

DESIGN REVIEW COMMISSION AGENDA

**January 26, 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/83720069642> or call on your phone at 1-929-205-6099, meeting ID is 83720069642.

- 7:00 PM Franklin Nutrition – 2-8 Main Street**
Install 36" x 36" (9 Sq Ft) Wall/Projecting sign. Existing external illumination
8 ft clearance to bottom of sign.
- 7:05 PM Live, Love, Barre – 38 East Central Street**
Replace existing graphics with new logo design – decal application Only

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: January 21, 2021

The next meeting of the Design Review Commission is scheduled for February 9, 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 NUTRITION
Property Address 2-8 MAIN ST. (dba 5 W. CASTLE ST)
Assessors' Map # 219 Parcel # 022
Zoning District (select applicable zone): DC
Zoning History: Use Variance —
Non-Conforming Use —

B) Applicant Information:

Applicant Name: FRANKLIN NUTRITION By: HEATHER DUSKO
Address: 27 OLD MEETINGHOUSE ROAD AGENT, NATIONAL SIGN CORP.
AUBURN, MA 01501
Telephone Number: 508.612.6954 hwoodhousenc charter.net
Contact Person: HEATHER DUSKO

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

Business Owner: FRANKLIN NUTRITION Property Owner: EDWARD P. BISSANTI
Address: JOSH ZICHERMAN TWHELOCK CIRCLE
2-8 MAIN ST FRANKLIN, MA FRANKLIN, MA 02038
(508) 326-1014

All of the information is submitted according to the best of my knowledge

Signature: Heather Dusko
Print Name: HEATHER DUSKO

1/19/2021
Date Submitted

***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: NATIONAL SIGN CORPORATION
Contact Person: CORY GRIMSHAW
Address: 21 ARSEN WAY N. ATTLEBORO, MA
Telephone Number: 508.612.6954

b. Architect/Engineer (when applicable)

Business Name: _____
Contact Person: _____
Address: _____
Telephone Number: _____

E) Work Summary

Summary of work to be done: INSTALL 36" x 36" (9 SQ FT) WALL MOUNTED PROJECTING SIGN. EXISTING EXTERNAL ILLUMINATION. 8 FT CLEARANCE TO BOTTOM OF SIGN. MATERIAL: PYL WITH APPLIED GRAPHICS.

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

TOTAL PROTECTION INCLUDING BRACKET: APPROX. 42"

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

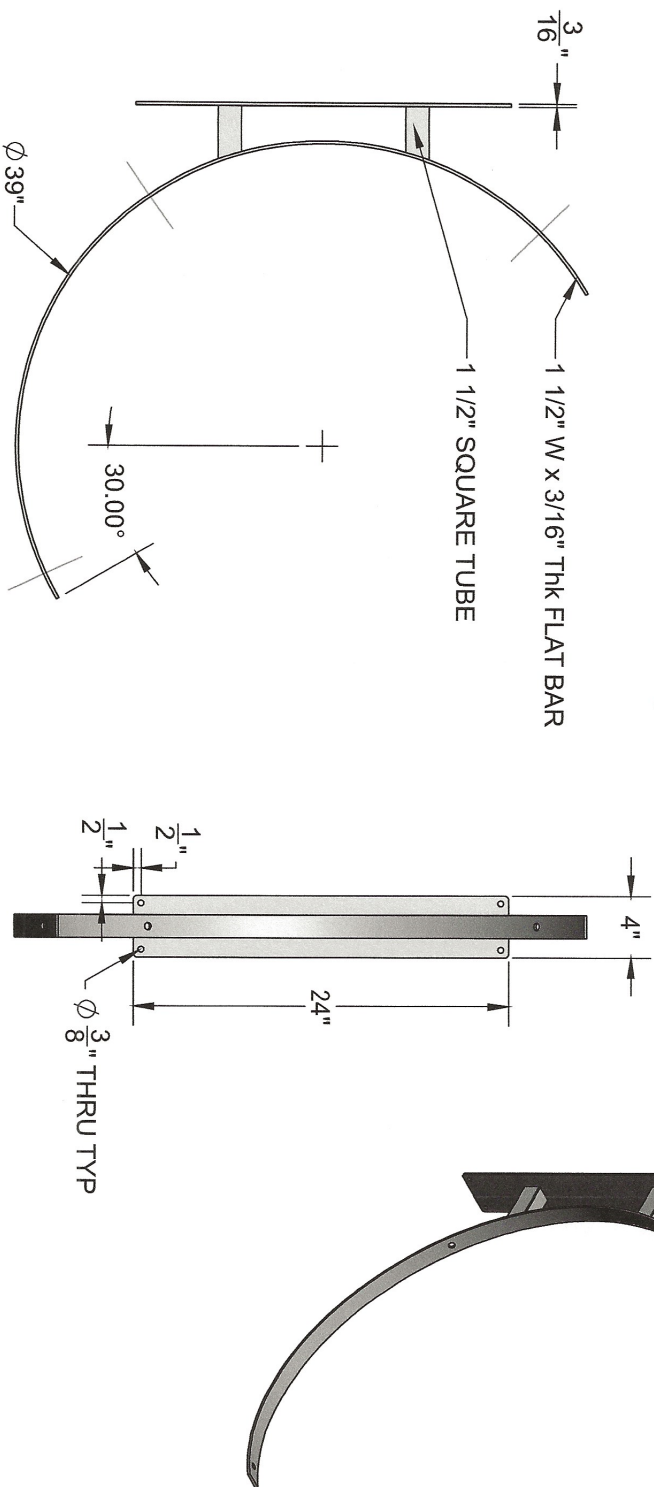
1. Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide
2. Lighting Plan indicating lighting levels & specifications of proposed lights
3. Building drawings, indicating size and height of building(s); front, rear and side elevations (when there 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.

