

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

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TOWN OF FRANKLIN
TOWN CLERK

A meeting of the Design Review Commission was held on Tuesday, March 9, 2010, at the Franklin Municipal Building, Franklin, Massachusetts. The Chair called the meeting to order at 7:00 p.m. Members present were Chair, Jennifer Peters, Lenley Rafuse, James Esterbrook, Mark Fitzgerald and Associate Member Robin Stamp. Richard Tobin Jr. was absent. Also present was Beth Dahlstrom, Town Planner.

The Chair authorized Associate Robin Stamp to vote at this evening's meeting, in the absence of Mr. Tobin.

1. **Jiffy Lube – 790 West Central Street – Signage.** Present on behalf of Jiffy Lube was Jason Parillo of Back Bay Signs, LLC, who presented a sign package reflecting the new national corporate logo and included replacement of the pylon cabinet, the front wall sign, side sign and installation of three (3) new directional signs at bay doors and some repainting. He explained that the pylon sign is illuminated with LED at the bottom, but has a hollow cabinet so that only the lettering will be lighted at night; the fascia canopy sign is non-illuminated; the side sign has only the lettering illuminated; and the directional signs will include two (2) 3 ft. high x 18" wide and one (1) 2 ft. high x 3 ft. wide signs. Ms. Dahlstrom confirmed that the sign calculations meet the building code. Mr. Parillo also stated that the pylon sign is actually shorter than the existing sign i.e. 16' 9" rather than the 17' 6" shown on the drawing. The Chair explained that they were attempting to go with two-pole signs rather than the single pole and asked if he would consider making that change. Mr. Parillo said he was not authorized to make such a change and it would be a considerable increase in cost to change the existing pole, but he would bring it up with the client. He did agree to repaint the existing pole (black or charcoal color). A motion was then made by Lenley Rafuse and seconded by James Esterbrook as follows:

Motion: To approve the Sign Package for Jiffy Lube, as submitted, with the pylon sign pole to be repainted (black or charcoal); or the option to replace the pylon's single pole with a two-pole design of the same height and to submit a copy of that design to the Town Planner.

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

2. **CVS Pharmacy -272 East Central Street – Signage.** Present on behalf of CVS was Jason Parillo of Back Bay Signs, LLC, who presented a sign package for three (3) new internally illuminated signs on the side of the building; replacement of other signage, as well as the pylon face; and various paint updating. Each of the changes or additions were numbered in the drawings and addressed. Members felt for safety that sign #11 should read only "Exit" and should not say "Drive-Thru Pharmacy" and the "Exit" lettering should be illuminated to prevent someone from going in the wrong way. Sign #8 called for the same sign on three sides and members felt only the west and north sides should have that sign. In addition, the Commission had previously denied further signage on the side of the building where Signs #5, 6 and 7 were now proposed signs and did not feel more signage was needed.

After discussion, a motion was made by Lenley Rafuse and seconded by Mark Fitzgerald, as follows:

Motion: To deny Signs #5, #6 and #7, as submitted.

Vote: Denied 5 - 0 (Yes 0 No 5 Abstained 0)

A further motion was made by Mark Fitzgerald and seconded by Lenley Rafuse, as follows:

Motion: To approve Signs #8 through #17, inclusive, with the conditions that
1) Sign #8 "Drive-Thru Pharmacy" be changed to a quantity of two (2) (the west and north sides of the canopy); and b) Sign #11 read only "Exit" and be illuminated.

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

3. **Van Roon Chiropractic – 691 East Central Street – Site Plan.** Present were the applicant, Dan Van Roon and his engineer Richard Goodreau of United Consultants. Also present were the immediate abutter, Anne Bissanti, and her son Robert Bissanti. Mr. Goodreau explained that Dr. VanRoon was in the process of applying for a special permit from the Planning Board for conversion of the residential dwelling to a doctor's office. He proceeded to review the site plan with regard to proposed changes to the site i.e. the location of ten (10) proposed parking spaces; removal of certain items; drainage with installation of a rain garden; relocation of light post, plus existing lights on the structure; removal of concrete where former pool was located and replacement with lawn; removal of existing shed and stockade fence; and existing and proposed landscaping. Mr. Goodreau advised that all disturbed areas will be re-seeded. Mrs. Bissanti, the abutter, had submitted a letter requesting that no stockade fence be erected between the subject site and her abutting property, but would like to have some shrubs installed along the lot line from Jordan Road up to or near her pool fence, as shown in the photograph. The Chair advised that they could vote on a recommendation for the site plan as to landscaping and lighting, conditioned upon adding plantings between the proposed site and the Bissanti property, with all plantings taken from the Best Practices Development Handbook. The applicant was requested to provide a plan showing those added plantings. A motion was made by Lenley Rafuse and seconded by James Esterbrook, as follows:

Motion: To recommend approval of the Site Plan as to landscaping and lighting for the proposed conversion of the premises at 291 East Central Street to offices for Van Roon Chiropractic, as submitted; but with the conditions that 1) areas where concrete is removed will be seeded and b) plantings be added along the property lien with the Bissanti premises, from Jordan Road to their pool fence, with plantings selected from the Best Development Practices Handbook.

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

It was also agreed that the applicant will provide a plan showing the added plantings.

Building. The Chair asked about any modifications to the structure and was told that there will be changes made to the entry way near the proposed ramp. The Chair advised the applicant that any exterior changes or modifications would have to come before Design Review as well, and a plan of those changes should be submitted to Design Review.

Signage. The proposed sign was presented by Mr. Goodreau. He advised that this will be a non-illuminated sign with two ground lights for up-lighting. The Chair requested that a decision on the signage be tabled until the applicant returns with the building modification plan and requested that the applicant bring sample color chips of the proposed sign and a picture showing the sign superimposed on the site. She explained that the sign designer, Rocco Cavallaro, is very familiar with this process and has provided these in the past.

The building modification and signage matters were tabled until the meeting of April 13, 2010, and by which time the new planting plan should be submitted.

General Matters:

1. **Acceptance of Minutes.** There being no changes or additions to the minutes of meeting of February 9, 2010, a motion was made by Lenley Rafuse and seconded by James Esterbrook:

Motion: That the Minutes of Meeting of February 9, 2010 be accepted as submitted.

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

2. **Ethics Form for Members.** Copies of the Ethics Reform Law Training Requirements and letter from the Town Clerk were given to the members. They were requested to sign the acknowledgement of receipt of the documents for return to the Town Clerk and advised of the on-line training test and certificate.


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

Motion: That the meeting be adjourned at 8:20 p.m.

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

Adjourned.

Respectfully submitted,


Brenda Hutchinson