

**DESIGN REVIEW COMMISSION  
MINUTES OF MEETING  
AUGUST 10, 2010**

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TOWN OF FRANKLIN  
FRANKLIN

A meeting of Design Review Commission was held on Tuesday, August 10, 2010 at the Franklin Municipal Building, Franklin, Massachusetts. Present were Mark Fitzgerald, Vice-Chair, Lenley Rafuse and James Esterbrook, representing a quorum. In the absence of the Chair, the Vice-Chair called the meeting to order at 7:05 p.m. Absent were Chair Jennifer Peters, Richard Tobin, Jr. and Associate Donald Grover. Also present was Beth Dahlstrom, Town Planner.

1. **Big Lots – 275 East Central Street – Signage.** Present was Joseph Buchholz, Jr. of Kay Gee Sign & Graphics Co., representing Advanced Sign Group, sign designer for Big Lots. Since Mr. Buchholz had been advised that the original sign submission with bright orange lettering was not in keeping with what the Town of Franklin is trying to accomplish within its guidelines, he explained that he had gone over the situation with his clients and presented an alternate submission at tonight's meeting, but confirmed that the client wished to have at least the "exclamation point" remain orange, together with their colors of black and white. The members and the Town Planner were in agreement that the alternate submission was much more acceptable and discussed the color choices and LED and halo illumination. A motion was made by Lenley Rafuse and seconded by James Esterbrook, as follows:

**Motion:** To approve the amended submission showing alternate signage for Big Lots as follows: a) Building Sign with Black letters and Orange (Color #2662) exclamation point and halo illumination; and b) a double-sided Pylon Tenant Panel with White letters on Black background and Orange exclamation point, as submitted.

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

2. **Hockomock Area YMCA – 45 Forge Hill Road – Limited Site Plan Modification.** Present were Christine Walsh of Annino, Inc. Architects; Dianne Burlingame of Guerriere & Halnon, engineers and John Metcalf, Director of Facilities and Property Management for Hockomock Area YMCA. Ms. Burlingame gave a brief review of the limited site plan showing the existing building and proposed addition of 1178 sq. feet on the first floor and expansion of the second floor to 2,500 square feet. She further advised that they have not as yet met with the Planning Board and will be on their August 23<sup>rd</sup> agenda. Ms. Walsh continued, presenting a colored rendering and photos of the existing structure and pointed out the proposed 2-story addition to be located in the rear of the building, and set in between two existing sections; no changes to the front of the building or parking area; only one (1) security light at the rear to match existing lights; and exterior colors, roof, windows and doors to be consistent with the existing building. She also advised that no new landscaping is planned at this time. Mr. Fitzgerald asked about any abutters and it was determined that the rear of the structure is adjacent to a Town water tower and on the other side is an Industrial

Park, so that no residences will be affected. After review a motion was made by Lenley Rafuse and seconded by James Esterbrook, as follows:

**Motion:** To recommend approval of the Limited Site Plan Modification, as to exterior only, of the proposed Addition to the Hockomock Area YMCA for a Teen & Wellness Center, as submitted, conditioned upon the windows, doors, roof, siding and proposed security light being consistent with the existing building.

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

**General Matters**

1. **Acceptance of Minutes.** There being no changes or additions to the Minutes of July 27, 2010, a motion was made by Lenley Rafuse and seconded by James Esterbrook:

**Motion:** To accept the Minutes of Meeting of July 27, 2010 as submitted.

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

2. **Unapproved Signs.** Mr. Rafuse referred to some homemade, unapproved signs on Oak Street and Beaver Street, as well as at the Car Wash on East Central Street, which Ms. Dahlstrom will make note of to the Building Commissioner.

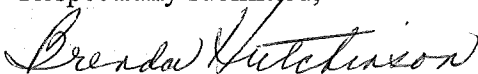
There being no further business at this time, a motion was made by Lenley Rafuse and seconded by James Esterbrook:

**Motion:** That the meeting be adjourned at 7:35 p.m.

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

Adjourned.

Respectfully submitted,



Brenda Hutchinson  
Secretary