

**DESIGN REVIEW COMMISSION
MINUTES OF MEETING
JULY 27, 2010**

TOWN OF FRANKLIN
TOWN CLERK

2010 AUG 11 PM 3:48

A meeting of the Design Review Commission was held on Tuesday, July 27, 2010, at the Franklin Municipal Building, Franklin, Massachusetts. The Chair called the meeting to order at 7:04 p.m. Members present were Jennifer Peters (Chair), Richard Tobin, Jr., and James Esterbrook, representing a quorum. Also present was Beth Dahlstrom, Town Planner. Mark Fitzgerald, who was detained, joined the meeting prior to Applicant 4. Members absent were Lenley Rafuse and Donald Grover, Associate.

1. DB Mart – 2 Summer Street – Building Signage (tabled from July 13, 2010).

Present was owner, Shaban Asghar, who requested approval of the previously submitted application for two (2) wall signs, with internal illumination. As noted in minutes of July 13th, discussion was held as to changing to external lights or at the least shielding the white background so that only the lettering is illuminated at night. The sign agent and the owner felt the shielded background was much more cost effective at this time and re-submitted a request for the same signs with shielded backgrounds. After discussion, a motion was made by James Esterbrook and seconded by Richard Tobin:

Motion: To approve the two (2) internally-illuminated building signs for DB Mart, conditioned upon the background being shielded so that only the letters are lighted at night, as re-submitted on July 27, 2010.

Vote: Approved 3 – 0 (Yes 3 No 0 Abstained 0)

2. Continental Land Survey – 105 Beaver Street – Signage. Present was Christopher Charlton, owner/applicant, who presented a design for a 18" x 26" double-sided sign to be attached to a 4-foot high post, together with a photo showing its proposed placement on the property, in a residential zone. Ms. Dahlstrom confirmed that the sign is 3.52 square feet, well under the 9 square foot maximum allowed. Mr. Charlton advised that no illumination is planned at this time. A motion was made by James Esterbrook and seconded by Richard Tobin:

Motion: To approve the non-illuminated, double-sided, free-standing sign for Continental Land Survey, as submitted, without conditions.

Vote: Approved 3 – 0 (Yes 3 No 0 Abstained 0)

3. Fitness Together – 13 Main Street – Window Graphic Signage (tabled from June 8, 2010). Present was Scott Martin, applicant, who re-submitted a window graphic design for the store front at Fitness Together, which, as requested, was reduced in size from the design submitted in June. After discussion, a motion was made by James Esterbrook and seconded by Richard Tobin:

Motion: To approve the store front window graphic signage for Fitness Together, as submitted, without conditions.

Vote: Approved 3 – 0 (Yes 3 No 0 Abstained 0)

4. **Switch – 80 Franklin Village Drive – Signage.** Present on behalf of the owner was Rocco Cavallaro of Cavallaro Signs, who presented a design for an internally illuminated, LED blue-lettered sign attached to a raceway, which will be painted the same color as the mall fascia, for a business called Switch at Franklin Village Mall. Mr. Cavallaro did not apply for an under-canopy sign at this time and agreed to return if that sign is proposed at a later date. A motion was made by James Esterbrook and seconded by Mark Fitzgerald:

Motion: To approve the Fascia Sign for Switch, as submitted, without conditions. If the applicant wishes to install an under-canopy blade sign in the future, applicant shall return before the Commission for approval.

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

5. **Essex Properties – 216 East Central Street – Site Plan, Building Modification Plan and Signage.** Present was owner/applicant, Katherine Duggan, who presented a Building Plan for modification of a residential house to a office use (zoned Commercial); a Site Plan as to landscaping, etc.; Lighting specifications; and a Sign Design.

Signage. A design for an externally illuminated, free-standing sign was presented, with a dark green background, gold lettering attached to two posts. However, the Chair felt the sign was much too high off the ground for the terrain of the site, and members preferred the height shown on Ms. Duggan's photo of an existing sign in Rhode Island. It was requested that the space from the ground to the bottom of the sign not exceed 18". Exhibit A-1 showed the ground light to be used to externally illuminate the sign and Ms. Duggan advised that plantings will be added. A motion was made by James Esterbrook and seconded by Richard Tobin:

Motion: To approve the externally-illuminated, free-standing sign for Essex Properties, with the condition that the distance from the ground to the bottom of the sign not exceed eighteen inches (18"), otherwise as submitted.

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

Site Plan-Landscaping. Portions of the site plan were reviewed and noted where the retaining wall and fencing will be situated across the rear of the site and the location of abutters was discussed. A rain garden is proposed for the front left corner of the site and plantings were discussed. The Chair asked the Town Planner to be sure that the listed plantings on the complete site plan complied with the Best Development Practices Handbook. Ms. Duggan confirmed that the proposed shed shown on the plan won't be built, as the basement can now be used for storage. A motion was made by Mark Fitzgerald and seconded by Richard Tobin:

Motion: To recommend approval of the Site Improvement Plan as to landscaping, as submitted, with all landscaping to comply with the Best Development Practices Handbook.

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

Building Modification Plan. Ms. Duggan explained that the existing house is being renovated for office use and the exterior changes are to add vinyl siding and replace the windows with

new windows, with the existing roof to remain. The applicant provided samples of the CertainTeed brand of siding and three colors were discussed with the members recommending the "crème" siding, black shutters and red door. A motion was made by Mark Fitzgerald and seconded by Richard Tobin:

Motion: To recommend approval of the Building Modification Plan as to exterior materials and colors as submitted; i.e. a) CertainTeed Brand Vinyl Siding – Color "Crème"; b) Black Shutters and c) Red Door.

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

Lighting. Ms. Duggan presented lighting specifications as Exhibits A-2 (lantern for post) and A-2 (post itself), explaining that the A-4 porch light is no longer planned; pointed out the location of the post light on the site plan; and the A-1 (ground light) was addressed with the sign. The Chair advised that a cap would be needed for the top of the post light in order to keep up-light from spilling out onto the area. Members agreed to vote on lighting tonight, but requested that a copy of the revised lantern spec should be forwarded to Beth Dahlstrom, Town Planner for the record. A motion was made by Mark Fitzgerald and seconded by Richard Tobin:

Motion: To recommend approval of the lighting, as submitted, but with a shielded cap on the post light and a copy of the revised fixture to be forwarded to Beth Dahlstrom, Town Planner for the record.

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

General Matters

1. Acceptance of Minutes. The minutes were accepted prior to the arrival of member, Mark Fitzgerald during a break between applicants. There being no changes or additions, a motion was made by James Esterbrook and seconded by Richard Tobin:

Motion: To accept the Minutes of Meeting of July 13, 2010 as submitted.


Vote: Approved 3 – 0 (Yes 3 No 0 Abstained 0)

2. Sign By-Law Update. Beth Dahlstrom reported the Sign By-Law has been submitted to the Town Administrator for review and is expected to be on a Town Council agenda in September.

There being no further business, a motion was made by Mark Fitzgerald and seconded by Richard Tobin that the meeting be adjourned at 8:05 p.m.

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

Respectfully submitted,


Brenda Hutchinson, Secretary