

**DESIGN REVIEW COMMISSION  
MINUTES OF MEETING  
March 5, 2019**

A meeting of the Design Review Commission was held on Tuesday, March 5, 2019, at 7:00 PM, at the Franklin Municipal Building, 355 East Central Street, Room 205, Franklin, Massachusetts. Members present were Mark Fitzgerald, Chairman, Ralph Niemi, Melissa DeVito, Claudine Fitzgerald, and Samuel Williams.

Mark Fitzgerald, Chairman, opened the meeting at 7:00 PM.

Mark Fitzgerald authorized Associate Members Ralph Niemi and Melissa DeVito to vote.

**1. Gentle Dental** – 471 West Central Street – Install LED Channel Letters & Pylon Faces

Cam Afonso of Signs by Cam representing Gentle Dental stated they have done the entire associated mall area. This is standard channel letters. There will be a pylon sign which is already there and some lettering on the door.

**Motion:** To **Approve** the sign package as submitted. Motioned by S. Williams. Seconded by C. Fitzgerald. Voted (5-0-0).

**2. Amego School Residences** – Washington Street between #714 and #724 – 6 New (6-7) Bedroom Boarding School Residences Including Maintenance Building and Common Building

*Ralph Niemi recused himself from voting; Chairman Fitzgerald stated that Mr. Niemi may participate in the discussion.*

William Masiello, Architect; Ted Cannon, Attorney, and Alice Webb, Landscape Architect, addressed the Commission and provided a description of the signs and sign locations. Site Plans, landscape drawings, and some illustrative and conceptual design views were part of the submittal. It was noted that this is a 51-acre parcel; approximately four acres will be developed. Mr. Masiello reviewed the Site Plans and layout. He noted there may be up to 39 residential students ranging from 5 to 23 years old; the goal is that while living there, they can develop independent skills. He estimated about 36 to 39 cars. It is typically a one-to-one ratio; however, at night, the numbers go down to probably 10 cars. Chairman Fitzgerald confirmed that the residential students go via shuttle van to the school on Grove Street during the day. Mr. Masiello pointed out the staff parking lot on the plans. He stated that their concept was to make this seem like a typical neighborhood. He reviewed the three phases of development. Chairman Fitzgerald confirmed that tonight the focus is the residential buildings, not the agricultural building. He noted the Commission focuses on items such as where deliveries are made, dumpsters, snow storage, queuing lines and other items that could possibly affect abutters; the location of the dumpster was discussed. Ms. Webb reviewed the landscaping plan including screening. Chairman Fitzgerald confirmed that there would not be large food trucks making deliveries early in the morning, but there will be multiple smaller deliveries to address the residents' food plans. Commission members and Mr. Masiello reviewed the plans for the non-developed area of which a great deal is wetland; at this time, it will remain green area. Chairman Fitzgerald asked about fencing and air conditioning units. Mr. Masiello stated the air conditioners would be on the side of the residences. He confirmed there would be video surveillance. Chairman Fitzgerald stated that the surveillance sight lines must be down or fixed and that it cannot be used to view the adjacent neighborhoods or over the property lines into a neighbor's house. He confirmed with Ms. Webb that she followed the Town's Best Practices Guidelines for plantings. Ms. Webb stated that everything she proposed was on the list with one exception where she proposed a related native shrub. She discussed the calipers, heights, and growth rates of the proposed trees. Chairman Fitzgerald confirmed there was existing sidewalk on that side of Washington Street. He asked Ms. Webb to confirm that the plantings will not drop nuts, fruits, etc., over the sidewalk. Commission members agreed that as there is already so much vegetation, they will not ask for larger size caliper trees.

