

**DESIGN REVIEW COMMISSION  
MINUTES OF MEETING  
January 22, 2019**

TOWN OF FRANKLIN  
TOWN CLERK

2019 JAN 29 AM 10:10

RECEIVED

A meeting of the Design Review Commission was held on Tuesday January 22<sup>nd</sup>, at the Franklin Municipal Building, Franklin, Massachusetts. Members present were Chris Baryluk, acting Chairman, Claudine Fitzgerald, Melissa Devito, Sam Williams and Jim Bartro.

The meeting was opened at 7:00 PM

Chris Baryluk authorized Jim Bartro and Melissa Devito to Vote

1. Sierra Pizza. – 648 Old West Central Street – Fascia and Pylon signage for a new business.

Cam Afonso with Cam's signs presented a signage package for Sierra Pizza (to occupy the end unit at this location.) The sign package was within guidelines and included all necessary detail.

Motion was made and seconded. Signage package was approved 5-0

2. Home 2Suite Hotel – 725 Union Street - Revised Site Plan and Signage Package

Scott Rogers, JK Holmgren Engineering and Stephanie Henry, Silvestri Architects presented revised documentation for site lighting and landscaping and a submission package for approval of signage. Chris Baryluk reiterated that the board typically votes for approval of signage and votes to recommend (for approval by the planning board) landscaping and site lighting submissions.

A revised site photometric plan indicated no light spillage on adjoining properties. Scott Rogers stated that no changes were made to the lighting materials, (manufacturers' equipment information was provided). Reduction of spillage was achieved by repositioning lighting on the building.

Jim Bartro motioned to recommend the site lighting for approval, based solely on the revised photometric plan indicating no spillage off property. This was seconded by Claudine Fitzgerald. Vote to recommend lighting site plan 5 – 0.

The board took exception to the "Beacon" at the top of the building and the "Strip Light" feature on the front façade for aesthetic reasons. The site lighting documentation does not include these lights and it was explained by the presenters that these two features will have very little impact with respect to spillage. (Further discussion below with respect to these two features.)

Scott Rogers noted that the landscape revisions include the change to larger caliper trees as requested by the board. Owner also agreed to use well water for irrigation as opposed to using town water. Package also included equipment information for and location of the life safety generator, which was not discussed.

Sam Williams motioned to recommend landscape plan. This was seconded by Jim Bartro. Vote to recommend the landscaping was 5 – 0 in favor.

The signage package submitted for approval was incomplete and unacceptable for a vote. Documentation showed “lollipop” signs for the street pylon. (unacceptable). No documentation of lighting features or materials to be used was provided. Package was submitted black and white.

Jim Bartro motioned to table a vote for approval of signage. Claudine Fitzgerald seconded. The vote was 5 -0 in favor of tabling the signage vote.

The board made the following recommendations to the design team.

The Pylon sign should be supported with a two post configuration or as a monument styled sign. It is expected that the support structure and detail around the base be aesthetically pleasing. All materials, colors and lighting should be clearly detailed. The board provided an example of an approved submission.

The design team noted that the “strip light feature” on the façade would be submitted as part of building signage package.

A separate discussion ensued with respect to the “Beacon” light feature at the top of the building and the “Strip Light” Feature on the façade. In the board's opinion the features are not aesthetically pleasing and the strip light in particular may be a nuisance regardless of the photometric plan.

Per the architect, the Beacon is a branding feature that the owner will insist on. It was noted by the board that the Beacon can be interpreted as a sign in this case. The strip light is an architectural feature of the façade which was not specifically approved with the façade (vote to recommend.) Per this meeting is now understood, this will be submitted as part of the revised signage package.

In conclusion the board requested more detail of the “Beacon” and will wait for a revised sign submission which the board expects will include the “Strip Light” as part of the signage package subject to board approval.

Claudine Fitzgerald motioned to approve the meeting notes January 8<sup>th</sup>. Sam seconded. Vote was 4-0 to approve with Jim Bartro abstaining.

Sam Williams motioned to adjourn approximately 8PM. Claudine Fitzgerald seconded. Vote was 5-0 in favor.