

**DESIGN REVIEW COMMISSION
MINUTES OF MEETING
May 21, 2019**

A meeting of the Design Review Commission was held on Tuesday, May 21, 2019, at 7:00 PM, at the Franklin Municipal Building, 355 East Central Street, Room 205, Franklin, Massachusetts. Members present were Mark Fitzgerald, Chris Baryluk, Ralph Niemi, and Sam Williams.

TOWN OF FRANKLIN
TOWN CLERK

RECEIVED

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

1. Heidi's Boutique – 32 Main Street – Install Wall Sign

Cam Afonso of Signs by Cam stated this is a $\frac{3}{4}$ in. solid PVC wall-mounted sign. They are under the allowed 24 sq. ft. There is an existing, working flood light that was already there. Chairman Fitzgerald said the business owner could put hours of operation without coming back, but no other window lettering.

Motion: To Approve the sign package as submitted. Motioned by S. Williams. Seconded by C. Baryluk. Voted 4-0-0.

2. Benjamin Franklin Classical Charter Public School – 500 Financial Park Drive – Install Carved Sign

Cam Afonso of Signs by Cam stated this is a new sign which will be by the building. It is a carved urethane sign with granite posts. There is no lighting there now, but he does not know if there will be later. He stated the sign is internal to the park, not on Washington Street.

Motion: To Approve the sign package as submitted. Motioned by C. Baryluk. Seconded by R. Niemi. Voted 4-0-0.

3. As Built Brewing – 40 Alpine Row – Interior and Exterior Renovation of an existing 6,100 sq. ft. building for a brewery and taproom

Nick Erickson, project proponent; Erik Trowbridge, project proponent; and Alex Siekierski of Joe The Architect, LLC addressed the Design Review Commission for interior and exterior renovation of an existing 6,100 sq. ft. building for a brewery and taproom. Chairman Fitzgerald stated in this case, they are a recommending board, an adjunct to the Planning Board, looking at finishes, neighborhood impacts, colors, and positioning of machine spaces. He stated we do not have approval authority but have a good working rapport with the Planning Board; we take care of some of the aesthetic issues for them. Our recommendations are usually followed. Applicant stated they did have an unofficial meeting with abutters onsite; they have already incorporated a few abutter inputs, and abutters are excited about the project. He stated they have also been in touch with some of the downtown agencies about how they can integrate themselves. They have joined with the Downtown Partnership. Chairman Fitzgerald stated the plans already look better than the existing building. Applicant reviewed each page of the plan set and features of the site. Chairman Fitzgerald noted the site abuts the railroad tracks and is behind Maguro House. Applicant stated the goal is site safety and site illumination for the parking. Currently, there are three points of entry for vehicles; they want to eliminate that to one point of entry to eliminate congestion. They plan to have site illumination with a little illumination for signage. They plan to restripe the parking. He reviewed the proposed landscaping along the entire edge to tie in with downtown plant species to bring the site back to life. The canopy is already there. He mentioned the gas-powered backup generator and stated they do not plan to use it often. Chairman Fitzgerald discussed the generator test routine. Applicant said they will make sure it is not tested late at night or at any odd hours. Chairman Fitzgerald confirmed the dumpster location. Applicant said it will be enclosed with a fence and be removed two to four times per month. Chairman Fitzgerald said he liked the layout of the lot and the restricting of the access. Applicant stated one of the garages will be used by the property owner for landscaping equipment storage. He stated there is some existing equipment on the roof which will be replaced with newer, more efficient equipment. He discussed the AC plans and noted they are looking into solar panels. He stated there will be three new skylights for the taproom and reviewed the mechanical equipment of which some will be housed in the building. They like the

building as is with the current awning. Hours of operation will not exceed 10:00 PM; there will be no noise late at night. There will be some repainting needed. He reviewed the proposed signage and said those are the sizes based on information Gus Brown provided to them. They plan on a black and white pallet. Chairman Fitzgerald noted that Design Review Commission is an approval board for the signage. Applicant said there is one light in the middle on the back; it is a dark site. They are trying to get ambient light around the building for security. They will make sure any trees on their side are cut back and trimmed for visibility. Applicant reviewed the signage. He stated for signage it is considered part of the business and commercial corridor; he has an email from Gus Brown. Chairman Fitzgerald said this is not considered the Downtown District. Applicant and Chairman Fitzgerald discussed the total sign square footage and noted a sign total of 184 square feet allowable. The total proposed signage was determined to be within allowable square footage. Chairman Fitzgerald stated the hours of operation on the window is not counted as part of the window total as it is considered informative, not advertising the business. He stated there can be no light spillage on adjoining properties on the outside of the building or from inside the building. He stated the signage looks great. Applicant stated they were going to power wash the brick as the brick is staying.

Motion: To **Recommend** the Design - Building Elevations/Finishes as submitted. Motioned by C. Baryluk. Seconded by S. Williams. Voted 4-0-0.

Applicant and Commission members discussed the Site Plan, the pole mounted lights, that the mechanicals were shown to the neighbors during an informal abutters' meeting, and the size of the mechanical equipment on the roof.

Motion: To **Recommend** the Site Plan and the externals as submitted with the stipulation that if the applicant is adding things in the future, it will have to go through the engineering part and the Planning Board. Motioned by M. Fitzgerald. Seconded by C. Baryluk. Voted 4-0-0.

Motion: To **Approve** the sign package as submitted. Motioned by M. Fitzgerald. Seconded by S. Williams. Voted 4-0-0.

Meeting Minutes: April 23, 2019 and May 7, 2019

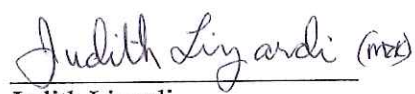
Motion: To **Approve** the April 23, 2019 Meeting Minutes as presented. Motioned by M. Fitzgerald. Chairman Fitzgerald stated he had an action item to check with Gus Brown that the attachment method for the Central Auto Body sign was actually submitted prior to granting the permit. Seconded by R. Niemi. Voted (2-0-2). (C. Baryluk and S. Williams abstained as they were not at the meeting.)

Motion: To **Approve** the May 7, 2019 Meeting Minutes as presented. Motioned by M. Fitzgerald. Chairman Fitzgerald stated he had an action item to check with Gus Brown to make sure there was a detailed mounting spec submitted for GlenPharmer Distillery on the exterior channel mounted letters prior to getting their permit; they did not show their attachment method into the stone. Seconded by S. Williams. Voted (4-0-0).

General Matters: None.

Motion to Adjourn by M. Fitzgerald. Seconded by C. Baryluk. Voted 4-0-0. Meeting adjourned at 7:45 PM.

Respectfully submitted,


Judith Lizardi
Recording Secretary