

**DESIGN REVIEW COMMISSION
MINUTES OF MEETING
October 30, 2017**

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A meeting of the Design Review Commission was held on Monday, October 30, 2017, at the Franklin Municipal Building, Franklin, Massachusetts. Members present were Mark Fitzgerald, Chairman, Chris Baryluk, Vice Chairman, Claudine Silverman, Samuel Williams, and Associate Member James Bartro. Also in attendance was Chrissy Whelton.

Mark Fitzgerald, Chairman opened the meeting at 7:00 PM.

1. **AT&T**— 25 Franklin Village Drive— Replacing 5 Existing Signs (Wall, Door, Free Standing)
Individual representing the applicant did not attend.

Motion: To table the application to the next meeting on November 14, 2017. Motioned by Fitzgerald.
Second by Baryluk: voted (5-0-0).

2. **Mobil**— 660 West Central Street—Blades, Koalas, Lane Designation Numbers.

Board made a conference call to Carolyn Parker who represented the applicant with a proposal for a replacing various signage. Design Review members had concerns with red Blades and Koalas at the previous meeting which would exceed total square footage allowed for signage. Ms. Parker submitted a new application for blank red Blades and Koalas to be installed. Chairman said because the blades and koalas are blank they does count as square footage. However if signs or advertisements are posted on these they will have to be removed. Design Review members requested more details on the lane designation numbers at the last meeting which Ms. Parker provided.

Motion: To accept the red blank blade signs, the koalas and the 16 lane designation number wedges.
Motioned by Fitzgerald. Second by Silverman: voted (5-0-0).

3. **Patti Eisenhower Dance Center**— 90 Hayward Drive- Move existing sign to new business location.

Ms. Eisenhower stated that her business has moved and she would like to have her sign from the old location be moved and installed at her new location. The board was concerned on what was behind where the sign will be placed at the new location. The board asked Ms. Eisenhower to send in specs from the contactor on what type of materials will be used to attach the sign and what is existing behind the sign and is it strong enough to hold the sign.

Motion: To accept the sign proposal as submitted pending a submission of specs on attachment materials from the contractor including information on the piece of building where the sign will go and if the building area will hold the sign. Motioned by Fitzgerald. Second by Williams: voted (5-0-0).

4. **Philip Brunelli Jr. Electrician**- 247 East Central Street — Window and Pylon Sign.

Mr. Brunelli represented the applicant with the proposal to install a new sign in the existing Pylon sign and in the window. The Board observed that the sign is well within the square footage allowed, with nice fonts. However they had concerns about the interior lighting with the white background. The white glare that pulls through the clear Decal background from the interior lighting will make the Logo and

lettering hard to see at night. The board advised Mr. Brunelli to have a complimentary color not white to fill the whole tape on Pylon sign.

Motion: To accept the sign proposal with the condition that they chose another complimentary background other than white for the whole tape to be installed on the pylon sign. Motioned by Fitzgerald. Second by Williams: voted (5-0-0).

5. The Woodshed Gallery- 1243 Pond Street – General Discussion about Current Sign.

Mr. Wood represented himself regarding his sign that is already installed on his property. He stated that this sign has been located in the same space for 45 years. A few months ago he refaced the sign with no permit. Mr. Wood stated that he was unaware of the need for a permit. He explained that the sign is only 16 square feet so it is well within the square footage allowed. The board had some concerns on the location of the sign and if it met the setbacks required. They asked to pass this to the Building Commissioner to review and to see if the sign meets the setback requirements. The board advised Mr. Wood to pull a permit with the Building Department for the existing sign and Mr. Wood said it will get done.

Motion: To pass to the Building Commissioner for Review. Motioned by Fitzgerald. Second by Williams: voted (5-0-0).

6. Mak's Roast Beef- 451 West Central Street – Site Plan, & Pylon Signs.

Maksim Xhengo, Owner, George Mihov from Guerriere & Hanlon, Inc., Adam Dizdari, Builder, and Mehmet Sahin presented the project proposal for a Site Plan and Signs for new restaurant located in the old Anne's Market. Mr. Xhengo explained that they will be updating the building with new siding, new seasonal patio, and new sign replacing the old lollipop sign. Sign will have the same elevation and dimensions with stone veneer. The Board has made a note that this is a change of use structure and plot plan. That the Board cannot ask to require landscaping or to add anything however they can ask to fix hazardous issues such as broken concrete etc. The board has recommended that the applicant fix the concrete wall in front as it sticks out far and has been hit before causing the stones to break. Board did not review lighting as there were no photometric included in the application. The applicant explained they will be using the existing lighting for now and if in the future they decide to make changes they will submit an application. The Signs were missing specs for materials and colors. The Board has asked to table the 2 signs to the next meeting as additional documentation are needed such as the engineering for the pylon and materials, the foundation, depth is also needed.

Motion: To recommend the Elevations and finishes and site plan as submitted not including any lighting change and to table the signage to the next meeting .Motioned by Fitzgerald. Second by Bartro: voted (5-0-0).

7. Highland Village– 278, 280, & 300 West Central Street– Site Plan And Signs

Applicant has requested to table the application for now and will follow up with the Board when ready to submit again.

Motion: To table the application to a later date. Motioned by Fitzgerald. Second by Baryluk: voted (5-0-0).

Other Business:

- Meeting minutes from October 10, 2017 meeting were approved (4-0-1 *Abstained- James Bartro*)
- Letter of Concern from Century 21- The board reviewed the letter of concerned and the Chairman, Mark Fitzgerald stated he will follow up with a letter to the concerned.
- Claudine Silverman stated that the Franklin Heights sign is still up and would like Gus Brown, Building Commissioner to follow up.

Motion to adjourn. All in favor 5-0-0.

Adjourned at 8:30 P.M.

Respectfully submitted,

Chrissy Whelton