

**DESIGN REVIEW COMMISSION  
AGENDA**

**February 9, 2021  
7:00 PM.**

**Virtual Meeting**

**Due to the growing concerns regarding the COVID-19 virus, we will be conducting a remote/virtual Design Review Commission Meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number (Cell phone or Landline Required) OR citizens can participate by copying the link (Phone, Computer, or Tablet required). Please click on <https://us02web.zoom.us/j/89572103546> or call on your phone at 1-929-205-6099, meeting ID is 89572103546.**

**7:00 PM      Franklin Foot Spa – 391 East Central Street**  
Install new sign faces and belt sign

**7:05 PM      HFA– 31 Hayward Street**  
Install sign and window lettering

**General Matters:**

Approval of Minutes: January 12, 2021

COMMENTS: These listing of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

**This agenda is subject to change. Last updated: February 2, 2021**

The next meeting of the Design Review Commission is scheduled for February 23, 2021

FORM Q

TOWN OF FRANKLIN  
DESIGN REVIEW APPLICATION  
FOR §185-31(2) OF THE ZONING BY-LAW

A) General Information

Name of Business or Project: Franklin Foot Spa

Property Address 391 East Central St.

Assessors' Map # \_\_\_\_\_ Parcel # 285-003-000-000

Zoning District (select applicable zone): \_\_\_\_\_

Zoning History: Use Variance \_\_\_\_\_  
Non-Conforming Use \_\_\_\_\_

B) Applicant Information:

Applicant Name: Signs By Cam, Inc.

Address: 837 Upper Union Street  
Suite C-18  
Franklin, MA 02038

Telephone Number: \_\_\_\_\_

Contact Person: Cam

C) Owner Information (Business Owner & Property Owner if different)

Business Owner: Lisa Li  
~~T. Li~~ Property Owner: JCMN LLC  
Address: 391 E Central Unit E 240 Main St.  
Franklin, MA Taunton MA

All of the information is submitted according to the best of my knowledge  
Executed as a sealed instrument this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Cam Afonso  
Signature of Applicant

Cam Afonso  
Print name of Applicant

X  
Signature of Owner  
JOHN MIGUEL  
Print name of Owner

**\*FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.**  
**FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 - 4**

SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q

**D) Architect/Engineer/Sign Company Information (if not the applicant)**

**a. Sign Company**

Business Name: \_\_\_\_\_ Signs By Cam, Inc.  
837 Upper Union Street  
Contact Person: \_\_\_\_\_ Suite C-18  
Address \_\_\_\_\_ Franklin, MA 02038  
Telephone Number: \_\_\_\_\_

**b. Architect/Engineer (when applicable)**

Business Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone Number: \_\_\_\_\_

**E) Work Summary**

Summary of work to be done: \_\_\_\_\_ Install New Sign Faces  
\_\_\_\_\_ + Bell Sign  
\_\_\_\_\_

**F) Information & Materials to be Submitted with Application**

**a) FOR SIGN SUBMISSIONS ONLY:**

**NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED WITH APPLICATION**

1. Drawing of Proposed Sign which must also include  
type of sign (wall, pylon etc.)      colors  
size/dimensions      materials  
style of lettering      lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously existing location)

**b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:**

**NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED W/APPLICATION**

1. Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide
2. Lighting Plan indicating lighting levels & specifications of proposed lights
3. Building drawings, indicating size and height of building(s); front, rear and side elevations (when there are no adjoining buildings) and floor plans
4. Drawings or pictures of existing conditions
5. If any signage on the building or site, provide information from above Signage Checklist

Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.



non-lit



APPROVED FOR PRODUCTION:

X

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ALL DRAWINGS ARE PROPERTY OF SIGNS BY CAM, Inc. ANY DUPLICATION OF ANY KIND IS PROHIBITED. PERSON(S) WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

JOB INFORMATION

JOB TITLE:  
CONTACT:  
PHONE:  
FAX:  
JOB DESCRIPTION:

