

**DESIGN REVIEW COMMISSION
MINUTES OF MEETING
April 9, 2019**

TOWN OF FRANKLIN
TOWN CLERK

A meeting of the Design Review Commission was held on Tuesday, April 9, 2019, at 7:00 PM, at the Franklin Municipal Building, 355 East Central Street, Room 205, Franklin, Massachusetts. Members present were Chris Baryluk, Claudine Fitzgerald, Ralph Niemi, James Bartro, and Samuel Williams.

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Vice Chair Chris Baryluk opened the meeting at 7:00 PM.

Motion: To **Authorize** Associate Members Jim Bartro and Ralph Niemi to vote. Motioned by C. Baryluk. Seconded by C. Fitzgerald. Voted 5-0-0.

Items taken out of order from agenda.

1. Bourque Bros – 511 East Central Street – Install new pylon panels

Cam Afonso of Signs by Cam stated that they were splitting the face of the existing pylon sign in half; it is very straightforward.

Motion: To **Approve** the sign package as submitted. Motioned by C. Fitzgerald. Seconded by S. Williams. Voted 5-0-0.

2. Encore Music – 3 Bent Street – Replace existing signs

Cam Afonso of Signs by Cam stated that they are replacing the existing signs; the bylaws have changed since the existing sign was done 12 years ago. Mr. Afonso stated they are maxed out on the allowed requirements with 23 sq. ft. on the building and the existing street sign. Everything is aluminum and non-lit. He noted that he spoke with Building Commissioner Gus Brown about the maximum square footage allowed. He stated that Mr. Brown approved this package; he is here for the concept approval.

Motion: To **Approve** the sign package as submitted. Motioned by J. Bartro. Seconded by S. Williams. Voted 5-0-0.

3. Car Quest – 550 East Central Street – Install new faces and channel letter set

Cam Afonso of Signs by Cam stated that they are reusing the existing pylon; they are putting in new blue faces for the applicant's logo colors. He stated that they are maxed out on the size of the building sign. The sign will be acrylic. At a later date they may install some blue canvas awnings with the same blue color as the logo.

Motion: To **Approve** the sign package as submitted. Motioned by C. Fitzgerald. Seconded by J. Bartro. Voted 5-0-0.

4. Dress Code – 58 East Central Street – Lettering and logo on windows

Rocco Cavallaro of Cavallaro Signs, Inc. stated that the owner wanted to put signs on the window surface displaying two logos that specifically indicate her association with the Miss America organization. The graphics proposed include black, white, silver and gray colors; the hours will also be posted on the door. Ms. Fitzgerald questioned if the hours were included in the 10 percent. Commission members discussed the allowed square footage and requested that the applicant include dimensions of signage relative to store front area in the submission package. The bylaw was reviewed and discussed.

Motion: To **Approve** the sign package with provision that all signage proposed and measurements will comply with bylaw of 6 sq. ft. or 10% of windows whichever is less. Measurements will be submitted to Town by Mr. Cavallaro prior to permit being issued. Motioned by C. Fitzgerald. Seconded by R. Niemi. Voted 3-2-0. Mr. Bartro and Mr. Baryluk voted No.

5. Stemsential – 150 Emmons Street – New carved sign, (4) Directory panels on 2 Directories
Rocco Cavallaro of Cavallaro Signs, Inc. stated that the shape of the new carved sign would match the other panels on the building. The applicant would like to use a white background with the logo colors.

Motion: To **Approve** the sign package as submitted. Motioned by S. Williams. Seconded by J. Bartro. Voted 5-0-0.

6. Glen Meadow Apartments Leasing/Amenity Center – Glen Meadow Road – Construction of Leasing/Amenity Center and related recreational amenities and landscaping

