

**DESIGN REVIEW COMMISSION  
MINUTES OF MEETING  
OCTOBER 21, 2008**

TOWN OF FRANKLIN  
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RECEIVED

A meeting of the Design Review Commission was held on Tuesday, October 21, 2008, at the Franklin Municipal Building, Franklin, Massachusetts. The Chair called the meeting to order at 7:02 p.m. Members present were Jennifer Peters, Chair, Richard Tobin, Jr., Jill Bedoya and James Esterbrook, representing a quorum, and Associate Member, Mark Fitzgerald, as well as Beth Dahlstrom, Town Planner.

Also present to observe the meeting was Robin Stamp, who is interested in becoming a member of this Commission.

**1. Franklin Downtown Partnership – 9 East Central Street – Sign Approval.**

Present was Lisa Piana, Director of the Downtown Partnership, who explained that the color requested for the previously approved sign was not available and, after meeting with Mr. Alfonso of Signs by Cam, they decided to use new colors as shown on the submitted sign drawing, which were more in keeping with the Partnership's colors. Members felt it was a better choice and more complementary to the adjoining sign at Jane's Frames. A motion was made by Jill Bedoya and seconded by James Esterbrook, as follows:

**Motion:** To approve the Double-Sided Hanging Sign for Franklin Downtown Partnership, as re-submitted on October 16, 2008, with new colors of dark blue background and white lettering and light blue accents.

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

Ms. Piana invited members of the Commission to attend the Downtown Partnership's open house from 5:00 to 7:00 p.m. on Wednesday, December 3, 2008.

**2. Dean College – 135 Emmons Street – Site Plan for New Dining & Performance Building.**

Present were Brian Kelly, Facilities Director at Dean College, Elizabeth Randall, Dean Consultant, Peter Ziegler, Lynn Brook and Jim Bruno of Bruner/Cott Architects. A Site Plan had been provided to the members prior to the meeting and Mr. Ziegler presented a large plan and model of the proposed facility, reviewing the site and landscape plans and then the building plan and materials. He pointed out where the existing parking area will be returned to grass and the new parking area will replace the current tennis courts, as well as the proposed landscaping on the site, with a list of plantings, some of which are not on the Town's list, but are perennials native to the area. Fencing on the westerly side was discussed and the Chair requested that green slats be added to the chain link in this area. Mr. Ziegler pointed out where white oaks will be planted along the Emmons Street side to screen the loading dock. The building elevations were reviewed and samples of exterior materials were provided showing the brick, aluminum and stucco portions, as well as a membrane roof. Ms. Peters asked about carrying the row of glass windows over into the performance area, however, Mr.

Ziegler explained that section was where the stage will be located and they will at times need to black that area out from the inside for performances, thus less window area.

Mr. Esterbrook and Ms. Peters raised the question of exterior lighting. Mr. Ziegler said they had not put the lighting on the plan at this time, but it was confirmed by Mr. Kelley and Ms. Brook that the lights from within the building will shine out into the area around it and theme lights used on other parts of the campus are planned to be added along all the walkways, which are light posts with bishop crooks. Mr. Kelly explained that the college is adding soft architectural lighting and they plan to get rid of the harsh lights. Since the Emmons Street side will be used only for loading and a fire egress, safety lighting will be in that area. The Chair requested that when final lighting fixtures are determined that they return to the Commission for official approval.

The Chair asked if any signage is planned and was told nothing is planned at this time. A motion was made by James Esterbrook and seconded by Jill Bedoya, as follows:

**Motion:** To recommend approval of the Site Plan for the proposed Dean College Dining & Performance Building as to landscaping, as submitted, but with modification to the fencing on the westerly side of the site by adding green slats to the chain link.

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

A further motion was made by Jill Bedoya and seconded by James Esterbrook as follows:

**Motion:** To recommend approval of the Building Plans as to the exterior design and to the material samples submitted, as follows: 1) Brick- "Old Port"; 2) Aluminum - "Antique Bronze"; 3) Stucco - "Fine Sand"; and 4) Roofing Membrane - "Lead Gray".

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

The applicants were requested to come back with final exterior lighting choices, any future signage and if there are any changes to exterior materials.

#### **General Matters:**

1. **Acceptance of Minutes.** The Chair asked if there were any changes or additions to the minutes of meeting of September 23, 2008. There being none, a motion was made by James Esterbrook and seconded by Richard Tobin, as follows:

**Motion:** To accept the minutes of meeting of September 23, 2008 as submitted.

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

2. **DRC Guidelines Update.** Beth Dahlstrom confirmed that the Planning Board had adopted the Design Review Guidelines dated August, 2005 and copies were given to the

members. The Chair asked about approval of the new Design Review Application (Form Q) and the secretary was requested to e-mail the drafted version to the members and Planning Department to be finalized.

**3. New Member Recommendation.** After viewing tonight's meeting, Robin Stamp, confirmed that she would be interested in being appointed to fill the vacancy for a second Associate Member of the DRC. She provided a Committee Appointment Request form for submission to the Town Administrator. A motion was made by Jill Bedoya and seconded by James Esterbrook as follows:

**Motion:** To recommend the appointment of Robin Stamp as an Associate Member of the Design Review Commission.

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

There being no further business, a motion was made by Richard Tobin and seconded by Jill Bedoya that the meeting be adjourned at 7:50 p.m.

Adjourned.

Respectfully submitted,



Brenda Hutchinson  
Secretary

Minutes 10-21-08  
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