

**DESIGN REVIEW COMMISSION
MINUTES OF MEETING
MARCH 25, 2008**

TOWN OF FRANKLIN
TOWN CLERK
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RECEIVED

A meeting of the Design Review Commission was held on Tuesday, March 25, 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, Jr. and Thomas Morin, representing a quorum. Lenley Rafuse was absent. Also present was Beth Dahlstrom, representing the Planning Department.

1. Franklin Fire Headquarters – 40 West Central Street – Signage Approval.

Present was Franklin Fire Chief, Gary McCarraher, as well as Cam Alfonso of Signs by Cam. Mr. McCarraher presented the drawings for a free-standing carved sign; acrylic lettered signage for the peak over the entrance; a plaque or seal of Benjamin Franklin for the peak over the middle bay; and a Fire Department shield. Mr. McCarraher also pointed out on the site plan where the free-standing sign will be attached to granite posts and placed perpendicular to the building. A motion was made by Thomas Morin and seconded by Richard Tobin, as follows:

Motion: To approve the free-standing sign, building signage, plaque and shield for the Franklin Fire Headquarters, as submitted, without conditions.

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

2. Franklin Center Commons II – 17-33 East Central Street-Signage & Plaque.

Present was Cam Alfonso of Signs by Cam, who had revised the building sign in accordance with Commission's request at the last meeting. The resubmitted design showed a black background with gold lettering and burgundy oval for the address. He indicated that the vents on the building prevented him from moving it to a higher location. The bronze plaque was placed in the top center of the building. A motion was made by Richard Tobin and seconded by Thomas Morin, as follows:

Motion: To approve the Building Sign with black background, gold lettering and burgundy street number oval for Franklin Center Commons (Site #2), as well as the "2008" bronze plaque, both as submitted.

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

3. Franklin Center Commons – 9 Summer Street-Tenant Panel Signage. In accordance with the decision approving the additional space to the pylon sign and building sign at last week's meeting, Cam Alfonso provided new sign drawings showing all the tenant panels for both signs being consistent, with black backgrounds and white lettering. This decision will be attached to the March 11, 2008 decision in the file. A motion was made by Thomas Morin and seconded by Richard Tobin, as follows:

Motion: To approve the black tenant panels with white lettering to be added to the pylon sign and building directional signs which were approved on March 11, 2008, for Franklin Center Commons I at 9 Summer Street, as submitted, without conditions.

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

4. **Arcadia Dental – 620 West Central Street – Building & Tenant Signage.** Present were Cam Alfonso of Signs by Cam and Andrew Bissanti, Realtor. Sign designs were presented for illuminated channel letters to be attached to a raceway on the building facing Route 140, and a carved tenant-panel for the directory sign, with colors matching the other tenant panels on that sign. Ms. Peters expressed concern over any further lighted signs being attached to the building. Mr. Bissanti explained that there are only three tenants in the building, Professional Physical Therapy, Chamber of Commerce and Arcadia Dental, which fill the entire building. A motion was made by Thomas Morin and seconded by Richard Tobin, as follows:

Motion: To approve the illuminated channel-lettered Building Sign and the carved tenant panel for the Directory Sign for Arcadia Dental, as submitted without conditions.

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

5. **CVS Pharmacy – 272 East Central Street – Sign Approvals.** Present on behalf of CVS was Bob Paige of Beaumont Sign Co., who explained that CVS was replacing the old signs on all of its stores throughout New England, as the letters were fading. He presented four sets of sign drawings, which were reviewed by the members. Beth Dahlstrom questioned the need for additional 24 hour lettering on the side elevation, when the 24 hrs. is adjacent to the CVS building signage and on several other areas of the building. Members agreed. The Chair felt the 48" letters requested for the building frontage should be reduced to the original 36" letters, which would also match the 36" letters proposed for the side elevation. A motion was made by Richard Tobin and seconded by Thomas Morin, as follows:

Motion: To approve the new Signage for CVS Pharmacy, as follows:

- A. Replace with 18" letters for "Drive-thru Pharmacy" & "24 Hours" to far right front of building
 - B. Replace with 36" letters "CVS/Pharmacy" & Block "24 Hours" to front of building
 - C. Add new 36" letters to the Side Elevation "CVS Pharmacy" and "24 Hours", all as shown on the submitted drawings.
- The additional "Open 24 Hours" sign proposed for the side elevation is denied.

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

General Matters:

1. **Acceptance of Minutes.** The Chair asked if there were any changes or additions to the minutes of meeting of March 11, 2008. There being none, a motion was made by Thomas Morin and seconded by Richard Tobin, as follows:

Motion: To approved the Minutes of Meeting of March 11, 2008, as submitted.

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

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

Motion: That the meeting be adjourned at 8:00 p.m.

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

Adjourned.

Respectfully submitted,



Brenda Hutchinson
Secretary