NOTES:

1. (3) $\phi 1/2"$ SIGN MOUNTING HOLES EVENLY SPACED AROUND FRAME

REVISIONS			
REV.	DESCRIPTION	DATE	CB
A	ORIGINAL DRAWING	1/15/21	CG



FRONT VIEW

SIDE VIEW

Material:
Steel

Content: Eclipse 36" Sign Bracket

Scale: 1:10

PN: 406B-36

DB: ZB

Color/Finish: Textured Black Powder Coat

Rev: A

Sheet: 1 of 1

Customer Approval:

East view of sign:



REVISIONS			
REV.	DESCRIPTION	DATE	CB
A	ORIGINAL DRAWING	1/15/21	CG

North view of sign:



West view of sign:

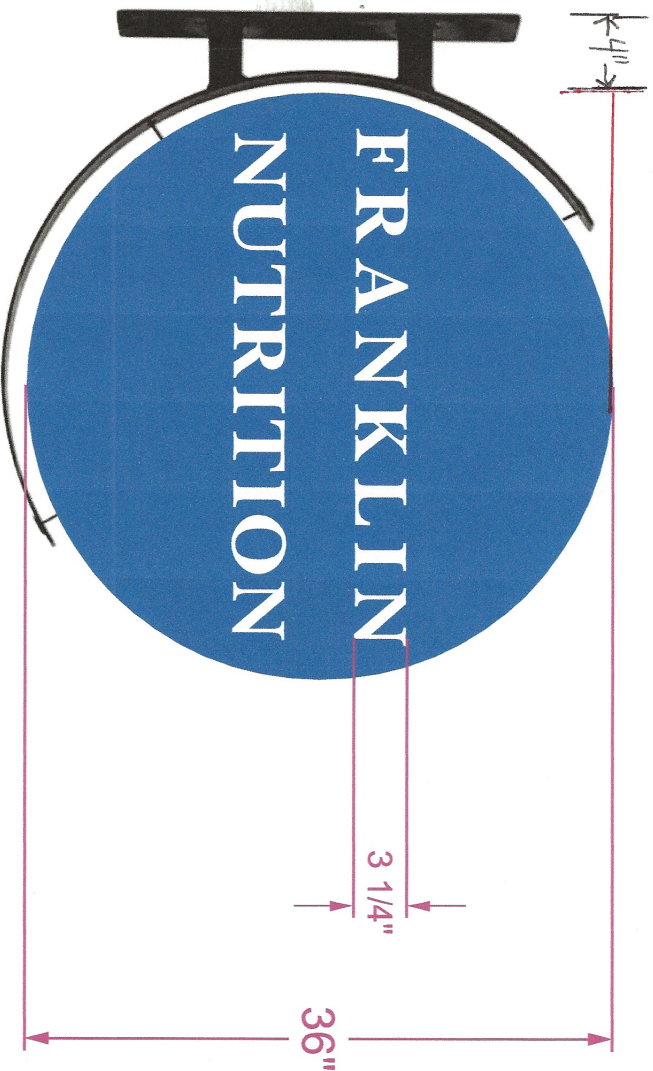


Approx 8 ft.

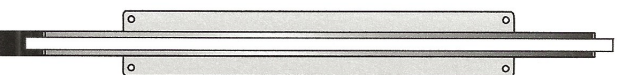
Clearance from Grade to Bottom of Sign

(Total Protection Approx: 42" From Building)

REVISIONS			
REV.	DESCRIPTION	DATE	CB
A	ORIGINAL DRAWING	1/15/21	CG



East / West view of sign



North view

Qty: 1
NTS

Description: (1) 36" double sided, non-illuminated blade sign with mounting bracket.
1st surface applied vinyl graphics per brand standards.

