

**DESIGN REVIEW COMMISSION  
MINUTES OF MEETING**

**OCTOBER 12, 2010**

TOWN OF FRANKLIN  
TOWN CLERK  
2010 OCT 28 PM 2:00  
RECEIVED

A meeting of the Design Review Commission was held on Tuesday, October 12, 2010, at the Franklin Municipal Building, Franklin, Massachusetts. The Chair called the meeting to order at 7:03 p.m. Members present were Chair Jennifer Peters, Mark Fitzgerald and James Esterbrook, representing a quorum. Member Richard Tobin, Jr. joined the meeting prior to Item 2. Also present was Beth Dahlstrom, Town Planner.

Chris Baryluk, a resident interested in joining the Commission, sat in on tonight's meeting.

1. **Crossway Church – 282 Summer Street – Sign Change Request.** Present was Cam Alfonso of Signs by Cam, who presented a design for two changes to the previously approved sign: 1) substitution of granite posts for the PVC posts; and 2) change of sign colors to green with brown trim and white lettering. Members had no issues with the changes and a motion was made by James Esterbrook and seconded by Mark Fitzgerald, as follows:

**Motion:** To approve the change to granite posts and change in color of the previously approved free-standing sign for Crossway Church, as submitted.

**Vote:** Approved 3 – 0 (Yes 3 No 0 Abstained 0)

2. **Get in Shape for Women – 9 Summer Street, Unit 101-Signage.** Present was Carol Fournier of FastSigns of Waltham, who presented a design for the Building Sign and letter graphics for the windows and door for Get in Shape for Women going into the ground level of the Franklin Center Commons building on Summer Street. The Town Planner confirmed that under the current By-Law, Design Review does not need to address the window/door graphics. Placement of the sign on the building was questioned and Ms. Fournier confirmed that the sign would face the brick walkway side of the building, as the front location would be hidden by a tree and it was comparable in size to the other tenant signs. Ms. Fournier also confirmed that lighting of the sign would remain as it exists. A motion was made by Mark Fitzgerald and seconded by James Esterbrook, as follows:

**Motion:** To approve the Building Sign for Get in Shape for Women, as submitted, using the existing lighting.

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

3. **Gulf Gas Station – 52 East Central Street – Signage.** Present was Albert Whiting of Ready Imaging, Inc., who presented a sign design package for replacing the former Ravi Gas Station signs to Gulf, which included the main pylon sign, canopy fascia with two signs and gas pump signs. Mr. Whiting explained that they wanted to use the same sign posts and

replace the sign cabinets. The Chair explained that the Ravi signs were never approved by the Town and the owners were warned by the Building Commissioner several times, resulting in fines; that the Town is getting away from internally-illuminated cabinets in the Downtown area and that the location receives plenty of light. Members agreed that internal illumination would need to be removed and they would accept either external lights for the pylon sign and canopy signs or no illumination. There were no issues with the pump signs. Types of lighting such as gooseneck or ground lights were discussed and if voted on this evening, applicant agreed to submit photos or specifications of type of lights selected to the Town Planner for the record. A motion was made by Mark Fitzgerald and seconded by James Esterbrook, as follows:

**Motion:** To approve signage for Gulf Gas as follows: 1) the Pump signs as submitted; 2) the Canopy signs with an option for external illumination or no illumination (no internal illumination); otherwise as submitted; and 3) the Pylon sign with the option for external illumination or no illumination (no internal illumination), otherwise as submitted. If the option for external illumination is taken, the applicant agrees to submit photos or specs of the type of fixtures to the Town Planner, Beth Dahlstrom, for the record.

