

## Town of Franklin



### Design Review Commission

#### Tuesday, June 16, 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, Ralph Niemi, Sam Williams, James Bartro. Members absent: None. Chair Fitzgerald authorized Associate Member James Bartro to vote.

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.

Ms. Christina Moreau of Agnoli Sign Company, representing Stop & Shop, addressed the Commission. Chair Fitzgerald stated the new sign looks like it is a slightly larger font. Ms. Moreau confirmed the building frontage is 318 sq. ft. Chair Fitzgerald stated concern about the white lettering. Ms. Moreau said the white would look nice against the gray background. She described the colors on the pylon sign; it is an opaque background and only the letters will be seen at night. She said the letters on the gas station sign at 828 West Central Street would be changed, as well. Chair Fitzgerald stated that would be a separate permit for a separate address; he recommended it be put on the July 7, 2020 meeting agenda. He suggested it be kept at the same coloring scheme as the plaza.

**Motion:** To **Approve** the sign package as submitted. Motioned by C. Baryluk. Seconded by J. Bartro. Voted 5-0-0.

2. **Lacrosse Unlimited - 20 Franklin Village Drive** – Installation of one set of channel letters on a raceway overall dimensions 9' 2" W x 3' w" H.

Ms. Mariel Rodriguez of Valle Signs and Awnings, representing the applicant, addressed the Commission. Chair Fitzgerald stated the ownership of the Franklin Village Mall is usually very involved in the signage; he recommended Ms. Rodriguez submit this sign package to the building owner who signs off on the sign packages. The owner will provide a letter agreeing with the presentation and mounting plan. Chair Fitzgerald stated the sign package complies with all Design Review Commission's regulations. The Commission will add a stipulation to this approval that the letter from the owner must be received.

**Motion:** To **Approve** the package as submitted provided that by Thursday morning a letter from the building owner is submitted indicating they have reviewed the sign package and the sign will successfully interface with the infrastructure. Motioned by S. Williams. Seconded by R. Niemi. Voted 5-0-0.

3. **Pet Supplies Plus – 309 East Central Street** – Install store front signage on Jr. Pop up façade on raceway. Install 2 signs on pylon post in front of shopping center.

Mr. Cam Afonso of Signs by Cam reviewed the proposed signage and stated that all the specifications match what has been done prior at this location which is the former Bob's Store site. The same mounting will be used as others done in this location. He reviewed the colors. He noted that on the pylon, this signage will be installed on the bottom left.

**Motion:** To **Approve** the package as submitted. Motioned by J. Bartro. Seconded by S. Williams. Voted 5-0-0.

4. **LAN Connect Systems – 186 Grove Street** – New sign.

This item was not taken as applicant/applicant's representative did not attend the meeting.

5. **Panther Way – Site Layout Plan – Panther Way** – Construction of proposed commercial building with site work per plans.

Mr. Brad Chaffee of Camford Property Group/applicant and Mr. Dan Santacrocce architect of Dennis Colwell Architects addressed the Commission. Chair Fitzgerald stated this proposal appears to be next to the current school bus parking on Panther Way. Mr. Chaffee confirmed the full Site Plan was provided to Ms. Kinhart via email for this meeting. He provided an overview and scope of the proposed project. He stated that the point of the project was to move the buses off the current gravel area and put up a new building. They have been working with the Planning Board as well as the neighbors. He reviewed the propped locations for the 30 buses and the 30 parking spots for the vehicles of the bus drivers. He stated that on the backside, closer to CVS, there is a parking lot for the building. The Holmes bus company will have an office space in the building and an area rented out to a tenant. They do not currently have a tenant, but they will return to the Planning Board with a Limited Site Plan when a tenant is determined. They are thinking that the tenant may be some kind of wholesale use. Discussion commenced about the location of the building, parking lots, and the elevations on the site. Mr. Chaffee noted that the closest point to the neighbors is about 90 ft. Chair Fitzgerald stated this looks better than the gravel lot that the buses are currently parked on. Mr. Chaffee stated that there will be 16 pole lights and 7 wall mount lights; there is no light spillage. Chair Fitzgerald reviewed the colors as shown on the color rendering. Mr. Chaffee said that signage will wait until they have secured a tenant.

**Motion:** To **Recommend** the façade finishes and elevations as submitted. Motioned by C. Baryluk. Seconded by J. Bartro. Voted 5-0-0.

**Motion:** To **Recommend** the photometrics as submitted. Motioned by J. Bartro. Seconded by C. Baryluk. Voted 5-0-0.

Mr. Chaffee provided an overview of the landscaping plan. He stated that there are six trees proposed in front of the basin in the parking lot. Discussion commenced on the tree caliper size.

