Street portion. Since arborvitae is also planned in that section, it was suggested that the fence be eliminated along Winter Street, and leave the arborvitae for a shield, to which Mr. D'Errico agreed. Mr. Nielsen also pointed out two handicap parking spaces with a ramp, but units are not ADA units, which Ms. Dahlstrom confirmed was not required for living space with this number of units in the dwelling.

It was confirmed that this matter is on the Planning Board agenda scheduled for January 10th and the applicant requested they be placed on the Commission's January 11th meeting, at which time applicant is to provide the requested samples of materials; show the elimination of the fence on Winter St. with arborvitae to remain; and confirmation of lighting in the parking lot. Tabled until January 11, 2011.

General Matters:

1. **Acceptance of Minutes.** There being no changes or additions to the Minutes of Meeting of November 9, 2010 and November 23, 2010, a motion was made by Richard Tobin and seconded by Mark Fitzgerald, as follows:

Motion: To accept the Minutes of Meeting of November 9, 2010 and November 23, 2010 as submitted.

Vote: Approved 5 – 0 (Yes 5 No 0 Abstained 0)

2. **Sign By-Law Update.** Beth Dahlstrom advised the members that the sign by-law would be discussed at next Wednesday's Council Meeting in conjunction with the Downtown District Zoning and will probably be discussed in sections, beginning with downtown.


There being no further business, a motion was made by Mark Fitzgerald and seconded by Richard Tobin, as follows:

Motion: That the meeting be adjourned at 8:05 p.m.

Vote: Approved 5 – 0 (Yes 5 No 0 Abstained 0)

Adjourned.

Respectfully submitted


Brenda Hutchinson
Secretary