

Town of Franklin



Design Review Commission

**Tuesday, November 22, 2022
Meeting Minutes**

Chair James Bartro called the above-captioned meeting to order this date at 7:00 PM, as a remote access virtual Zoom meeting. Members in attendance: Chair James Bartro, Vice Chair Sam Williams, Paul Lopez, Cassandra Bethoney. Members absent: Gerald Wood, Associate Chris Baryluk. Also present: Maxine Kinhart, Administrative Staff.

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. This meeting was recorded.

1. 704 Washington Street – 704 Washington Street – Create two new five-bedroom group homes for adults in Amego program.

Mr. Edward Cannon, attorney on behalf of applicant Amego Inc.; Mr. John Randall, CEO Amego Inc.; and Mr. William Masiello, architect of William J. Masiello Architect Inc., addressed the Commission. Chair Bartro stated that for items like this where it is a commercial development for residential purposes, this Commission is a recommending committee; we will be looking to talk about the materials, the façade, lines of sight, mechanicals on a roof, landscaping, photometrics, aesthetics of the property as proposed to make sure it fits in with the neighborhood and community, and things like that. He stated that if the Commission votes and it is favorable, the recommendation would then go to the Planning Board. Vice Chair Williams stated that the last time the applicant was before the Commission, the Commission recommended the applicant's lighting plan. He stated that for the façade, the Commission asked the applicant to bring back the materials, and the Commission provided feedback to the applicant regarding the site plan.

Mr. Masiello stated that some of the concerns the last time involved the exterior materials and plantings. He noted the six Amego homes that were just completed next door; he stated that the materials for this will be very similar. He showed and reviewed the renderings and discussed the proposed exterior materials. He reviewed the resubmitted elevations and stated that all materials were identified. He reviewed the materials list which was provided with the submitted documents and stated that everything is really dependent on availability. He stated that they would be picking colors that were in the tan/taupe/warm beige colors with the trim white or off white. He stated that these products are all from CertainTeed. He stated that the color scheme is changed from the buildings next door which was more silver/gray. He confirmed the colors selected will be in the same color family, as available, as shown in the renderings submitted. He noted that the roof shingles will be a warm gray.

Vice Chair Williams stated that based on the renderings it looks good. Chair Bartro noted an applicant who was previously before the Commission indicated the materials/colors they were going to use, but then used something different which fundamentally changed the look of the buildings; the building commissioner had to get involved and it slowed down the project. He asked the applicant to keep that in mind. Mr. Masiello confirmed that he understood.

Mr. Masiello requested that Mr. Daniel Campbell and Mr. Adam Hunt, both of Level Design Group, talk about the tweaks on the site plan. Mr. Campbell showed and explained the revised site plan. He stated that the basic site plan has not changed. He reviewed the location of the buildings, driveway, and turnaround for emergency vehicles. He stated that the changes they made are somewhat subtle to the overall site plan. Mr. Hunt reviewed the parking space of concern that was discussed at the last Commission meeting and explained that the angle was revised and a space was added on the other side. He stated that the stormwater is being revised, but is the same as shown previously with some minor modifications. He stated that another concern was the dumpster area; they have provided 8 ft. for the turnaround, and they pushed the grading back. Chair Williams asked about the walkways to the doors. Mr. Hunt stated that it may be revised, but is generally the same. He stated that no handrails are needed.

Ms. Bethoney stated that she noticed there were three areas of temporary storage for stockpiling and asked what the purpose of the three was rather than localizing it to one larger location. Mr. Hunt stated that could be revised to make one larger area. Mr. Campbell noted that the Planning Board will hold the applicant to where it is shown; therefore, it is better to have two locations shown. Ms. Bethoney noted her preference to consolidate the three locations to two locations. She noted that it would be good to try to protect more of the tree canopy and do a little less cutting of existing trees; it is a suggestion and not a requirement. She encouraged them to look at the grading around the stormwater infiltration basin and make it feel less hard engineered and more like they are naturally occurring in the landscape; again, not a requirement, just a suggestion. She stated that she did not notice any temporary construction fencing along the road. Mr. Campbell stated that they do not show construction fence, but they do have a limit of disturbance out at the road. Chair Bartro stated that this is usually more of a Planning item.

Mr. Cannon stated that they have been to the Planning Board and would like to finish with the Design Review Commission before they return to the Planning Board. Ms. Bethoney asked about the planting plan. Mr. Masiello stated that as requested they looked at more trees that were in keeping with native species. He showed and reviewed the landscaping plan. He stated that in terms of vegetation on the side, he introduced a native ivy and evergreen shrub. He discussed the plan for around the basin. He stated that Amego wants adults to participate with vocation and having plant beds for growing tomatoes/herbs and a garden is a great way to do that. He stated that there are planting details on the provided plans.

Motion: To **Recommend** the façades and materials as submitted. Motioned by S. Williams. Seconded by C. Bethoney. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES; Bartro-YES. Voted 4-0-0.

Motion: To **Recommend** the site and landscaping as submitted. Motioned by S. Williams. Seconded by C. Bethoney. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES; Bartro-YES. Voted 4-0-0.

2. **Hickey & Luciano – 4 West Street** – Remove existing hanging panel – apply new lettering.

Mr. Rocco Cavallaro of Cavallaro Signs addressed the Commission. Chair Bartro confirmed that the applicant was adding and additional blade. Mr. Cavallaro stated that the blade is already hanging there; there is a blank one up there. He stated that he is going to take it down and letter it in the same type of vinyl. He stated that there is ground lighting so it is illuminated. Chair Bartro stated that the applicant was well under the square footage.

Motion: To **Accept** the sign package as submitted. Motioned by S. Williams. Seconded by P. Lopez. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES; Bartro-YES. Voted 4-0-0.

General Matters – New Business – Proposed 2023 Meeting Dates

After discussion, Chair Bartro requested the elimination of the February 14th and December 26th meeting dates.

Motion: To **Accept** the Proposed 2023 Meeting Dates as submitted with the date changes as noted. Motioned by S. Williams. Seconded by P. Lopez. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES; Bartro-YES. Voted 4-0-0.

General Matters - Old Business

Chair Bartro stated that he is still working on the document regarding what Commission members discussed about the York, Maine, ordinance; he will get the Commission something to review. He stated that he sent a note to the building commissioner about the sign for Bob's Discount Furniture regarding the temporary sign. He stated that the temporary sign has been removed; he has no further update. Ms. Kinhart stated that she received an email from them and it sounded like they were going to keep the status quo and not really go further for that at this time.

Approval of Minutes

None.

Motion: To **Adjourn** by S. Williams. Seconded by P. Lopez. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES; Bartro-YES. Voted 4-0-0.

Meeting adjourned at 7:38 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary