

Town of Franklin



Design Review Commission

**Tuesday, July 7, 2020
Meeting Minutes**

Chair Fitzgerald called the above-captioned meeting to order this date at 7:00 PM, **as a Remote Access Virtual Zoom Meeting**. Members in attendance: Mark Fitzgerald, Chris Baryluk, Sam Williams. Members absent: Ralph Niemi, James Bartro.

As stated on the agenda, due to the growing 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.

1. **Stop & Shop – 40 Franklin Village Drive** – Repaint designated areas where old signs were – replacing with new Corporate branded sign, new pylon faces in existing pylons – add green stripes where needed

Ms. Christina Moreau of Agnoli Sign Company, representing Stop & Shop, addressed the Commission. She stated green stripes have been added to the rendering. She noted that the gas station has the same color scheme as the building. Chair Fitzgerald noted this is a continuation from the Commission meeting two weeks ago; the applicant has added the gas station.

Motion: To **Approve** the modified rendering for the Stop & Shop building as submitted. Motioned by S. Williams. Seconded by C. Baryluk. Voted 3-0-0.

2. **Stop & Shop – 828 West Central Street** – Repaint designated areas where old signs were – replacing with new Corporate branded sign, new pylon faces in existing pylons

Ms. Christina Moreau of Agnoli Sign Company, representing Stop & Shop, addressed the Commission for the gas station submission.

Motion: To **Approve** the sign package for the gas station as submitted. Motioned by S. Williams. Seconded by C. Baryluk. Voted 3-0-0.

3. **ERA Realty – 452 West Central Street** – Change sign faces

Mr. Cam Afonso of Signs by Cam, applicant's representative, stated they are doing a face replacement of the signage on the building, and the pylon sign for the street will have the faces redone; it is doubled sided.

Motion: To **Approve** the sign package as submitted. Motioned by C. Baryluk. Seconded by S. Williams. Voted 3-0-0.

4. **New England Treatment Access, LLC – 162 Grove Street** – Limited demotion of commercial space. New addition is proposed that would house a new cannabis dispensary

Mr. Brad Chaffee, representing NETA, and Mr. Chris Drinan of Dennis Colwell Architects, addressed the Commission. Mr. Chaffee confirmed this is a retail establishment for medical and non-medical marijuana. He stated they have also presented to the Planning Board. He provided a brief overview of the site and noted the curb cut at the entrance has been kept as it currently exists; an addition on the existing house and warehouse, and expansion of the parking lot is proposed. Chair Fitzgerald stated the Commission requests 3 in. or larger tree calipers for the plantings. Mr. Chaffee stated that plans show 2.5 in. calipers, but they will update the plans to show 3 in. tree calipers. He reviewed the existing abutters and noted there are no residential houses around this site. He reviewed the plantings and lighting and discussed the provided rendering. Mr. Drinan said they would be using a fiber cement product in earth tones on the buildings. It does not rot and does not soak up any water. He reviewed the doors, windows, and roof lines. He said the awnings in the front are to shield customers if they are lining up. The house is already a white color which they will touch up. Mr. Chaffee noted that they will return to the Commission for signage.

Motion: To **Recommend** the Site Plan, elevations, finishes, materials, and photometrics as submitted. Motioned by C. Baryluk. Seconded by S. Williams. Voted 3-0-0.

5. **Proposed Development Central Square – 340 East Central Street** – 104-unit apartment buildings

Mr. Halligan, representing 340 East Central Street, LLC, addressed the Commission for the residential component of the project. He noted that at the last Commission meeting approval for the commercial side of the project was received. He stated that the Commission's biggest concern was the buildings. So, the roof lines, dormers, materials, and colors have been revised. He noted that they added doors, larger windows, and dressed up the front with a patio. He said the PDF copies of the plans do not reflect the colors well; there is a chart that identifies the colors. He stated that aerial and front views of the buildings have been provided. Commission members discussed the changes and stated it now looks more residential; it is an improvement from the last submission.

Motion: To **Recommend** the revised exterior façade, finishes, and design for the residential portion as submitted. Motioned by C. Baryluk. Seconded by S. Williams. Voted 3-0-0.

Meeting Minutes: None.

General Matters: Mr. Williams stated a lit sign with an all-white background was installed at the relocated Acapulcos Restaurant on Union Street. He asked what signage was approved by the Commission. Chair Fitzgerald asked Ms. Maxine Kinhart to obtain the presentation and approval information from the meeting held with Acapulcos on December 17, 2019. Ms. Kinhart said she would provide the information to Chair Fitzgerald for his review.

Motion to Adjourn by S. Williams. Seconded by C. Baryluk. Voted 3-0-0. Meeting adjourned at 7:38 PM.

Respectfully submitted,

Judith Lizardi

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Recording Secretary