**Motion:** To **Recommend** the Site Plan as submitted with the addition of 3 in. calipers on the trees. Motioned by M. Fitzgerald. Seconded by C. Baryluk. Voted 5-0-0.

6. **Proposed Development Central Square – 340 East Central Street** – 104-unit apartment buildings, Retail development.

Mr. Tim Tobin, architect for the retail portion, and Mr. Jerome Dixon, architect for the residential portion, addressed the Commission. Mr. Dixon reviewed the Site Plan for the two proposed apartment buildings. He discussed the building height of 50 ft. and stated the buildings would be four stories with mezzanines at the top. The short end of Building A is on East Central Street. Mr. Halligan stated the apartment complex Buildings A and B would run along the Ficco property deep into the woods. He explained that former Town Administrator Jeff Nutting wanted the building as close to Rt. 140 as possible, as to not see a massive parking lot on Rt. 140. Chair Fitzgerald noted this is the site of the former Keigan Chevrolet that is currently unoccupied; it is next to the Big Y. Mr. Tobin reviewed the driveway entrance location, the well location, and retail Building C. He briefly reviewed the design, colors, building materials, store front canopies, awnings, and signage. He stated the heights of the four buildings were varied. He noted there will be a Starbucks on the site. Chair Fitzgerald asked where trucks would park for deliveries made to Building C. Mr. Tobin stated that after the Starbucks is operational, 90 percent of the deliveries would go through the front door. Mr. Halligan stated that all around the back of the building can be used for cueing for possibly 30 cars. Discussion commenced as to the location of the entrance and flow of traffic to get to the proposed Starbucks drive through; it is designed to have plenty of flow and no backup. It was discussed that customers possibly would not drive through the full length to get to the drive through. Mr. Halligan stated that there is also an entrance at the lights at Big Y. Commission members discussed the problems with the Starbucks on West Central Street and that the cueing is very short and does not work well; they do not want that repeated at this location. Mr. Tobin explained where the menu board for ordering would be located. Chair Fitzgerald asked that the menu board be hidden from the street. Mr. Halligan stated a traffic study was done on the proposed Site Plan; no new traffic light would be needed. He stated this proposal is a great reduction in traffic trips from the previous plan. Mr. Tobin discussed the façade materials for the retail buildings. He stated that there will be signage on the buildings. The colors will be grays and earth tones.

**Motion:** To **Recommend** the building finishes and elevations for the retail portion as submitted. Motioned by C. Baryluk. Seconded by R. Niemi. Voted 5-0-0.

Mr. Dixon reviewed the orientation and elevations of the residential buildings and provided an overview of the renderings; he discussed the access to the well and explained the façade materials. Chair Fitzgerald stated that the buildings as presented look like hotels. Mr. Halligan reiterated the second residential building is hundreds of feet back into the woods; further back than the Ficco's parking lot. He confirmed the color of the buildings is a light blue/gray. Commission members noted that the residential buildings do not look anything like the retail buildings; the façade colors and materials were discussed. Mr. Dixon stated they will be using a green roof color. Mr. Halligan stated there are 52 units per building for a total of 104 two-bedroom units which will be for rent. This will be one of the first mixed-use buildings in Franklin. This is not a conventional residential development; it is the new trend to mix people with retail. He stated that a variance was obtained for the apartment use in this district. Chair Fitzgerald asked where the dogs living in the buildings will relieve themselves. Mr. Halligan stated that pets would not be encouraged. Commission members expressed that they did not like the color palette for the residential buildings; however, they did approve the retail. They agreed they would like to see the street-facing side dressed up a little. They expressed that the buildings looked too big for the surrounding area and looked like hotels. Mr. Halligan explained that the billboards on Rt. 140 would block a commercial entity. Chair Fitzgerald

stated recommendations include: modifications to Building A on the East Central side to break up the wall; less Florida-look for a color scheme; and changes to the roof lines to remove the back-to-front uniformity so it does not have such a block-style look.

**Motion:** To **Recommend** to table as submitted with the next submission looking at the East Central Street side elevations, color palette, and breakup of the roof lines at the East Central Street end. Motioned by M. Fitzgerald. No second provided; no vote taken.

**Meeting Minutes: June 2, 2020**

**Motion:** To **Approve** the **June 2, 2020** Meeting Minutes as presented. Motioned by M. Fitzgerald. Seconded by R. Niemi. Voted 4-0-1.

**General Matters:** None.

**Motion to Adjourn** by M. Fitzgerald. Seconded by J. Bartro. Voted 5-0-0. Meeting adjourned at 8:50 PM.

Respectfully submitted,

*Judith Lizardi*

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Judith Lizardi  
Recording Secretary