

**REVIEW COMMISSION  
MINUTES OF MEETING  
APRIL 13, 2010**

TOWN OF FRANKLIN  
TOWN CLERK  
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RECEIVED

A meeting of the Design Review Commission was held on Tuesday, April 13, 2010 at the Franklin Municipal Building, Franklin, Massachusetts. The Chair called the meeting to order at 7:04 p.m.. Members present were Chair, Jennifer Peters, Lenley Rafuse, James Esterbrook and Mark Fitzgerald. Absent were Richard Tobin, Jr. and Associate Robin Stamp. Also present was Beth Dahlstrom, Town Planner.

**1. Five Guys – 268b Franklin Village Drive – Building Signage.** Present was Robin Emerson from Five Guys LLC, who confirmed that the final name on the signage has been determined to be Five Guys Burgers and Fries. Size of signage on the rear of the building was discussed and if landlord had approved the signage. It was also confirmed that no signage is included for the Village Plaza pylon sign at this time. After discussion, a motion was made by Lenley Rafuse and seconded by James Esterbrook, as follows:

**Motion:** To approve the Building Signage (fascia, rear of building and under canopy) for Five Guys Burgers and Fries, as submitted, without conditions.

**Vote:** Approved 4 – 0 (Yes 4 No 0 Abstained 0)

**2. Crossway Church – 282/278 Summer Street – Signage & Lighting (tabled from March 23, 2010).** Present on behalf of the applicant were Attorney Richard Cornetta and Todd Allen. Mr. Cornetta provided a sheet of alternative sign colors and design which had been prepared by Signs by Cam. Mr. Rafuse stated that although the Commission is steering away from white background signs, that in the case of a church and its location, he did not feel that the first submission was inappropriate. Members also felt the simple design of the first submission was more suitable, but would be open to having a separate message panel and border on the sign with the green color shown on the alternate sheet. A motion was made by Lenley Rafuse and seconded by James Esterbrook, as follows:

**Motion:** A. To approve the free-standing white PVC sign, with external ground lighting, for Crossway Church, as submitted, or with an option to have the message board panel in green with white lettering and matching green border on the sign. If the option is selected, the applicant agrees to provide a copy of the final decision to Beth Dahlstrom, Town Planner.

B. To recommend approval of the lighting specifications for light fixtures, as submitted.

**Vote:** Approved 4 – 0 (Yes 4 No 0 Abstained 0)

**3. Van Roon Chiropractic – 691 East Central Street – Exterior Modifications & Signage (tabled from March 9, 2010).** Present were Dan Van Roon, Applicant and Rocco Cavallaro of Cavallaro Signs.

**Elevation Plan & Materials.** Mr. Van Roon explained that he was eliminating the two light sconces on either side of the doorway on the modification drawing and keeping only the existing light under the soffit. A sample of the siding was also provided, which the applicant explained was the closest to the existing siding on the structure. He also produced a letter from his abutter, Anne Bissanti, requesting no shrubbery be added along the property line after all. Members felt the abutter might wish to have shrubs added at some time in the future after seeing the parking situation after the business opened. The letter will be documented and added to the file. A motion was made by Lenley Rafuse and seconded by Mark Fitzgerald, as follows:

**Motion:** To recommend Approval of the Elevation Plan for exterior modifications to the westerly side of the structure proposed for the Van Roon Chiropractic office, including elimination of the light sconces on either side of the doorway, with existing light under the soffit to remain; and includes "Certainteed" siding in Colonial White (brushed finish).

**Vote:** Approved 4 – 0 (Yes 4 No 0 Abstained 0)

**Signage.** Mr. Cavallaro provided a photograph of the proposed sign on the site and color samples of burgundy background with gold lettering, PVC material, and indicated that the sign will have an external ground spot lighting. A further motion was made by Lenley Rafuse and seconded by James Esterbrook, as follows:

**Motion:** To approve the non-internally illuminated, free-standing sign for Van Roon Chiropractic, as submitted, with burgundy background, gold lettering and white PVC posts, and external ground lighting.

**Vote:** Approved 4 – 0 (Yes 4 No 0 Abstained 0)

4. **Seven/Eleven – 20 West Central Street – Building Signage.** Present was Bart Steele of View Point Sign & Awning, who has received permission from the Building Inspector to replace the former White Hen building sign only with the new Seven/Eleven sign at this time, with the pylon sign on hold until it has been made compliant with the By-Law. Mr. Steele explained that the new sign will be 39 square feet, somewhat smaller than the previous one of 42 square feet, and will consist of aluminum with lexan and will be internally-illuminated. He also advised that the fascia will be painted by the landlord. A motion was made by Lenley Rafuse and seconded by Mark Fitzgerald, as follows:

**Motion:** To approve the building sign only for 7/Eleven, with the fascia to be painted by the landlord, as submitted. This approval does not include approval of the pylon sign, which is currently non-compliant.