Albert Rodiger of the Schochet Companies, representing the owners and managers of Glen Meadow, stated that they would like approval for the proposed leasing building and amenities building. He stated that they were already before the Planning Board to review the Site Plan; he is here to answer any questions about the building design. He stated the plan is to move the leasing office out of its current location in a residential unit to a separate location on the property. Commission member confirmed that the applicant is requesting that the Design Review Commission recommend for approval three things: landscaping, architectural features of the building, and photometric/light plan. Mr. Rodiger reviewed the Site Plan and provided Commission members with additional photographs. He discussed the overall site and noted it directly abuts the Town Hall. The location for new building is on the left side/Chestnut Street side of the property. A reconstructed playground will be included. They will retain the dog run, but it will be rebuilt to make it nicer. They will rebuild the roof over the mailboxes. The leasing office will be in the center of this area. The proposed structure will be a high-end, two-piece, pre-fabricated building. The building is about 1,400 sq. ft. which will include two offices and a reception area. He discussed the indoor dog wash space as part of the amenities. They are planning to have a small patio space outside the leasing office. The site currently has some grills and picnic tables; they will improve those to make the area more family oriented. He stated that the exterior finishes will be a vinyl siding type low maintenance material. The general design is 1970's colonial. The new building will be white with a colonial architectural style to attempt to match well with the existing brick buildings with white trim. Mr. Rodiger said the railings would most likely be vinyl, low maintenance material; he noted the ramp will comply with accessibility requirements. He reviewed the renderings. Commission member noted that they do not approve, but rather make recommendations on the design.

Motion: To **Conditionally Recommend** the architectural features with the condition that upon submission for the permit a specification sheet for the building materials is provided. Motioned by J. Bartro. Seconded by C. Fitzgerald. Voted (5-0-0).

Mr. Rodiger reviewed the photometric light plan. He stated that the existing site has a number of light fixtures relative to the dog walk area. The site also has sidewalk fixtures all the way around. All of those are expected to remain in place. The new building will have some additional lighting as marked on the Site Plan to illuminate, as needed, the walkway and ramps. He stated that they will not have excessive light splash but will have the light needed for safety. He noted that the dog wash area will be closed at night. Ms. Fitzgerald indicated that the photometric plan looked like there was some light spillage but that spillage may be within the property line; it is not clear. Mr. Rodiger reviewed the property lines and stated that the light was not outside of the property. He noted that the property line was lined with full growth deciduous trees and behind the trees are the loading docks of a mall. He noted that when purchasing this property his company maintained some of the affordable component which helped the Town remain compliant with 40B. He noted that they want to have the parking lots well lit to not have anything go on there that should not go on there such as crime.

Motion: To **Recommend** the photometric lighting plan as submitted. Motioned by S. Williams. Seconded by J. Bartro. Voted (5-0-0).

Mr. Rodiger discussed the landscaping plan. He noted that the investors are very green and propose smart growth principles and green principles. He stated that at the initial meeting the Planning Board indicated the plan was not acceptable as there was not enough parking. The Planning Board did not like the street-side

parking and requested that they build a parking lot in front of the building. Mr. Rodiger stated that his company is not very excited about that, but they are in the process of designing a few different parking lots for the Planning Board to review. He noted that this may impact the landscaping plan as the Planning Board is asking them to put the parking up to the front of the building. He stated that there has been parking on the loop road since 1973; however, the Planning Board does not want people to have to parallel park. He stated that for the most part the landscaping will remain, but it may not end up looking exactly the same.

Motion: To **Recommend** the landscaping with the provision that if the landscaping is changed within the 15 ft. perimeter around the proposed building, they will come back to Design Review Commission. Motioned by S. Williams. Seconded by J. Bartro. Voted (5-0-0).

7. **Horace Mann Plaza** – 265-303 East Central Street – Interior redemise and exterior modifications from 1 larger tenant to 5 smaller tenants. Scope of work includes new entries storefront and expanded arcade on the side of building.

Motion to **Recommend** the architecture/façade as submitted. Motion by J. Bartro. Seconded by S. Williams. Voted (5-0-0).

Motion: To **Table** the sign. Motioned by Chris Baryluk. Seconded by Jim Bartro. Voted (5-0-0).

General Matters: None.

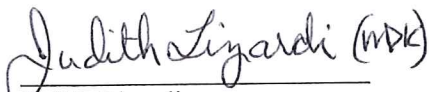
Meeting Minutes: February 19, 2019 and March 5, 2019

Motion: To **Approve** February 19, 2019 Meeting Minutes. Motioned by J. Bartro. Seconded by C. Fitzgerald. Voted (5-0-0).

Motion: To **Approve** March 5, 2019 Meeting Minutes. Motioned by C. Fitzgerald. Seconded by S. Williams. Voted (3-0-2). (Mr. Baryluk and Mr. Bartro abstained).

Motion to Adjourn by Chris Baryluk. Seconded by Claudine Fitzgerald. Adjourned at 8:30 P.M.

Respectfully submitted,


Judith Lizardi
Recording Secretary