Mr. Masiello reviewed some of the proposed signs. He stated that the photometric plan was reviewed; it was noted there is a tiny bit of spill at the entrances. Chairman Fitzgerald stated that might not be bad as it



illuminates the sidewalk. Commission members and Mr. Masiello discussed the trees on the property that would be cut in the construction phase in regard to the abutters. Chairman Fitzgerald stated concern that during the construction phase there is a lot of dirt to move and they may not be concerned with saving specific trees that may be in the way. Mr. Masiello stated they are not planning for a lot of heavy clearing. He stated there would be cutting, but they are planning to put it back; he thinks what is planned to be put back is an improvement from what is currently there. They plan to put up construction fencing. He stated the start date, if possible, would be middle of summer. Chairman Fitzgerald mentioned concern about headlights flashing into abutters' properties prior to the growth of the proposed plants. Mr. Masiello stated he thinks they need something more solid for fencing than chain link, like vinyl. Chairman Fitzgerald stated the Commission asks that it not be the industrial grade chain link; even a decorative black metal would be better. Mr. Masiello did not confirm the fencing type to be used; he stated they are making this look like a neighborhood with front porches, etc., including the roof type. He stated they have not made their final selections yet, so he does not have exact exterior materials and proposed façade; he reviewed some of the exterior proposals on the submitted plans. Chairman Fitzgerald confirmed they are looking at the Site Plan at this time; he gave advice for the future regarding exterior colors. Mr. Masiello stated the palettes would be earth-tone based. Chairman Fitzgerald stated he liked the variations in elevations and paints. He stated they must come back for the exterior, but at this time it looks like they have some great ideas for blending in well with a residential area. He reiterated his request for fencing that was not the industrial chain link type. Regarding the parking lot, he asked that they make sure overnight people know this is not a zip-in/zip-out lot, it is for daytime use only so people will not be flashing headlights at the neighbors. Mr. Masiello confirmed it will be a private septic system; the town sewerage system was too far away to make a connection. Chairman Fitzgerald confirmed the applicant should make sure there is no light spillage over the lines. He stated that it seems like there is a good plan for the flow around; it does not look disruptive with one way in and one way out. The tree calipers and plantings look robust; they will fill out the place nicely.

**Motion:** To **Recommend** the Site Plan as submitted and the Photometric Plan as submitted, provided the one small spot that the lighting fixture chosen channels the light back into the property. Motioned by S. Williams. Seconded by M. DeVito. Voted (4-0-0).

*Mr. Niemi re-entered the meeting.*

**3. Milford Regional at Franklin – 1280 West Central Street – Install Signs on Building & Freestanding Directional Sign**

Chairman Fitzgerald stated the Commission has already looked at the Site Plan and the building itself; this is for the signs. Karen Mullen of Signs Plus representing Milford Regional at Franklin stated this is for signage on the building and one freestanding sign. She confirmed a variance was needed for these signs as none of the signs were allowed; the variance was granted. She reviewed the sign package. Commission members discussed the sign package. Chairman Fitzgerald noted the signs should be turned off at night so they would not attract people that may be having an emergency who may think they could go in there to get help, and they cannot. He said the colors looked like they matched the corporate colors and were nothing crazy. Commission members requested applicant submit the mounting hardware and the fastening method that will be used. Ms. Mullen stated the builder knew where the signage would go, so he reinforced those areas of the building.

**Motion:** To **Approve** the sign package as submitted. Motioned by C. Fitzgerald. Seconded by R. Niemi. Voted (5-0-0).

**General Matters:** Commission members requested that all Site Plans be put last on the agenda; sign packages should be at the beginning. Also, please schedule Site Plans or possibly contentious submissions for longer than five minutes.

Commission member asked if the banners hanging on the light posts at Franklin Village Plaza are required to come before the Commission. Chairman Fitzgerald asked if they were decoration or advertisement; a photo was provided and it was stated that they looked decorative. Chairman Fitzgerald stated he would take an action to

ask Gus Brown, Building Commissioner, if they are decoration as they do not promote a specific entity or product.

Motion to **Adjourn** by M. Fitzgerald. Seconded by S. Williams. Voted (5-0-0). Adjourned at 8:05 PM.

Respectfully submitted,

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Judith Lizardi  
Recording Secretary