**Vote:** Approved 4 – 0 (Yes 4 No 0 Abstained 0)

5. **Big Y Supermarket – 348 East Central Street – Site Plan, Building Elevation Plan & Signage.** Present were Jennifer Viarengo, engineer, Ed Pepin, architect, Matt D'Amour, Peter Smith and Andy Reull, representing Big Y, Christopher Nash of Topsfield Development, Attorney Richard Cornetta and Don Nielsen of Guerriere & Halnon.

**Site Plan** - Jennifer Viarengo of Appledore Engineering gave an overview of the project site situated between Planet Chrysler and Kiegan Chevrolet properties, with Town-owned land to the rear; a 56,900 square foot building placed to the rear of the site; parking to the front and sides; sidewalks in front of locus to be redone with roadway improvements; existing trees supplemented with proposed new shrubbery; a sitting area with landscaping; a two-way main entrance with a small island, and a one-way driveway to the right front of the site for ingress only and emergency vehicles. All plantings were established to be from the Best Development Practices Handbook, with certain plantings for the front portion and different plantings for wetlands area to the rear. Mr. Esterbrook asked about islands within the parking lot and was advised by Ms. Viarengo that in order to have enough parking spaces for the usage they did not have room to install islands.

**Building Elevation Plan – Exterior elevations, materials & colors** – Ed Pepin, the architect, explained that he has worked with Big Y for 25 years and reviewed the building plan, showing the floor plan; building elevations; compost compactor and generators fenced in to the rear of the site; mechanicals (condensing unit- refrigeration and compressors) are enclosed within the building itself not on the roof; a roof-top parapet so that any equipment on the roof will be below the site line; and a canopy covered walkway along the front of the building. Materials presented were brick building, black banding, clear glass windows and aluminum frame in white; a cornice over the canopy with a 2 to 3-foot overhang; an asphalt shingle roof and the building sign above the building entrance, and no advertising in the glazed window areas.

**Lighting** – Mr. Pepin reviewed the lighting plan showing 20-foot luminaries for the parking lot, with shoe box type fixtures in all islands of the front parking area and perimeter poles with shields; down-lights on the building; and lights in the receiving area with outside shields. There was some discussion as to having lower lights to the right rear of the property and Mr. Pepin will look to lower those to 15 feet. Ms. Dahlstrom advised that the Planning Department needed to further discuss the lighting to the right rear property line.

**Signage** – 1) **Building Signage** – signage was then reviewed, which consists of an internally-illuminated “Big Y” on the glass portion of the fascia, with all other building signage non-illuminated, all as noted on the sign plan; and 2) **Pylon Sign** – an 18-foot high pylon sign with opaque background so that only the red lettering will be illuminated at night and the white portion shielded. The sign will be located near the main entrance/exit driveway as shown on the site plan and signage was determined to meet the square footage allowed.

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

**Motion:** To recommend approval of the Site Plan for Big Y Supermarket as to Landscaping and Sign Location, but with final determination on the lighting plan to be made by the Planning Board.

**Vote:** Approved 4 – 0 (Yes 4 No 0 Abstained 0)

A further motion was made by Lenley Rafuse and seconded by James Esterbrook, as follows:

**Motion:** To recommend approval of the Exterior Elevation (Building) Plan for Big Y Supermarket, as submitted, including colors and materials as presented and/or noted on the plan.

**Vote:** Approved 4 – 0 (Yes 4 No 0 Abstained 0)

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

**Motion:** To approve the signage for Big Y Supermarket as follows: a) the internally-illuminated Pylon Sign, with the white portion opaque so as to be shielded at night, as submitted on the Signage Plan (A3); and b) the Building Signage, with only the large Big Y portion internally illuminated, as submitted and noted on the Exterior Elevation Plan (A2).

**Vote:** Approved 4 – 0 (Yes 4 No 0 Abstained 0)

**General Matters:**

**1. Acceptance of Minutes** – There being no changes or additions to the minutes of meeting of March 23, 2010, a motion was made by Lenley Rafuse and seconded by Mark Fitzgerald, as follows:

**Motion:** To accept the Minutes of Meeting of March 23, 2010 as submitted.

**Vote:** Approved 4 – 0 (Yes 4 No 0 Abstained 0)

There being no further business at this time a motion was made by Mark Fitzgerald and seconded by Lenley Rafuse:

**Motion:** That the meeting be adjourned at 8:55 p.m.

**Vote:** Approved 4 – 0 (Yes 4 No 0 Abstained 0)

Adjourned.

Respectfully submitted,



Brenda Hutchinson  
Secretary