

Town of Franklin



Design Review Commission  
Tuesday, January 12, 2021  
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 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.

Chair Fitzgerald authorized Associate Venkata Sompally to vote.

- 1. Anika – 28 Forge Parkway - Removal of existing wall sign/replace non-illuminated cut out letters.**  
Mr. Brandon Currier of Barlo Signs, representing the applicant, addressed the Commission. He stated they are requesting to remove the existing wall sign and replace it with non-illuminated cut out letters; he explained the proposed attachment method. Chair Fitzgerald asked Mr. Currier to sketch something and email it to Ms. Kinhart tomorrow regarding the attachment method as that is what the building commissioner is interested in.

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

- 2. New England Chapel – 300 East Central Street - Install non-lit temporary faces.**  
Mr. Cam Afonso of Signs by Cam, Inc., representing the applicant, addressed the Commission. He explained that they will be installing non-lit temporary sign faces which should only be up for a few months as the entire original structure will be coming down and they will be doing a new sign.

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

- 3. The Learning Experience, Franklin – 515 West Central Street - New 2 story child day care center with building signage, monument sign, and panel on existing pylon sign.**  
Ms. Cherly Schweiker of Jarmel Kizel Architects and Engineers, Inc., applicant's architect; Ms. Amanda Cavaliere of Guerriere & Halnon, Inc., applicant's civil engineer; and Mr. Marc Schaen, project manager, addressed the Commission. Chair Fitzgerald confirmed this is going in the Wendy's/Midas property. He stated this request is for a new building; it is currently an empty lot. He stated the interior is not the Commission's purview. He noted the building has a hip roof. Commission members reviewed the direction of the building. Chair Fitzgerald stated the applicant presented to Town Council the other night. The Commission is interested in the effects on the neighbors, how the building looks in relation to other structures around there, and any sight lines from the neighbors. Ms. Cavaliere confirmed Presidential

Arms is the neighbor to the right. Discussion commenced on the height differential. Ms. Schweiker reviewed the computerized rendering and discussed that the exterior materials are composite materials that simulate real materials; she stated that the names of the manufacturers of the materials are provided. She reviewed the elevations and noted that the directions may be incorrectly labelled. Chair Fitzgerald asked that this be corrected and resubmitted. Ms. Schweiker reviewed that there are exit doors from each classroom to the outside; they are emergency exits. She reviewed that the proposed 4 ft. high PVC fence is for safety. Mr. Bartro confirmed the size allowed for the monument sign. Ms. Cavaliere reviewed that the proposed location of the monument sign and the pylon must still be confirmed. Chair Fitzgerald stated there is time as far as the signage is concerned. Mr. Schaen and Ms. Schweiker reviewed the proposed signage and noted the current pylon signage has three panels. Chair Fitzgerald requested they not have a bright white background. He explained that the current pylon limits the ability of the applicant to put in a monument sign except at the top of the road on their property.

**Motion:** To **Deny** the monument sign on Rt. 140 citing that there is already a sign for that property on Rt. 140. Motioned by M. Fitzgerald. Seconded by G. Wood. Voted 6-0-0.

**Meeting Minutes:** December 29, 2020

Mr. Bartro stated he was not present at this meeting. Mr. Williams stated he was not in attendance at this meeting.

**Motion:** To **Approve** the December 29, 2020 Meeting Minutes with the noted corrections of those in attendance. Motioned by M. Fitzgerald. Seconded by G. Wood. No Vote Taken.

**General Matters:** Commission members discussed the former Edwin's location. Mr. Williams reviewed that Edwin's is a parcel, Honey Dew is a parcel, and the remainder is a parcel. Mr. Bartro discussed the lighting at Hawthorne Village; the light spillage must be addressed to the building commissioner.

**No Motion to Adjourn, Second, or Vote Taken.**

Meeting adjourned at 7:45 PM.

Respectfully submitted,

*Judith Lizardi*

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Judith Lizardi  
Recording Secretary