

**DESIGN REVIEW COMMISSION  
MINUTES OF MEETING  
May 23, 2017**

A meeting of the Design Review Commission was held on Tuesday, May 23, 2017, at the Franklin Municipal Building, Franklin, Massachusetts. Members present were Mark Fitzgerald, Chairman, Chris Baryluk, Vice Chairman, Nancy Pendleton, Claudine Silverman, Jim Bartro and Anna Moses. John Allen, Program Coordinator was also present.

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

1. **Dean College – 119 Main St. – Two Monument Signs**

The recent change in traffic patterns has caused some confusion concerning the location significant buildings on Dean College's campus. Cam Alfonso of Signs By Cam presented the College's proposal for two monument signs to help provide some clarity for those visiting the campus. Each monument sign will be 4' 5" X 9'. The sign color, font, and design will match the existing Dean College signs. The sign providing direction to Dean Hall will be replaced. This sign will have exterior lighting. The sign providing direction to the Campus Center will not be illuminated.

**Motion:** Silverman Pendleton second: voted (6-0-0) to **Approve** the sign package as submitted.

2. **Little Shop of Olive Oils – 5 Main St. – Wall Sign**

The request was prompted because the entrance to the store is not on Main St, but on the side of the building. Some prospective customers found this confusing. The request is to add an additional wall sign facing Main Street with an arrow indicating the entrance.

**Motion:** Baryluk Pendleton second: voted (6-0-0) to **Approve** the sign package as submitted.

3. **West Central Plaza – 471-481 West Site plan / landscaping, building façade, and photometric**

Roger Calarese, the owner and Dale MacKinnon of Guerriere & Halnon presented the site plan, photometric, building façade and landscaping. The number of tenants that will occupy the building is unknown, but Mr. Calarese estimated between four and six tenants.

Mr. MacKinnon presented samples of the building materials that will be used and assured the DRC that some of the colors on the proposal provided were not reflective of the actual colors that will be used.

The DRC expressed concern that the HVAC equipment will be visible by the adjacent apartments. Mr. Calarese assured the DRC that it would not be visible.

**Motion:** Baryluk Pendleton second: voted (6-0-0) to **Recommend** the photometric plan as submitted provided that it is reviewed by the Town's Engineer and is compliant with current bylaws.

**Motion:** Baryluk Pendleton second: voted (6-0-0) to **Recommend** the building façade plan as submitted using the colors presented during the presentation.

**Motion:** Fitzgerald. Bartro second: voted (6-0-0) to **Recommend** the landscape plan as submitted.

During the May 9<sup>th</sup> DRC meeting the sign concept was approved with the agreement that the pylon would be in cranberry to match the building.

**Motion:** Silverman Pendleton second: voted (6-0-0) to **Approve** the sign package concept as submitted with the agreement that the pylon will be cranberry in color to match the building.

**Other Business:**

Minutes from the May 9<sup>th</sup> and April 25<sup>th</sup> meetings were approved.

Motion to adjourn. All in favor 6-0-0.

Adjourned.

Respectfully submitted,

---

John Allen