

Town of Franklin



**Design Review Commission
Tuesday, August 3, 2021
Meeting Minutes**

Chair James Bartro called the above-captioned meeting to order this date at 7:00 PM, as a Remote Access Virtual Zoom Meeting. Members in attendance: Chair James Bartro, Vice Chair Sam Williams, Mark Fitzgerald, Gerald Wood. Members absent: Venkata Sompally, Associate Chris Baryluk. Also present: Maxine Kinhart, Administrative Staff.

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. This meeting was recorded.

1. Factory Square – 5 Fisher Street - Demolition, site modifications.

Mr. Casey Killam, partner of Rick Kaplan; Mr. Chris Brown of Joe the Architect; Mr. Daniel Campbell, project engineer; and Mr. William Frizee, project manager, addressed the Commission. Mr. Killam noted that their signage has already been approved by the Design Review Commission. Tonight, they will be talking about their Site Plan including building facades and building demolition. Mr. Brown reviewed the Factory Square property redevelopment Site Plans and oriented Commission members to the property location. He reviewed the demolition plan for the front portion of the property. He confirmed the current smoke stack is at building 7; at this time, they plan to keep that. He noted the boilers have been removed.

Chair Bartro stated that the Design Review Commission is an approving board for signage and a recommending board for Site Plans, facades, architectural details, and aesthetics. Mr. Fitzgerald stated that the Commission wants to know how this will affect the people who live in the immediate area around the building. Mr. Killam stated that they want this to become a walkable site; they want to make the site inviting. They are constraining access for vehicles and creating green space all along the perimeter of the property. The current fence around the perimeter will be removed. He stated that there will be shielding for the neighbors. He stated the photometrics consultant will discuss the lighting. They will keep the existing color palates of the building; where they are demolishing some buildings, they will use similar colors on the new buildings to resemble the historic structures. He stated that this is a relatively complete package submitted. Mr. Brown discussed the buildings that will be removed and stated they are very degraded. He reviewed the building structures and elements, the proposed facades, and exterior materials as shown on the provided plans. Chair Bartro asked if the applicant had a color/materials board to show the Commission. Mr. Brown stated no as they are not going to change any of the bricks. They are keeping the same colors; they are only going to try to restore. The windows will be changed. For any building taken down, they are going to try to replicate as much as they can. They want it all to blend together. Mr. Brown showed and discussed the architectural color renderings.

Chair Bartro stated that it looks good; the only thing he would be a little concerned with is which of these will be open at night. He questioned how much light is going to come flooding out of all this toward the adjoining residences. Mr. Killam stated that none of this will be seen from the residences. He reviewed the plans and gave a building-by-building review of the current and proposed tenant layout. He described the trucking corridor and stated that they are trying to keep that away from the residences. He stated that there is a big demand for businesses moving out of Boston and returning to their hometowns. Discussion commenced on the current façade of some of the buildings, grade/elevations, and shielding for the residences. Mr. Fitzgerald asked about plans for air conditioning locations. Mr. Killam stated that roof tops units are proposed; anything they put on the roof would favor the center of the building and therefore not be visible. They would provide shielding if needed. Mr. Fitzgerald asked about dumpster locations. Mr. Killam stated that they are breaking up the dumpster locations based on a per use basis.

Lighting Designer Steve from Illuminate provided an overview of the proposed photometrics as provided in the meeting packet. Commission members noted the residences on Fisher Street and stated that they must not be impacted with light spillage. Steve stated that adjustments can be made accordingly. He discussed proposed catenary lighting between buildings. Mr. Killam stated that some current trees will be removed and new plantings installed. Mr. Steven Cosmos, landscape architect, provided an overview of the landscape plan. He noted existing trees that will remain. The fence along West Central Street will be removed. He reviewed the proposed locations and species of the plantings. He stated that they have essentially screened in the parking lot. He reviewed the proposed calipers of the trees to be installed: maples 2.5 to 3, evergreens 7 to 8, emerald greens 6 to 7, spruce 10 to 12, and birches 12 to 14.

Motion: To **Recommend** the photometric plan as submitted provided that the lights that face the residences on Route 140 are shielded to prevent light spillage. Motioned by S. Williams. Seconded by M. Fitzgerald. Roll Call Vote: Bartro-YES; Williams-YES; Wood-YES; Fitzgerald-YES. Voted 4-0-0.

Motion: To **Recommend** the façade and Site Plan as submitted. Motioned by S. Williams. Seconded by M. Fitzgerald. Roll Call Vote: Bartro-YES; Williams-YES; Wood-YES; Fitzgerald-YES. Voted 4-0-0.

2. Shops at Franklin – 340 East Central Street - Install new set of sign faces with opaque backgrounds; only logo to be illuminated at night.

Mr. Christopher Ramm of Poyant Signs addressed the Commission. He stated that he presented to the Commission at a previous meeting; the issue was the white background on the pylon sign being really bright at night. He has provided new drawings. Mr. Ramm stated that it would be white, but it would be an opaque background when lit at night. He stated that he is only bringing forward the Starbucks sign at this time.

Motion: To **Accept** the pylon sign as submitted. Motioned by S. Williams. Seconded by G. Wood. Roll Call Vote: Bartro-YES; Williams-YES; Wood-YES; Fitzgerald-YES. Voted 4-0-0.

3. Zuzu's Petals & Cafe – 19 Dean Avenue - Building sign.

Chair Bartro confirmed this is a blade sign overhanging the street. He noted that special insurance is needed if a sign overhangs a public way; the insurance information will need to be on file when the permit is sought. Ms. Jennifer Miller, applicant, explained the sign location. She stated that she provided an insurance paper. Discussion commenced about the location and height of the sign. Ms.

Miller estimated that the height was about 6' 3". Commission members discussed that the sign looked low. Chair Bartro said that he did not think there was anything in the bylaw about the height of a blade sign. Mr. Williams stated that he thinks it will hang slightly lower than the door. Ms. Miller stated that it was the same height as the air conditioner. Chair Bartro stated that the sign was very nice looking; he confirmed there was no external lighting in the sign.

Motion: To **Accept** the sign as submitted with an action item for the Commission to review with the Building Commissioner if there is a height requirement for a sign over a sidewalk. Motioned by M. Fitzgerald. Seconded by G. Wood. Roll Call Vote: Bartro-YES; Williams-YES; Wood-YES; Fitzgerald-YES. Voted 4-0-0.

Approval of Meeting Minutes: July 20, 2021

Motion: To **Approve** the July 20, 2021 Meeting Minutes as presented. Motioned by S. Williams. Seconded by G. Wood. Roll Call Vote: Bartro-YES; Williams-YES; Wood-YES; Fitzgerald-YES. Voted 4-0-0.

General Matters

Chair Bartro stated that the Commission has been asked for their submission to the Town Report due the 31st. He asked for previous copies of Town Reports so he could review them. Mr. Fitzgerald stated that he had the 2019 report and would send it to Chair Bartro. Chair Bartro stated that he would update it and bring it to the next meeting under New Business.

Motion to Adjourn by G. Wood. Seconded by S. Williams. Roll Call Vote: Bartro-YES; Williams-YES; Wood-YES; Fitzgerald-YES. Voted 4-0-0.

Meeting adjourned at 8:11 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary