

DESIGN REVIEW COMMISSION

MINUTES OF MEETING

January 9, 2018

A meeting of the Design Review Commission was held on Tuesday, January 9, 2018, at the Franklin Municipal Building, Franklin, Massachusetts. Members present were Mark Fitzgerald, Chairman, Claudine Silverman, Samuel Williams, and Associate Member James Bartro. Also in attendance was Chrissy Whelton.

Mark Fitzgerald, Chairman opened the meeting at 7:01 PM.

Mark Fitzgerald authorized Associate Member James Bartro to vote.

1. Highland Village– 278, 280, 300 West Central Street– Site Plan and Monument Signs

Joel D'Errico represented Highland Village with a Sign and Site Plan proposal for 30 unit Condominiums. 2 Signs at each entrance. Signs are 10 feet long, 2 feet thick Stacked Stone wall granite insert about 66 inches long and 8 inch width with Coach lighting. Site plan for Highland Village for 30 units. White garage doors and cranberry (AF510) entry doors recommended over other choices in plan. Vinyl Siding, shingles may be scalloped. Board asked that there be consistency with the different units. Grouping so one building will have same colors and shingles. Each unit will have a basement however no bulkhead access. Condensers will be on the backside and hidden from abutters. Wooded surrounding perimeter will remain. Board had some concerns about the abutters being close and asked that the applicant add more arborvitae at abutters wish. No concerns with photometric. The only spillage is the entry lights onto the sidewalk. Board just asked that the style be uniform and Street lights be LED.

Motion: To **Approve** the sign package as submitted and **Recommend** the Site Plan with the stipulations of Grouping and Color Scheme. Motioned by Silverman. Second by Williams: Voted (4-0-0).

2. McDonalds – 345 East Central Street- Site Plan

William Lucas represented McDonalds with a site plan proposal to remodel the interior and exterior of the building with a new modern look. Site plan shows same footprint only change will be the drive thru from a one lane to a two lane with two speakers and menu boards. The Commission asked for a better rendering of color and materials with more embellishment and detail and a photometric for the entire site at the last meeting. William Lucas came with a better rendering of color and materials that gives enough variation and depth. Silverman thought the rendering still looked too plain and wanted to see more detail added. William also brought a full site photometric. The Commission had no concerns of light spillage.

Motion: To **Recommend** the new amended version of the site plan as submitted. Motioned by Bartro. Second by Williams: Voted (3-1-0). (*Against: Silverman*)

Other Business:

Motion to adjourn. All in favor 4-0-0.

Adjourned at 8:50 P.M.

Respectfully submitted,

Chrissy Whelton

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