Colors: ☒ 3M high performance sapphire blue vinyl #7725-37
☐ knockout to substrate shown through

PVCW/ Applied graphics

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: Live Love Barre

Property Address 38 E. Central Street

Assessors' Map # 286-089-000 Parcel # 286-089-000-001

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Cavallaro Signs

Address: 305 Union Street
Franklin MA 02038

Telephone Number: 508-446-5190

Contact Person: Rocco Cavallaro

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

Business Owner: Cassie Wheeler Property Owner: 12-36 ~~38~~ E. Central St. LLC
Address: ~~124~~ 124 Brook Street 535 Boylston Street
Franklin MA Brookline MA 02445
-5

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

Rocco Cavallaro
Signature of Applicant

Rocco Cavallaro
Print name of Applicant

Cassie Wheeler
Signature of Owner

Cassie Wheeler
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: CAVALLARO SIGNS
Contact Person: Rocco Cavallaro
Address: 305 Union Street Franklin MA
Telephone Number: 508-528-6545

b. Architect/Engineer (when applicable)

Business Name: _____
Contact Person: _____
Address: _____
Telephone Number: _____

E) Work Summary

Summary of work to be done: Replace Existing graphics
With New Logo Design
Decal application Only

F) Information & Materials to be Submitted with Application

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

Existing sign/logo changes in 2 spots

Art overlays for logo change on existing signage at 38 East Central St.

(2) 24" x 24" printed vinyl graphic overlays for this existing projecting sign

(1) door logo changed



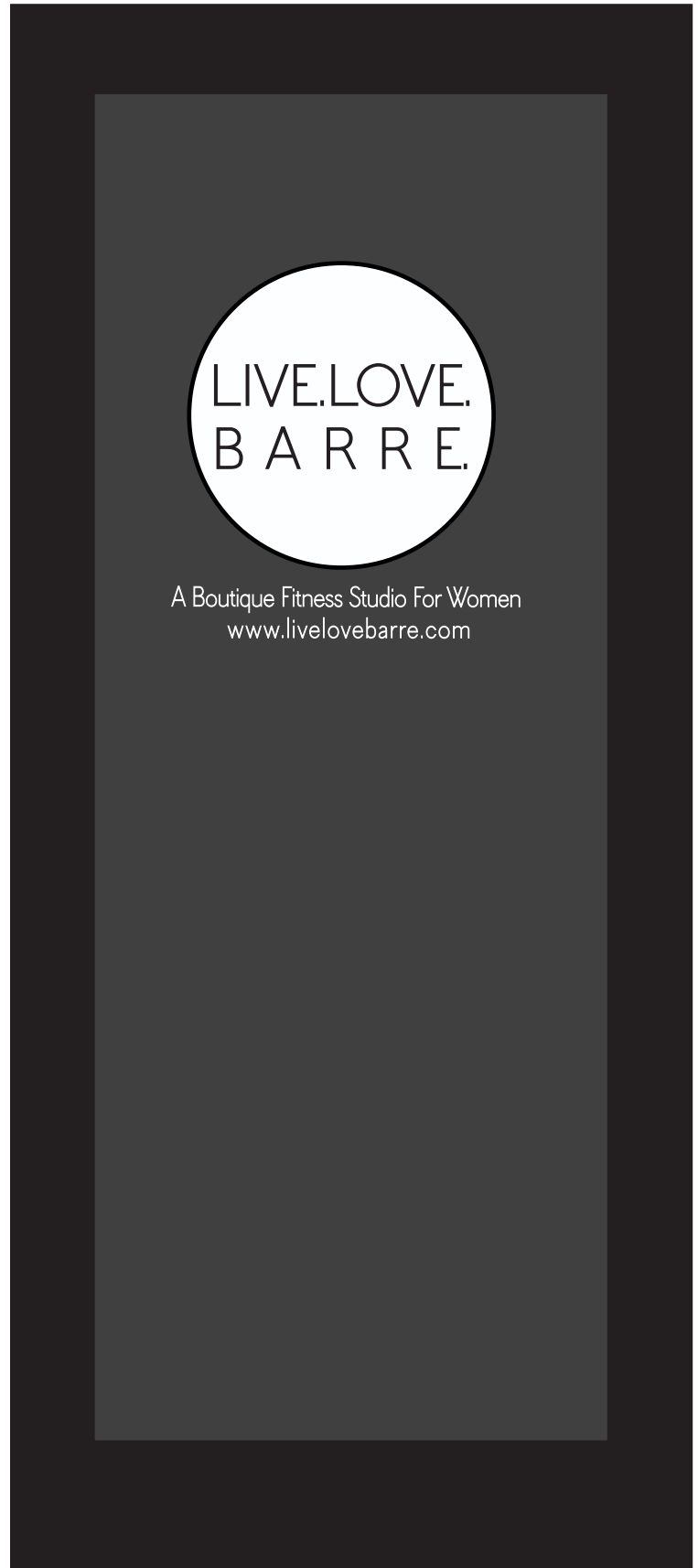
Door specifics

Printed HP Vynil logo and cut white letters

Graphic size 17" x 17"

Graphic 17" x 17" = 289 SQ inches = 2 SQ Ft

78" x 35" door , 26" x 69" Glass



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

Judith Lizardi
Recording Secretary