SQUARE FOOTAGE: =

SIGN MATERIAL SPECS

BANNER: ☐ COROPLAST: ☐ WOOD: ☐  
ACRYLIC: ☐ MAGNETIC: ☐ URETHANE: ☐  
PVC: ☐ ALUMINUM: ☐ NUEDGE: ☐

SINGLE SIDED: ☐ DOUBLE SIDED: ☐

OTHER: \_\_\_\_\_

COLOR SPECS:

BACKGROUND:  
COPY:

OUTLINE:  
SHADOW:  
BORDER:  
LOGO:

**Signs By Cam** inc.  
High Quality Signs Since 1993  
design • fabrication • installation

Cam Afonso  
837 Upper Union St.  
Suite C-18  
Franklin, MA 02038

Phone 508-364-2905  
Fax 508-528-0766  
e-mail: [cam@signsbycam.com](mailto:cam@signsbycam.com)

[www.signsbycam.com](http://www.signsbycam.com)

FORM Q

TOWN OF FRANKLIN  
DESIGN REVIEW APPLICATION  
FOR §185-31(2) OF THE ZONING BY-LAW

A) General Information

Name of Business or Project: HFA

Property Address 31 Hayward St

Assessors' Map # \_\_\_\_\_ Parcel # 278-024-000-000

Zoning District (select applicable zone): \_\_\_\_\_

Zoning History: Use Variance \_\_\_\_\_  
Non-Conforming Use \_\_\_\_\_

B) Applicant Information:

Applicant Name: \_\_\_\_\_  
Address: Signs By Cam, Inc.  
837 Upper Union Street  
Suite C-18  
Franklin, MA 02038

Telephone Number: 508-364-2905

Contact Person: Cam

C) Owner Information (Business Owner & Property Owner if different)

Business Owner: James Owens Property Owner: Moseley Realty LLC  
Address: 31 Hayward St. Unit D 31 Hayward St.  
Franklin, MA 02038 Franklin, MA 02038

All of the information is submitted according to the best of my knowledge  
Executed as a sealed instrument this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Cam Alfonso  
Signature of Applicant

X Paul Reed  
Signature of Owner

Cam Alfonso  
Print name of Applicant

Paul Reed  
Print name of Owner

**\*FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.**

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Contact Person: \_\_\_\_\_ 837 Upper Union Street  
Address \_\_\_\_\_ Suite C-18  
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**b. Architect/Engineer (when applicable)**

Business Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
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**E) Work Summary**

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lettering

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55.89 in  
**architecture**

55.69 in  
**engineering**



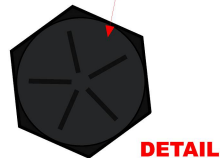
**SIDE VIEW**



**sample**

1" THICK PVC BOLT HEADS

ALUMINUM HALO-LIT LETTER



**DETAIL**



*Signs By Cam*  
**Sign & Graphic Solutions • Uncompromising Integrity**

**Cam Afonso**  
837 Upper Union St., Suite C-18  
Franklin, MA 02038

Phone: 508-364-2905  
Fax/Office: 508-528-0766  
E-Mail: [cam@signsbycam.com](mailto:cam@signsbycam.com)  
Website: [www.signsbycam.com](http://www.signsbycam.com)

**APPROVED FOR PRODUCTION:**

**X**

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SINGLE SIDED: ☐ DOUBLE SIDED: ☐

OTHER: \_\_\_\_\_

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OF THE LAW.

COLOR SPECS:  
BACKGROUND:  
COPY:

OUTLINE:  
SHADOW:  
BORDER:  
LOGO:

Town of Franklin



Design Review Commission  
Tuesday, January 12, 2021  
Meeting Minutes

Chair Fitzgerald called the above-captioned meeting to order this date at 7:00 PM, **as a Remote Access Virtual Zoom Meeting**. Members in attendance: Chair Mark Fitzgerald, Vice Chair Chris Baryluk, James Bartro, Sam Williams, Gerald Wood, Associate Venkata Sompally. Members absent: None. Also present: Maxine Kinhart, Administrative Assistant.

As stated on the agenda, due to the continued concerns regarding the COVID-19 virus, this meeting will be conducted as a Remote/Virtual Design Review Commission meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link provided on the agenda.

