

Town of Franklin



Design Review Commission
Tuesday, April 20, 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, Sam Williams, Associate Venkata Sompally. Members absent: James Bartro, Gerald Wood. Also present: Maxine Kinhart, Assistant to the Director of Planning & Community Development

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.

1. **Kumon – 265-303 East Central Street (dba 291)** - Reface tenant panel in existing freestanding sign. Replace wall sign at 20 sq. ft. - internally illuminated.

Ms. Heather Dudko of National Sign Corporation, representing the applicant, reviewed the sign package submittal. She confirmed the new sign will have black lettering. She stated that the height of the new sign is a little taller, but the length is the same as the old sign; it is the same type on the raceway with the channel letters. She confirmed it was internally lit, and they will be using the same mounting points.

Motion: To **Approve** the sign package as submitted. Motioned by C. Baryluk. Seconded by S. Williams. Roll Call Vote: Williams-YES; Baryluk-YES; Sompally-YES; Fitzgerald-YES.
Voted 4-0-0.

2. **Active Recovery Boston – 82 Emmons Street** - Install aluminum belt sign.

Mr. Cam Afonso of Signs by Cam, Inc., representing the applicant, stated that he has spoken with Building Commissioner Gus Brown who is allowing this size sign and giving the residential 15 sq. ft. maximum. The sign is smaller than originally proposed and will be centered under the window so if they add a tenant there will still be room to move the sign up to add the second tenant. He noted the mounting method. Chair Fitzgerald requested the mounting information page be sent to Ms. Kinhart; Mr. Afonso stated he would do that.

Motion: To **Approve** the sign package as submitted. Motioned by S. Williams. Seconded by V. Sompally. Roll Call Vote: Williams-YES; Baryluk-YES; Sompally-YES; Fitzgerald-YES.
Voted 4-0-0.

Mr. Afonso stated that he is hopefully meeting with Building Commissioner Gus Brown and Director of Planning and Community Development Bryan Taberner to go over the Clark Cutler McDermott site. He will let Chair Fitzgerald know when the meeting is scheduled.

- 3. Dollar Tree – 500 Franklin Village Drive (DL-8597) -** Installation of replacement panels on existing multi-tenant sign; under canopy sign.

Mr. Nicholas Malito, Attorney for Dollar Tree, and Valerie OKane of Anchor Sign, Inc., addressed the Commission. Mr. Malito stated the application is for the installation of replacement panels on existing multi-tenant pylon sign as well as the under-canopy sign. Chair Fitzgerald confirmed this will be replacing the existing signs in the existing pylons. Ms. OKane discussed the sign on the side of the building. She stated that it was approved at a previous Design Review Commission meeting in 2019. Ms. Kinhart confirmed they were before the Commission on June 18, 2019. Ms. OKane stated that no signs have been installed yet.

Motion: To **Approve** the sign package as submitted. Motioned by S. Williams. Seconded by C. Baryluk. Roll Call Vote: Williams-YES; Baryluk-YES; Sompally-YES; Fitzgerald-YES. Voted 4-0-0.

- 4. NETA – 5 Kenwood Circle -** Install 3 post & panel directional signs (3'x 3' OAH 9') 9 sq. ft. each: aluminum wall sign NETA w/Logo – driver entrance (2'x 3' 6 sq. ft.); aluminum wall with "C" (3'x 4' 12 sq. ft.)

Ms. Alyson Ibbotson from Lauretano Sign Group, representing the applicant, stated that they are proposing some way finding signage. She stated there would be three 9 sq. ft. non-illuminated directional signs and two wall panel signs by the loading dock. She confirmed that she believes NETA is the only business on the property. Chair Fitzgerald stated that once a company name is on a sign, it is considered advertising. He asked why the directional sign has to say NETA on it. He stated that the Building Commissioner is also resisting putting company names on directional signage as other entities may request to have signage with their name on it as well. Discussion commenced on the need for the directional signage to have the NETA name on it, and if there are other business entities in the location. Mr. Williams stated concern regarding this company putting a sign out and then would other companies want to do the same. Ms. Ibbotson stated that she does not know if NETA is taking over the entire building or just bay C. Chair Fitzgerald stated the bay C sign, the driver entrance sign, and one pylon pointing to NETA is fine. He stated that the other two signs, Directional 2 and Directional 3, he is going to reject on the submittal. He stated that he needs a confirmed layout of the building and asked if there are any other entities in the building. He stated that he needs more information on the pylon that is on Kenwood. He stated if that is the one and only entity for the property, we should not have any problem with it; every entity and every property gets a pylon. But, if there are four or five other entities in that building, and then they all want a sign, that would not be good. He will make a motion to accept the NETA driver entrance and bay C designator as submitted. He stated that he needs to know how many tenants are in the building to determine if there is more than NETA. He noted that if only NETA, he will ask for reductions in the NETA designation on the signage.

Motion: To **Accept** the NETA Driver Entrance and bay C designator signs as submitted. Motioned by M. Fitzgerald. Seconded by V. Sompally. Roll Call Vote: Williams-YES; Baryluk-YES; Sompally-YES; Fitzgerald-YES. Voted 4-0-0.

General Matters:

Approval of Letter to Resident

Chair Fitzgerald asked Ms. Kinhart how to get the response to Ms. Whalon in the record. He stated that he provided the response to Ms. Whalon in an email to Ms. Kinhart; however, he has not sent the response to Ms. Whalen yet. Ms. Kinhart stated that Chair Fitzgerald should make a motion.

Motion: To **Submit** the letter to the public record. Motioned by M. Fitzgerald. Seconded by S. Williams. Roll Call Vote: Williams-YES; Baryluk-YES; Sompally-YES; Fitzgerald-YES. Voted 4-0-0.

Approval of Meeting Minutes: April 6, 2021

Discussion regarding the meeting minutes: Ms. Kinhart stated that she received an email from the iFixPhones applicant stating that he had changed his mind and that he was going to get a sticky and stick it to the existing sign. The applicant noted it was 3 ft. x 6 ft. Chair Fitzgerald stated that is a big sticker; he will need to look at it.

Motion: To **Approve** the April 6, 2021 Meeting Minutes as presented. Motioned by S. Williams. Seconded by V. Sompally. Roll Call Vote: Williams-YES; Baryluk-ABSTAIN; Sompally-YES; Fitzgerald-YES. Voted 3-0-1.

Discussion: Commission members discussed why there were two Dollar Tree stores in Franklin.

Motion to Adjourn by S. Williams. Seconded by C. Baryluk. Roll Call Vote: Williams-YES; Baryluk-YES; Sompally-YES; Fitzgerald-YES. Voted 4-0-0.

Meeting adjourned at 7:34 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary