

**DESIGN REVIEW COMMISSION**  
**MINUTES OF MEETING**  
**May 9, 2017**

A meeting of the Design Review Commission was held on Tuesday, May 9, 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.

Approximately 10 members from the general public attended the meeting. Given, the limited space in room 205, the meeting was moved to the third floor training room. A note was placed on the door of room 205 noting the change in location. Before the meeting began, John Allen and Mark Fitzgerald explained that the DRC makes recommendations concerning site plans / landscaping, building facade, and photometric plans but does not have approving authority.

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

1. **Rhapsody's Victorian Coffee House** – 391 East Central St. Main St. – Pylon, wall and window sign

The owner Michael Bernier and Rocco Cavallaro from Cavallaro Signs appeared before the DRC with a request for a new pylon, and wall sign. During discussions it also became apparent that the business also desires a window sign and to change the awning.

The proposed, 24 square foot pylon sign will have a brown background, with white and gold letters. At the top of the sign will be the company's logo of a woman drinking coffee. Below in white letters with an "Olde English" font will be the Company's name. Below that will be the gold letters. The sign will be illuminated with external LED lights that focus on the sign.

A member of the DRC observed that the "Olde English" font style is attractive, but millennials have difficulty reading the sign. The owner had not considered this and said that he would give some consideration to changing it. The DRC agreed that if the font was changed, the owner would not need to go before the DRC for an additional approval. However, the information would be conveyed to the Dept. of Planning and Community Development.

The 32 square foot wall sign will have the Company's logo of the woman drinking coffee. The Company plans to replace the red awning with a dark forest green awning. Although, not originally requested the DRC approved a logo for the door. It will not exceed 10% of the space or 6 square feet. The business may also have an open/closed sign.

**Motion:** Silverman Pendleton second: voted (6-0-0) to **Approve** the sign package as submitted with the owner having the option of changing the font on the pylon sign. In addition, a window sign was approved not to exceed 10% of the window or 6 square feet.

2. **Fairfield at Dean Ave** – 115-129 Dean Ave Site plan / landscaping, building façade, and photometric

The presenters were John Shipe, P.E. of Shipe Consulting Group, Ben LaFrance, a landscape architect from Hawk Design, and Tom Brunson from Fairfield Residential. Joe Halligan who is affiliated with the project, and is a member of the Town's Planning Board was also present. He sat in the audience and did not comment.

John Shipe gave an overview of the proposed project by identifying the different buildings, adjacent properties, traffic flow, and elevations. Mr. Shipe said the final decision for the exact locations of the electrical meters, and air conditioning condensers had not been determined. He was clear that they would not be visible from Dean Street. He also emphasized that they would be hidden by plants to the extent possible. Samples of the proposed building material and colors were presented.

Mr. LaFrance described the plants, the distance between the plants and the investment that was planned to make the site visually attractive. The pine trees that will be used will be 8' to 10' high.

The lighting will be from 12 foot light posts with a brightness intensity of .7 foot-candles to 11 foot-candles. The DRC could not read the figures on the photometric plan provided. The presenters assured the DRC that there was no light spillage. According to Mr. Shipe a lighting specialist did all of the calculations.

Various members from the public expressed concerns during the meeting. They focused on headlights from cars exiting the property would constantly flash through the windows of the buildings across the street, the glow of the lights impacting the brightness of the area, noise from the air conditioners and reduction of privacy due to the proximity of the buildings with the height differences. Other questions that were asked pertained to the sidewalks and traffic, which are outside the focus of this committee.

The developer agreed to mitigate the situation to the extent possible by increasing shrubs, plants and trees. The trees specifically mentioned were evergreen trees 8 feet to 10 feet high. They will look into putting a fence next to the neighbor's property that was concerned about the car headlights hitting his house. The developer noted that if a fence was installed, it would alter the landscaping proposed to the DRC. The DRC found this acceptable.

The developer also offered to explore using shielding to reduce the glow from the lighting. However, it was specifically noted that this would be limited because of concerns over safety.

**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.

**Motion:** Fitzgerald. Bartro second: voted (6-0-0) to **Recommend** the landscape plan as submitted with the suggestion that additional plantings are added on the northeast corner. The desired trees are 8 to 10 feet tall with the largest caliper available. It is also recommended that a fence be installed between the planned property and 141 Dean Ave to provide the neighbor additional privacy.

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

Guerriere & Halnon represented the owner, Roger Calarise, who was not present. An overview of the project was described. A number of concerns were identified including the number of building materials used for the facade, the inconsistent presentation of the number of units, and visibility of the HVAC from adjacent apartments. The engineers did not bring the sample façade pieces. As a result this was tabled until the next meeting.

**Other Business:**

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

Adjourned.

Respectfully submitted,

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John Allen