Chair Fitzgerald authorized Associate Venkata Sompally to vote.

1. **Anika – 28 Forge Parkway** - Removal of existing wall sign/replace non-illuminated cut out letters.  
Mr. Brandon Currier of Barlo Signs, representing the applicant, addressed the Commission. He stated they are requesting to remove the existing wall sign and replace it with non-illuminated cut out letters; he explained the proposed attachment method. Chair Fitzgerald asked Mr. Currier to sketch something and email it to Ms. Kinhart tomorrow regarding the attachment method as that is what the building commissioner is interested in.

**Motion:** To **Approve** the sign package as submitted. Motioned by S. Williams. Seconded by G. Wood.  
Voted 6-0-0.

2. **New England Chapel – 300 East Central Street** - Install non-lit temporary faces.  
Mr. Cam Afonso of Signs by Cam, Inc., representing the applicant, addressed the Commission. He explained that they will be installing non-lit temporary sign faces which should only be up for a few months as the entire original structure will be coming down and they will be doing a new sign.

**Motion:** To **Approve** the sign package as submitted. Motioned by C. Baryluk. Seconded by J. Bartro.  
Voted 6-0-0.

3. **The Learning Experience, Franklin – 515 West Central Street** - New 2 story child day care center with building signage, monument sign, and panel on existing pylon sign.  
Ms. Cherly Schweiker of Jarmel Kizel Architects and Engineers, Inc., applicant's architect; Ms. Amanda Cavaliere of Guerriere & Halnon, Inc., applicant's civil engineer; and Mr. Marc Schaen, project manager, addressed the Commission. Chair Fitzgerald confirmed this is going in the Wendy's/Midas property. He stated this request is for a new building; it is currently an empty lot. He stated the interior is not the Commission's purview. He noted the building has a hip roof. Commission members reviewed the direction of the building. Chair Fitzgerald stated the applicant presented to Town Council the other night. The Commission is interested in the effects on the neighbors, how the building looks in relation to other structures around there, and any sight lines from the neighbors. Ms. Cavaliere confirmed Presidential



Arms is the neighbor to the right. Discussion commenced on the height differential. Ms. Schweiker reviewed the computerized rendering and discussed that the exterior materials are composite materials that simulate real materials; she stated that the names of the manufacturers of the materials are provided. She reviewed the elevations and noted that the directions may be incorrectly labelled. Chair Fitzgerald asked that this be corrected and resubmitted. Ms. Schweiker reviewed that there are exit doors from each classroom to the outside; they are emergency exits. She reviewed that the proposed 4 ft. high PVC fence is for safety. Mr. Bartro confirmed the size allowed for the monument sign. Ms. Cavaliere reviewed that the proposed location of the monument sign and the pylon must still be confirmed. Chair Fitzgerald stated there is time as far as the signage is concerned. Mr. Schaen and Ms. Schweiker reviewed the proposed signage and noted the current pylon signage has three panels. Chair Fitzgerald requested they not have a bright white background. He explained that the current pylon limits the ability of the applicant to put in a monument sign except at the top of the road on their property.

**Motion:** To **Deny** the monument sign on Rt. 140 citing that there is already a sign for that property on Rt. 140. Motioned by M. Fitzgerald. Seconded by G. Wood. Voted 6-0-0.

**Meeting Minutes:** December 29, 2020

Mr. Bartro stated he was not present at this meeting. Mr. Williams stated he was not in attendance at this meeting.

**Motion:** To **Approve** the December 29, 2020 Meeting Minutes with the noted corrections of those in attendance. Motioned by M. Fitzgerald. Seconded by G. Wood. No Vote Taken.

**General Matters:** Commission members discussed the former Edwin's location. Mr. Williams reviewed that Edwin's is a parcel, Honey Dew is a parcel, and the remainder is a parcel. Mr. Bartro discussed the lighting at Hawthorne Village; the light spillage must be addressed to the building commissioner.

**No Motion to Adjourn, Second, or Vote Taken.**

Meeting adjourned at 7:45 PM.

Respectfully submitted,

---

Judith Lizardi  
Recording Secretary