

**DESIGN REVIEW COMMISSION
MINUTES OF MEETING
APRIL 22, 2008**

TOWN OF FRANKLIN
TOWN CLERK
2008 MAY 14 PM 5:18
RECEIVED

A meeting of the Design Review Commission was held on Tuesday, April 22, 2008 at the Franklin Municipal Building, Franklin, Massachusetts. The Chair called the meeting to order at 7:05 p.m. Members present were Chair, Jennifer Peters, Lenley Rafuse and Richard Tobin, Jr., representing a quorum. Thomas Morin was absent. Also present was Beth Dahlstrom, representing the Planning Department.

1. **Sprint – 456 West Central Street – Sign Approvals.** Present were Jesse Ramsperger of Signs by Tomorrow, installer, and Scott Haynes, husband of the owner, who advised that Sprint would not accept the reverse of colors as approved at the prior meeting and were present tonight to ask for approval of the sign with the corporate colors as originally submitted. Mr. Haynes showed photos of other sites with yellow or similar color signs; however the Chair explained that the Commission is trying to reduce the number of mall signs having many multi-colored signs and also suggested that many companies have alternative sign designs for use in towns that have sign restrictions. Discussion continued and the Chair asked if he would consider putting a 2-3 inch black border around the building sign to cut the large area of yellow and changing a foot on each side of the tenant panel to black to reduce the bright yellow, but still leave the corporate colors. The applicant asked for a decision tonight; however, since there is a temporary sign in place, the Chair asked that a new sign design be submitted for action at the next meeting, incorporating the requested changes. The applicants returned to the meeting at the end of the evening's agenda to say they had contacted the company and they will not agree to those changes. The result was that the applicant was requested to obtain a letter from Sprint or their sign designer confirming they have no alternative design and sending it, together with their sign regulations, to the Town Planner and return to the next meeting. The matter was then tabled to May 13, 2008.

2. **Franklin Center Commons-Condominium Sales Office – 14 East Central Street – Sign Approval.** Present were Cam Alfonso of Signs by Cam, John Marini, Owner and Bart Dowdle, Project Manager. Mr. Alfonso presented a sign drawing with a building logo for the sales office to be located in the former Sprint store in the 12-30 East Central Street block owned by Mr. Marini. Members asked if the sign could be lengthened to approximately 10 feet and shorted by a few inches in order to more nearly match the prior sign and others on that block. Mr. Alfonso agreed to this and a motion was then made by Lenley Rafuse and seconded by Richard Tobin, as follows:

Motion: To approve the Building Sign for Franklin Center Commons Condominium Sales Office, as submitted, with the condition that the sign length be extended to approximately 10 feet and the height reduced to 32 inches (plus the center logo), as noted on the attached drawing.

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

3. Franklin Center Commons II – 17-33 East Central Street – Planting Changes.

Present were John Marini and Bart Dowdle, who presented a new Planting Plan for requested changes in the previously approved planting design on the side patio area and along the front of the building. The location and types of plantings were reviewed on the large plan and explanations were given for eliminating some trees due to lighting, space and the building entrance for students. The members requested that a few tub type containers with annuals be placed in the center of the bistro table areas on the side patio. The applicant also requested that they be allowed to use ground shrubbery and flower beds with annual or seasonal flowers, in lieu of the suggested raised planters in the front. Members were agreeable to the change. Types of trees and plants were reviewed and Mr. Rafuse requested that all trees and plants, etc. be from the Best Development Guidelines. A motion was made by Lenley Rafuse and seconded by Richard Tobin, as follows:

Motion: To recommend approval of the revised Planting Plan dated April 7, 2008, with the condition that potted plants with annuals be added to the side patio and planting beds with shrubbery and annuals be substituted in lieu of planters along the front, all as noted on the plan attached to the decision.

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

4. Franklin Center Commons I – Park Building – 15 Summer Street – Materials & Color Approvals. Present were John Marini and Bart Dowdle, who provided a colored rendering of the building and printed list of exterior materials and requested colors. They also brought the actual brick, clapboard, panel, asphalt shingle and trim samples to the meeting for the members' review. Members were satisfied with the material colors and design and a motion was made by Lenley Rafuse and seconded by Richard Tobin, as follows:

Motion: To recommend approval of the materials, brick choice and color selections for the exterior of the Franklin Center Commons Park Building at 15 Summer Street, all in accordance with Exhibit A and building rendering attached hereto.

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 April 8, 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 April 8, 2008 as submitted.

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

2. Questions Regarding Previously Installed Signs and Political Signs. Mr. Rafuse had questioned some existing signs at the prior meeting and the Chair suggested they hold a separate meeting some time in the future to address those issues, rather than at a regular meeting. Mr. Rafuse also asked about length of time political signs can remain and was advised that the Building Department can only monitor those on public property.

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

Motion: That the meeting be adjourned at 8:40 p.m.

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

Adjourned.

Respectfully submitted,



Brenda Hutchinson
Secretary