

**DESIGN REVIEW COMMISSION
MINUTES OF MEETING
AUGUST 24, 2010**

A meeting of the Design Review Commission was held on Tuesday, August 24, 2010 at the Franklin Municipal Building, Franklin, Massachusetts. The Chair called the meeting to order at 7:00 p.m. Present were Chair Jennifer Peters, Mark Fitzgerald, Richard Tobin, Jr., and Donald Grover, Associate. Also present was Beth Dahlstrom, representing the Planning Department. Members absent were Lenley Rafuse and James Esterbrook.

The Chair authorized Donald Grover to vote at tonight's meeting in the absence of two members.

1. **Forge Hill Senior Living – 4 Forge Hill Road – Signage.** Present was Cam Alfonso of Signs by Cam, who presented a design for replacement of the main sign and two smaller delivery and exit signs at the Forge Hill Senior Living Center. Cam explained that the current signs are thirteen years old and wearing out and the proposed new signs would be carved signs with no interior or exterior lighting; the two smaller signs would remain the same size and the larger sign would be 16" higher than the current sign, but still within the size allowed. A motion was made by Mark Fitzgerald and seconded by Donald Grover, as follows:

Motion: To approve the new non-illuminated signage for Forge Hill (Senior Living), as submitted, without conditions.

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

2. **Campus Laundry – 122 Emmons Street – Sign Replacement.** Neither the applicant nor any other representative appeared at the meeting; therefore, this matter was tabled to a future meeting.

3. **Red Tag Outlet – 254 East Central Street – Signage.** Present were John Roberts and Ellice Roberts, owner/applicants of a new business going into the former Hollywood Video location on East Central Street. They presented designs for the building sign and pylon tenant panel sign, showing different color options. Mr. Roberts wanted the white background sign at least on the building sign, but members felt the pylon panel and building sign should be consistent and all the members preferred the black background submission, explaining that they are not approving white background signs for the business area in an attempt to cut down glare from so many signs. Mrs. Roberts explained that in the future they might want to add external lighting to the building sign, but not at this time. The applicants were advised that they would need to return before the Commission for approval of any future lighting. A motion was made by Mark Fitzgerald and seconded by Richard Tobin, as follows:

Motion: To approve the non-illuminated Building Sign and externally illuminated Pylon Tenant Panel Sign for Red Tag Outlet, both signs with a black background, white lettering and red tag logo, as submitted, with the condition that if any future lighting of the building sign is planned, applicant must return to the Commission for approval.

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

General Matters:

1. **Acceptance of Minutes.** Minutes of the Meeting of August 10, 2010 were reviewed and Mr. Fitzgerald referred to the matter of Unapproved Signs under General Matters, which should have mentioned a sign at the Car Wash on East Central Street in addition to the others mentioned by Mr. Rafuse. There were no other changes or additions and a motion was made by Mark Fitzgerald and seconded by Richard Tobin as follows:

Motion: To accept the Minutes of Meeting of August 10, 2010 with the addition as noted above, otherwise as submitted.

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

2. **Town Report** – the Chair reviewed the final draft submission for the Town Report with the secretary, for submission to the Town Clerk.

There being no further business at this time, a motion was made by Mark Fitzgerald and seconded by Richard Tobin:

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

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

Adjourned.

Respectfully submitted,



Brenda Hutchinson