

**DESIGN REVIEW COMMISSION
MINUTES OF MEETING
FEBRUARY 26, 2008**

TOWN OF FRANKLIN
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A meeting of the Design Review Commission was held on Tuesday, February 26, 2008, at the Franklin Municipal Building Franklin, Massachusetts. The Chair called the meeting to order at 7:01 p.m. Members present were Chair, Jennifer Peters, Richard Tobin and Thomas Morin, representing a quorum. Member Lenley Rafuse joined the meeting following the first agenda item.

1. Century 21-Commonwealth – 15 West Central Street – Sign & Awning Approvals.

Present on behalf of the owner was Bill Pavia of ABC Sign Co., Inc. Mr. Pavia presented designs for new sign faces and removal and recovering of awnings for Century 21-Commonwealth, which is moving into the ground level formerly used by American Business Equipment Co., which will now occupy the second floor of the building. He explained that the old metal red, white and blue awnings will be removed and recovered in black sunbrella fabric with gold lettering and the front sign face will be replaced as shown on the drawing. The sign on the side of the building indicated a sign for American Business Equipment and Century 21-Commonwealth with a blank panel for a future tenant. The current down-lighting under the awnings will remain. A motion was made by Thomas Morin and seconded by Richard Tobin as follows:

Motion: To approve the new Awnings and Signs for Century 21 Commonwealth, as submitted, without conditions.

Vote: Approved 3 – 0 (Yes 3 No 0 Abstained 0)

Mr. Rafuse joined the meeting at this time.

2. Honey Dew Donuts – 213 East Central Street – Building Plans for Renovation of Existing Building.

Present were Steven Ribeiro of Homeland Builders, Inc. and Robert Bowen, owner of the premises. Mr. Ribeiro explained that the existing building is being totally renovated, inside and out and the Chair advised him that this Commission would only be addressing the exterior design, colors and materials, as well as any new lighting or signage. Mr. Bowen said the signage would remain the same as the existing signs. The design plans were reviewed and Mr. Ribeiro also provided samples of the roof shingles, vinyl siding and brick to be used. Lighting was also addressed and the plans showed down-lighting under the soffits and an exterior fixture over the drive-thru. The applicant was requested to deliver a copy of the light fixture specifications to the office, which the Commission could look over at its next meeting. Materials and colors samples were reviewed and noted in the following vote. Members felt the renovations would be a vast improvement to the building. A motion was made by Lenley Rafuse and seconded by Richard Tobin, as follows:

Motion: To recommend approval of the Store Renovation Plans for Honey Dew Donuts as to exterior design, colors and materials only, as submitted, with the following color selections: a) Roof Shingles – "Pewter Gray"; b) Siding –

applicant agrees to provide lighting specifications for the outside fixture over the drive-thru. Any new signage must be submitted to the Commission for approval.

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

General Matters

1. **Acceptance of Minutes.** The Chair asked if there were any corrections or additions to the Minutes of Meeting of February 12, 2008. There being none, a motion was made by Lenley Rafuse and seconded by Richard Tobin, as follows:

Motion: To accept the Minutes of Meeting of February 12, 2008 as submitted.

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

2. **Eaton Place.** The secretary showed a new sign drawing received from Community Builders, Inc., increasing the letter size of "Eaton Place", which had been requested by the Commission. This will be added to their file.

3. **Franklin Center Commons II.** The Secretary informed the members that Lisa Piana, Downtown Manager had met today with John Marini, Bart Fowler, Awning Contractor and Cam Alfonso regarding selection of awnings and signage for the new Marini Building. They will be sending in some material and asked to be placed on the March 11th meeting agenda.

There being no further business at this time, a motion was made by Lenley Rafuse and seconded by Thomas Morin, as follows:

Motion: That the meeting be adjourned at 7:45 p.m.

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

Adjourned.

Respectfully submitted,



Brenda Hutchinson
Secretary