

**DESIGN REVIEW COMMISSION  
MINUTES OF MEETING**

**JANUARY 26, 2010**

TOWN OF FRANKLIN  
TOWN CLERK  
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RECEIVED

A meeting of the Design Review Commission was held on Tuesday, January 26, 2010 at the Franklin Municipal Building, Franklin, Massachusetts. The Chair called the meeting to order at 7:04 p.m. Present were Chair, Jennifer Peters, Lenley Rafuse, and Associates, Mark Fitzgerald and Robin Stamp, representing a quorum. Also present was Beth Dahlstrom, Town Planner. Member, Richard Tobin, Jr. joined the meeting after the first agenda item. The Chair authorized Mark Fitzgerald and Robin Stamp to vote at tonight's meeting in the absence of two members.

1. **Next Level, Inc. – 31 Hayward Street – Signage.** Present was Cam Alfonso of Signs by Cam, who presented an application for a belt sign to be attached to the building with hidden installation and no exterior lighting, as well as a tenant panel for the directional sign. He explained that the sign will be on the same band as the other signs on the building. It was suggested that the sign be moved a little to the left so that it was centered over the window. A motion was made by Lenley Rafuse and seconded by Robin Stamp, as follows:

**Motion:** To approve the non-illuminated Building Sign and Tenant Panel for the Directional Sign for Next Level, Inc., as submitted, but with the building sign to be centered over the window.

**Vote:** Approved 4 – 0 (Yes 4 No 0 Abstained 0)

Member Richard Tobin, Jr. joined the meeting at this time.

2. **Angelic Church of the Redeemer – 31 Hayward Street – Signage.** Mr. Alfonso brought another sign application to the meeting since it was in the same complex on Hayward Street and asked if it could be addressed at this evening's meeting, to which members agreed. Mr. Alfonso advised that the church would occupy over 60% of this particular building, with space for four small offices in the front, which are currently vacant. The sign would be affixed to the front of the building to the upper right of the entryway and the applicant did not plan a panel on the directory sign. The Chair felt that if additional tenants rented the remaining offices, additional signs on this building could become an issue. Mr. Alfonso suggested that if the current applicant did not end up taking over the entire space, which it may do, that a directory sign on the building could be made to include all occupants. The Chair felt that something should be included in this decision to reflect that the sign approved tonight may need to be changed if additional tenants are looking for signage on that building. A motion was made by Mark Fitzgerald and seconded by Robin Stamp, as follows:

**Motion:** To approve the Building Sign for the Angelican Church of the Redeemer, as submitted, but with the condition that if additional signage is requested for that building in the future, the current sign may need to be removed and incorporated into new signage.

**Vote:** Approved 4 – 1 (Yes 4 No 1 (Rafuse) Abstained 0)

3. **Bank of America Home Loans – 471 West Central Street-Signage.** Present was Cam Alfonso of Signs by Cam, who presented drawings for a two-sided, internally illuminated sign face for the existing pylon at this address. Members had no issues with the submission and a motion was made by Lenley Rafuse and seconded by Mark Fitzgerald, as follows:

**Motion:** To approve the double-sided, internally illuminated Bank of America Home Loans sign faces for the existing pylon sign, as submitted, without conditions.

**Vote:** Approved 5 – 0 (Yes 5 No 0 Abstained 0)

4. **Creative Textures Hair Salon – 330 Union Street – Lighting.** Present was applicant, Michelle Roberts, who requested approval for two exterior lighting fixtures to be placed over the previously-approved sign on the front of the building. Ms. Roberts provided lighting schematics and a photo of where the lights would be affixed. Members had no issues with the lighting and a motion was made by Lenley Rafuse and seconded by Richard Tobin, as follows:

**Motion:** To approve the two exterior lighting fixtures to be installed over the existing sign on Creative Textures Hair Salon, as submitted, without conditions.

**Vote:** Approved 5 – 0 (Yes 5 No 0 Abstained 0)

5. **Rick's – 28 West Central Street – Message/Reader Board (tabled from 1/12/10).**

Present was applicant, Richard Moore, who explained that he had looked into the suggested signage for the side of the building; but found the cost of lighting and making of a larger sign were too expensive for him in this economy. He presented a revised sign drawing showing the 3-line message board with a green border added and stated that he felt it was much more presentable than signage on abutting property. It was explained to Mr. Moore that new guidelines are in the process of being adopted, which will not allow any message boards in the Downtown District and his restaurant was right in the middle of that district. Members explained they understood Mr. Moore's dilemma, but did not feel they could vote to approve the addition of a message board when they will have to refuse others in the future. A motion was made by Mark Fitzgerald and seconded by Lenley Rafuse, as follows:

**Motion:** To Deny the addition of a Message/Reader Board to the existing sign at Rick's restaurant.

**Vote:** Denied 5 – 0 (Yes 0 No 5 Abstained 0)

**General Matters:**

1. **Acceptance of Minutes.** There being no changes or additions to the minutes of meeting of January 12, 2010, a motion was made by Lenley Rafuse and seconded by Richard Tobin, Jr., as follows:

**Motion:** To accept the Minutes of Meeting of January 12, 2010 as submitted.

**Vote:** Approved 5 – 0 (Yes 5 No 0 Abstained 0)

2. **Membership.** The Chair raised the issue of the absence of Jill Bedoya from meetings and the fact that nothing in writing had been received from her as to her resignation as a full member. It was determined that in order to insure a quorum, the Commission needs to have an associate appointed to full membership and possibly obtain another associate at that time. The Chair agreed to send an e-mail to the Town Administrator to see what can be done to expedite this issue.

There being no further business at this time, a motion was made by Lenley Rafuse and seconded by Mark Fitzgerald:

**Motion:** That the meeting be adjourned at 8:00 p.m.

**Vote:** Approved 5 – 0 (Yes 5 No 0 Abstained 0)

Adjourned.

Respectfully submitted,



Brenda Hutchinson  
Secretary