

# **DESIGN REVIEW COMMISSION AGENDA**

**March 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/85971898056> or call on your phone at 1-929-205-6099, meeting ID is 85971898056.**

- 7:00 PM      Devitas Market – 198 East Central Street**  
Replace channel letters
- 7:05 PM      Franklin Dental Associates – 397 East Central Street**  
Replace old monument sign
- 7:10 PM      Interactions – 31 Hayward Street**  
Install monument sign

## **General Matters:**

Approval of Minutes: January 26, 2021  
February 9, 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: March 4, 2021**

The next meeting of the Design Review Commission is scheduled for March 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: De Vitas Market

Property Address 198 East Central

Assessors' Map # \_\_\_\_\_ Parcel # 285-085-000-000

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: Mike Donovay ← same as Property Owner: Valcath LLC  
Address: 198 East Central St. 198 East Central 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 [Signature]  
Signature of Owner

Cam Alfonso  
Print name of Applicant

Mike Donovay  
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: replace channel letters  
\_\_\_\_\_  
\_\_\_\_\_

**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.

# DeVITAS MARKET

240 in

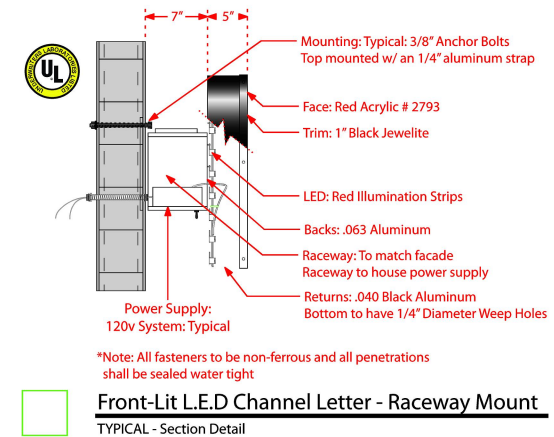
20 in



**OLD**



**NEW**



*Signs By Cam Inc.*

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

**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: \_\_\_\_\_

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ANY DUPLICATION OF ANY KIND IS PROHIBITED.  
PERSON(S) WILL BE PROSECUTED TO THE FULL EXTENT  
OF THE LAW.

COLOR SPECS:

BACKGROUND:

COPY:

OUTLINE:

SHADOW:

BORDER:

LOGO:

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: Frankly Rental Associates

Property Address 397 East Central St.

Assessors' Map # \_\_\_\_\_ Parcel # 285-005-000-000

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

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

B) Applicant Information:

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

Telephone Number: 508-364-2905

Contact Person: Cam Afonso

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

Business Owner: Don Winkler Property Owner: Central East, LLC  
Address: 397 East Central St. 397 E. Central St.  
Franklin, MA 02038 Franklin

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

Harmon Smith  
Signature of Owner

Cam Afonso  
Print name of Applicant

Harmon Smith  
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.  
Contact Person: \_\_\_\_\_ 837 Upper Union Street  
Address \_\_\_\_\_ Suite C-18  
Telephone Number: \_\_\_\_\_ Franklin, MA 02038

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

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

**E) Work Summary**

Summary of work to be done: \_\_\_\_\_ replace old monument 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.



CUSTOM ALUMINUM BRUSH POLES

DOUBLE SIDED LIT MONUMENT SIGN/OPAQUE WHITE FACES/LIGHT UP LETTERS



SIDE VIEW



*Signs By Cam Inc.*

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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SQUARE FOOTAGE: =

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SINGLE SIDED: ☐ DOUBLE SIDED: ☐

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

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BORDER:

LOGO:

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: Interactions

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: Adam Jacoby Property Owner: Moseley Realty LLC  
Address: 31 Hayward St. 31 Hayward St.  
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 Afonso  
Signature of Applicant

X Charlie Rapoz  
Signature of Owner

Cam Afonso  
Print name of Applicant

Charlie Rapoz (Rep)  
Print name of Owner

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

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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 Monument Sign  
\_\_\_\_\_  
\_\_\_\_\_

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

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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.



white leds

side view

4 in

laser cut out letters/backlit



sample



*Signs By Cam* Inc.

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)

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LOGO:

Town of Franklin



Design Review Commission  
Tuesday, January 26, 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. Members absent: Associate Venkata Sompally. 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.

1. **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.

Ms. Heather Dudko addressed the Commission. She confirmed they will be installing a 9 sq. ft. blade sign; they will utilize the two existing spotlights on the building. She stated the awnings have been removed. Chair Fitzgerald stated that as the sign will be overhanging the sidewalk, the applicant needs to show insurance. Ms. Dudko stated that when she applies for the building permit, she will check what is needed.

**Motion:** To **Approve** the sign package as submitted. Motioned by S. Williams. Seconded by G. Wood. Voted 5-0-0.

2. **Live, Love, Barre – 38 East Central Street** - Replace existing graphics with new logo design – decal application only.

Mr. Rocco Cavallaro of Cavallaro Signs, representing the applicant, addressed the Commission. He stated the applicant wanted a more conservative color scheme. He stated that he did not think the applicant would be changing the logo in the small directory on the building.

**Motion:** To **Approve** the sign package as submitted. Motioned by C. Baryluk. Seconded by S. Williams. Voted 5-0-0.

**Meeting Minutes:** January 12, 2021

**Motion:** To **Approve** the January 12, 2021 Meeting Minutes as presented. Motioned by M. Fitzgerald. Seconded by J. Bartro. Voted 5-0-0.

**General Matters:** Chair Fitzgerald asked if The Learning Experience approached the Town regarding a monument sign. Ms. Kinhart stated not that she knows of.

**Motion to Adjourn** by M. Fitzgerald. Seconded by S. Williams. Voted 5-0-0.

Meeting adjourned at 7:11 PM.

Respectfully submitted,

---

Judith Lizardi  
Recording Secretary

Town of Franklin



Design Review Commission  
Tuesday, February 9, 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 and Venkata Sompally. Also present: Maxine Kinhart, Asst. to the Director of Dept. of Planning & Community Dev.

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.

**1. Franklin Foot Spa – 391 East Central Street** - Install new sign faces and belt sign.

Mr. Cam Afonso of Signs by Cam, Inc. addressed the Commission and confirmed they will be installing sign faces and a belt sign. They will also be removing the illegal window lettering.

**Motion:** To **Approve** the sign package as submitted. Motion by S. Williams. Second by J. Bartro Voted 6-0-0.

**2. HFA – 31 Hayward Street** – Install Sign and window lettering.

Mr. Cam Afonso of Signs by Cam, Inc. addressed the Commission. He stated they would be installing a new sign and window lettering as indicated on the drawing.

**Motion:** To **Approve** the sign package as submitted. Motion by J. Bartro. Second by G. Wood. Voted 6-0-0.

**Meeting Minutes:** January 12, 2021

**Motion:** To **Approve** the January 12, 2021 Meeting Minutes as presented. Motioned by M. Fitzgerald. Seconded by J. Bartro. Voted 5-0-0.

**Motion to Adjourn** by M. Fitzgerald. Seconded by S. Williams. Voted 6-0-0.

Meeting adjourned at 7:09 PM.

Respectfully submitted,

---

Maxine Kinhart