

Town of Franklin



Design Review Commission  
Tuesday, November 10, 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: Chair Mark Fitzgerald, Vice Chair Chris Baryluk, James Bartro, Sam Williams, Gerald Wood, Associate Venkata Sompally. Members absent: None. Also present: Maxine Kinhart, Administrative Assistant.

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.

Chair Fitzgerald authorized Associate Venkata Sompally to vote.

1. **AAA – 85 Franklin Village Drive** – Install signs for AAA: wall sign – internally illuminated, under canopy sign, door

Ms. Heather Dudko representing AAA addressed the Commission. She confirmed that AAA is relocating to the other side of the plaza. She stated they are proposing to reuse the current under canopy sign. The wall sign is new; it is 30 sq. ft. illuminated and is to be mounted on a raceway.

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

*Mr. Baryluk entered the meeting.*

2. **Stop & Shop – 40 Franklin Village Drive** - Online pick-up aluminum signs on concrete bases, online pick-up directional sign

Ms. Christina Moreau of Agnoli Sign Company addressed the Commission. She stated that Stop & Shop is going to have an online pick up service. There will be eight 24” x 18” signs on concrete bases in the parking spaces as indicated on the provided drawing. There is one directional sign that leads customers to the parking area. She explained that the attendant comes out of the store, puts the groceries in the vehicle, and the customer drives away.

**Motion:** To **Approve** the sign package as submitted. Motioned by J. Bartro. Seconded by S. Williams. Voted 6-0-0.

3. **S&L Therapy – 524 West Central Street** - Replace graphics on existing wall mount light box and free-standing directory

Applicant did not attend the meeting; this item was not taken.

4. **Imperial Dade – 300 Financial Park Drive** - Install channel letters – LED internal illumination, 8' low voltage whips, 1/8" Alupanel backers, 040 x 3" aluminum returns. 3/16" acrylic face with graphics Ms. Alexandra Bento of Luka B Signs addressed the Commission. Chair Fitzgerald stated this is a rather straight forward sign, and the building is very large. Ms. Bento stated Imperial Dade installed some of their own signs, as well. Chair Fitzgerald stated that all signage, not just building signage, is part of the submission; he will notify Building Commissioner Gus Brown. He stated Ms. Bento's signage seems compliant; however, it may have to be put on hold until Imperial Dade comes forward regarding the signage they already installed as that may not be compliant. Mr. Williams confirmed the signage dimensions of 6' x 15.5' and noted that it is greater than allowed in an Industrial Park which is no more than 90 sq. ft. divided into two signs; he read aloud the Schedule of Permitted Signs by District dated April 2019. Commission members discussed the building location, proposed sign locations, and proposed signage size. Chair Fitzgerald confirmed the street facing side allowed total 'is 60 sq. ft. He recommended Ms. Bento return with a proposed 60 sq. ft. sign facing Washington Street and noted the other lot signage is subject to the Commission, as well. He stated this item will be denied as it is oversized, it is not on a corner, and not all signage for the location was submitted.
5. **94/88 East Central Street – Mixed Use – 94/88 East Central Street** - Restoration of existing house and construction of new addition  
Mr. Brad Chaffee, owner/applicant, stated they were asked by the Planning Board make a more traditional design. Ms. Liz Ranieri of Kuth Ranieri Architects reviewed the revised design submission based on the input received from the Planning Board regarding keeping more within a New England character. She stated the design has evolved, and they reduced the height and peak of the roof. She reviewed the changes to the exterior design to tie the existing house and neighboring condominium buildings together. Mr. Chaffee noted this design is a little more traditional. Commission members discussed the new design.

**Motion:** To **Recommend** the design as submitted. Motioned by S. Williams. Seconded by C. Baryluk. Voted 6-0-0.

**General Matters:** Chair Fitzgerald noted he has not heard anything regarding the Liquor World sign; he will follow up. Mr. Williams noted the Cake Bar sign was faded and had rust from the screws; Chair Fitzgerald stated he will add it to his list.

**Meeting Minutes: October 20, 2020**

**Motion:** To **Approve** the October 20, 2020 Meeting Minutes as presented. Motioned by S. Williams. Seconded by J. Bartro. Voted 6-0-0.

**Motion to Adjourn** by C. Baryluk. Seconded by S. Williams. Voted 6-0-0. Meeting adjourned at 7:43 PM.

Respectfully submitted,

*Judith Lizardi*

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Judith Lizardi  
Recording Secretary