

Town of Franklin



Design Review Commission

**Tuesday, July 23, 2019
Meeting Minutes**

RECEIVED
 2019 SEP 12 A 11:51
 TOWN OF FRANKLIN
 TOWN CLERK

Chairman Mark Fitzgerald 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, James Bartro. Members absent: Sam Williams, Melissa Devito.

Chairman Fitzgerald opened the meeting at 7:00 PM.

1. NHS Print – 333 East Central Street - Refacing (3) Existing Signs – Printed Graphics Only

John Marino of NHS Print addressed the Commission. Chairman Fitzgerald reviewed the proposed signage for the front and side, and the door indicator. He stated everything listed was either asked for or approved by the Commission the last time. Mr. Marino stated the logo is the same; however, the font changed. They are updating the face of the panels as they have gotten worn.

Motion: To **Approve** the sign package as submitted. Motioned by J. Bartro. Seconded by R. Niemi. Voted 4-0-0.

2. Shaw's Supermarkets – 255 East Central Street – Replace (2) Pylon Panels; Install (1) Rounded Channel Letter Logo on Front Façade; Apply Corporate Vinyl Colors to Existing (2) Channel Letter Set Faces; Replace (1) Osco Cloud Sign on Front Façade

Jamie Fisher of I.D. Sign Group Inc. addressed the Commission and reviewed the multi-faceted proposal for refacing the signage at Shaw's. He stated this was to refresh and modernize the brand; it also reduces the signage square footage on the front of the building. Chairman Fitzgerald stated the white background on the signs needs to go as it will look awful as there are fluorescent tubes behind that will show through with black lines across the logo. He stated during the day it can still show white, but at night the white should be blacked-out and disappear. He discussed with the applicant ideas to opaque the big white background and suggested the applicant discuss with the client if a white ring or halo around the logo is wanted. They discussed the Osco sign and the total square footage of signage allowed. Mr. Fisher stated the client wanted to go with the smaller size for the Osco sign. He noted they will fall under the allowed signage with the smaller Osco sign. Chairman Fitzgerald suggested the applicant may want to consider the readability of the Osco sign since they have extra square footage. He stated they have a total of 48 sq. ft.

Motion: To **Approve** the sign package as submitted. Motioned by C. Baryluk. Seconded by J. Bartro. Voted 4-0-0.

3. Corbin Townhouses – 21 Corbin Street – Demolition and Construction of 4 Townhouse Units in Multi-Family Dwelling

Daniel Campbell of Level Design Group, LLC and Jeremy Ballarino, co-owner/developer, addressed the Commission. Chairman Fitzgerald stated this board is an approving authority for signage; for site plans, buildings and finishes, they are a recommending board. He stated the Commission will be looking at the aesthetics of the layout, buildings and finishes, and approaches such as air conditioning placement, noise

levels, and effects on neighbors. They will consider how things will look from the abutting properties. Mr. Campbell reviewed the proposed plans. He stated there is currently a single-family house with garage that essentially shares a driveway with 27 Corbin Street. He stated the rear of the property is partially grass, partially uncared for area, and partially ledge. He stated they propose to flip the access to the property to the other side with a 20 ft. wide driveway. There will be individual garages for each of the four units; there are two visitor parking spaces. He described the façade for the front of the building. There will be multiple different roof lines and the colors will be grays and browns. He stated the Colonial style will fit in with the neighborhood; there will be multiple colors and textures. He noted the current house is red. He reviewed the plans from a neighbor standpoint. He stated they will put in a grass swale between the adjacent neighbor. Each AC unit will be on a concrete pad located in the back of each unit. There will be plantings along the driveway. There are no streetlights or other lighting proposed that will affect 15 Corbin Street. There will be one light per door of a standard residential door fixture type. The driveway is bituminous. He stated at last night's meeting the Planning Board requested the pervious portion be a bituminous or concrete pervious. He stated there will be no decks. There will be gas fireplaces. There will be no basements. The Commission and applicants discussed the grading, elevations, and landscaping. Mr. Campbell described the grading and drainage; they will be using the StormTech system. He stated none of their water will enter any other property today or in the future. Chairman Fitzgerald stated drainage is not the Commission's purview. He asked how deep the hole out front is. Mr. Campbell stated it was 3 ft. deep and the Planning Board asked him to landscape it. Chairman Fitzgerald noted at the Wendy's location all the landscaping in the hole died and now all the pond collects is trash. He stated a good landscaping plan will be key. Also, if it does fill up with water, the applicant would not want the neighborhood kids to get into the pond. Mr. Campbell, in response to a question, stated there is only one six in. pipe. He stated he has had good luck with daylilies and ornamental grasses; they do not die no matter how much water or salt gets to them. He hopes it will not look like a hole but like a daylily bed. Chairman Fitzgerald discussed the driveways. He asked what type of remediation they are going to do when they cut and pull out the concrete from the old driveway. Will they build it back up so the new dirt is even with the old driveway, or will there be a slope? Mr. Campbell explained the proposed berm and swale to separate the two properties. He stated the Planning Board asked them to make a planting plan for the pond itself. He is happy to make a planting plan for this Commission regarding street trees and the pond. Commission member noted concern with the bituminous driveway. Mr. Campbell stated they cannot lay asphalt on the neighbor's asphalt. They would have to do a pre-cast concrete. Discussion commenced about a concrete berm along the driveway. Chairman Fitzgerald stated he would like to leave that dirt and give them the option of putting up a fence later. He stated he is concerned about access for mowing and maintenance and making sure they can get in there. Overall, he thinks it is fine the way it is. Commission members discussed the 2.5 ft. wall in the front so anyone coming out of the units would not fall over the drop. Chairman Fitzgerald asked for a spec sheet for the siding. The applicant stated the color sheet he submitted has the siding specs on it. Mr. Ballarino reviewed the colors and tones of grays. Chairman Fitzgerald reiterated they needed a planting plan for the retention feature.

Motion: To **Recommend** the Site Plan as submitted. Motioned by J. Bartro. Seconded by C. Baryluk. Voted 4-0-0.

Motion: To **Recommend** the elevations and materials as submitted. Motioned by J. Bartro. Seconded by C. Baryluk. Voted 4-0-0.

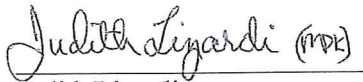
General Matters: Chairman Fitzgerald reviewed the discussion the Commission had with Gentle Dental at the last meeting about putting up posters. In addition, he stated he has been trying to get in touch with Melissa Devito; she is not answering her emails regarding meetings and attendance. He asked Jim Bartro if he would be interested in becoming a full member or staying an associate. Mr. Bartro answered TBD as he is a football coach. Chairman Fitzgerald stated he would look at applications for Design Review Commission to see if anyone may still be interested.

Meeting Minutes: June 18, 2019

Motion: To **Approve** the June 18, 2019 Meeting Minutes as presented. Motioned by M. Fitzgerald.
Seconded by R. Niemi. Voted 4-0-0.

Motion to Adjourn by C. Baryluk. Seconded by J. Bartro. Voted 4-0-0. Meeting adjourned at 7:55 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Judith Lizardi (MRS)". The signature is written in dark ink and is positioned above a horizontal line.

Judith Lizardi

Recording Secretary