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

**4. 158 Cottage Street Multi-Family – 91L Southgate LLC – Building Elevation Plan & Site Plan.** Present were Steven Blonder and Todd Mathews, Partners for 91L Southgate LLC, owners, and Richard Cornetta, Attorney for the applicants. Mr. Cornetta explained that this was the property of the former Cottage Street Pub on the corner of Cottage and Wachusett Streets, which will be demolished for construction of a 3-Unit residential project; that the ZBA had granted variances for a 3-family usage and for dimensional relief. The site plan was reviewed regarding landscaping etc. and the building elevations were discussed, as well as exterior colors, samples of which were provided. The Chair advised that all plantings must be taken from the Best Development Practices Handbook. The applicants also confirmed that the mechanicals, i.e. air conditioning equipment, will be under the decks; that there will be no signage; and the only lighting will be front entry and back deck house lights. Mr. Bonder also advised that the existing telephone pole with light would be removed and that there will be no dumpster on the property. Applicants were request to send a plant list to Beth Dahlstrom, Town Planner for review. A motion was made by Mark Fitzgerald and seconded by Rick Tobin, as follows:

**Motion:** To recommend approval of the Site Plan for the 158 Cottage Street Multi-Family Residential (3-Unit) Project as submitted, with all plantings selected from the Best Development Practices Handbook. Applicant agrees to submit a Plant List to Beth Dahlstrom, Town Planner for review.

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

A further motion was made by Mark Fitzgerald and seconded by James Esterbrook, as follows:

**Motion:** To recommend approval of the Building Elevation Plans for the above-named project as to exterior design, materials and colors, as submitted.

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

**5. New England Dental Associates – 233 West Central Street – Building Plan**

**Modification.** Present was Donald Nielsen of Guerriere & Halnon, Inc., engineer, who presented a modification of the previously approved building plan, to provide for an addition and stairway to the building for leasable space for possible three medical type tenants. Mr. Nielsen said 350 square feet will be added to the building and colors, trim etc. will remain the same as previously approved. The Chair noted that the new plans showed signage on the building and only the free-standing sign had previously been approved. It was determined that any additional signage would not be included in tonight's vote and Mr. Nielsen agreed to submit any new signage at a later date.

Mr. Nielsen then reviewed the changes to the Site Plan, which included changes to the retaining wall, adding stone rip rap to the slope and leaving some of the trees on the abutter's side, with the 6' foot stockade fence, originally proposed, to remain. Other changes included parking spaces and a pad for the dumpster. It was determined that site plan modification will be handled directly by the Planning Board. A motion was then made by James Esterbrook and seconded by Richard Tobin, as follows:

**Motion:** To recommend approval of the exterior Building Plan modifications for an Addition and Stairway to the New England Dental Associates Building, as submitted, but does not included any signage. Applicant will return with any sign changes at a future date.

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

**General Matters:**

**1. Acceptance of Meeting Minutes.** There being no changes or additions to the minutes of meeting of September 28, 2010, a motion was made by James Esterbrook and seconded by Mark Fitzgerald:

**Motion:** To accept the Minutes of Meeting of September 28, 2010 as submitted.

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

**2. Associate Membership.** Members met with Chris Baryluk who expressed interest in joining the Commission. The Chair explained that at the moment an Associate position was available and in the near future a full membership may open up. Mr. Baryluk provided his

resume and advised that he was very interested in serving. The process was explained to him for appointment by the Town Council and a motion was made by Richard Tobin and seconded by James Esterbrook:

**Motion:** To recommend to the Town Administrator for approval by the Town Council that Chris Baryluk of 25 Winterberry be appointed as an Associate Member of the Design Review Commission to fill a vacant position.

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

3. **New By-Law.** The Chair asked the status of presenting the proposed new Sign By-Law to the Town Council. Ms. Dahlstrom explained that it is her understanding that it will not be placed on a Town Council agenda until after the election in November. The Chair was advised to talk with either the Town Administrator or Director of Planning & Community Development for further information.

There being no further business at this time, a motion was made by Richard Tobin and seconded by Jennifer Peters that the meeting be adjourned at 8:20 p.m.

Adjourned.

Respectfully submitted,



Brenda Hutchinson  
Secretary

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