

**DESIGN REVIEW COMMISSION
MINUTES OF MEETING
MARCH 23, 2010**

TOWN OF FRANKLIN
TOWN CLERK
2010 APR 15 PM 2:04
RECEIVED

A meeting of the Design Review Commission was held on Tuesday, March 23, 2010 at the Franklin Municipal Building, Franklin, Massachusetts. Members present were Chair, Jennifer Peters, Lenley Rafuse, Richard Tobin, Jr. and Mark Fitzgerald. Absent were James Esterbrook and Robin Stamp (Associate). Also present was Beth Dahlstrom, Town Planner. The Chair called the meeting to order at 7:04 p.m.

A resident, Donald Grover, was present to observe the meeting, as a possible future candidate for an associate membership.

1. **Seven/Eleven – 20 West Central Street – Signage.** Present was Sean Dawson of View Point Sign & Awning, who explained that 7/Eleven is taking over all of the White Hen convenience stores and presented drawings for a new building sign and sign for the pylon. However, the Building Commissioner has advised Design Review in writing that the pylon sign is not in compliance with the Franklin By-Laws and exceeds the 60 square foot limit. Beth Dahlstrom also advised that prior notification has been given to the owners regarding non-compliance and nothing has been corrected to date. A motion was made by Lenley Rafuse and seconded by Mark Fitzgerald, as follows:

Motion: To table action on the Seven/Eleven signage until the pylon sign issue has been satisfied.

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

2. **Planet Chrysler Jeep – 400 East Central Street – Signage.** Present was Tim Fisher from ID Graphics Group, who presented a design for a new sign face with the Planet logo; a message board for changeable letters, showing five lines of copy; and a reduction of the pole height. The Chair explained that all new message board signs are being allowed no more than three (3) lines and suggested that with reduction in track lines, that the logo could be enlarged, thus reducing the amount of internally-illuminated white space on the sign. The applicant agreed to provide a new drawing with proposed changes to the Planning Department.

Motion: To approve the replacement sign for Planet, as submitted; however, subject to the following modifications: 1) message board reduced to three (3) lines of 6" size text; 2) enlargement of the Planet logo to reduce the amount of background white space; and 3) the existing sign pole reduced to 8 feet.

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

3. **Alumni Restaurant & Bar – 391 East Central Street.** Present was applicant, Mark Richard, who requested the addition of two sign boards with changeable tracks, to be attached to the front of the building between the windows of the restaurant and the function

room, with the background color of the signs matching the trim and posts on the building. Mr. Richard presented a letter from the mall landlord giving his approval. Discussion was held as to the color and the Chair suggested changing the background color blue to match the two existing building signs for more continuity, contingent upon the landlord's approval. A motion was made by Lenley Rafuse and seconded by Richard Tobin, as follows:

Motion: To approve two (2) fascia sign boards, with removable tracks, for the Alumni and the Function Room at the Alumni, as submitted, but conditioned upon 1) changing the background color from green to the same blue as the existing Alumni signs; and 2) contingent upon the landlord's approval of the color change. Applicant is to obtain written approval from the landlord to said color change and submit it to the Planning Department.

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

4. **CVS Pharmacy-272 East Central Street – Minute Clinic Signage.** Present was Jason Parillo of Back Bay Signs, who advised that a "Minute Clinic" has been established in the store and presented sign designs for illuminated signs for the building and a panel to be added to the existing cabinet on the pylon sign. Members had no issues and a motion was made by Lenley Rafuse and seconded by Richard Tobin, as follows:

Motion: To approve the "Minute Clinic" signage for the building and pylon panel for CVS Pharmacy, as submitted, without conditions.

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

5. **Jiffy Lube – 490 West Central Street – Amendment of Decision.** Jason Parillo (Back Bay Signs), who represented the applicant at a prior meeting, requested permission to change the color of the pylon pole from black or charcoal to the tan color shown on the bottom skirt portion of the approved sign. Members had no issues with the request and the Chair suggested they amend the prior decision. A motion was made by Lenley Rafuse and seconded by Mark Fitzgerald, as follows:

Motion: To amend the decision dated March 9, 2010 approving the Jiffy Lube signage to allow for a change of paint color on the sign pole from black or charcoal to the same tan color shown on the skirt portion of the sign.

Vote: Approved 4- 0 (Yes 4 No 0 Abstained 0)

6. **Crossway Church – 282 & 278 Summer Street – Site Plan, Building Plan & Signage.** Present were Jennifer McClellan from Crossway Church, David Faist - Engineer, Michael Blanchette-Architect and Richard Cornetta, Attorney. Mr. Blanchette began by reviewing the building elevation plan, explaining that there will be no additions to the existing structure; however, the entryway will be redesigned to allow 3-foot doors for handicapped accessibility, with decorative columns and light fixtures; new double-hung windows; and down-lighting on the building. He advised that the existing roof is relatively new.

Mr. Cornetta explained that the premises are in the Residential District and surrounded on two sides by Town-owned land and the site will comprise of the vacant church property at 282 Summer Street combined with a portion of the abutting property at 278 Summer Street, which applicant is contracting to purchase from the homeowner for additional parking and location of the septic system.

Mr. Faist (the engineer) reviewed the site plan, pointing out that no pavement will be within the 100 foot buffer zone and, after their meeting with the Planning Board, applicant may reduce the number of the parking spaces on the northwesterly side of the property. The Chair asked about a dumpster and was advised there will be a small one behind the building and out of sight.

Landscaping – Mr. Faist reviewed the Landscape Plan, pointing out where evergreens and four (4) shade trees and other plantings will be located and advising that he has asked the Planning Board to reduce the amount of large trees from eight (8) to four (4). Members felt they would still like to see the originally proposed landscaping along the buffer to the adjoining homeowner's property, even if parking was reduced. Mr. Faist referred to the rain garden at the rear of the parking lot for drainage run-off; the plantings which were selected from the Best Development Guidebook, except for one planting which, after consultation with the Conservation Agent, meets the Town's standards.

Lighting – The Lighting Plan was then reviewed and applicant advised that lights will be put on a timer or manually operated and will face away from the homes to the north and west. The Chair asked if they would consider some 8 to 10 foot residential style lights with a shield or a lantern style for the front of the property.

Signage – Mr. Blanchette reviewed the proposed sign, which showed a white background wood sign with acrylic finish and painted 6" posts with caps and a one-line, changeable reader board with 6" high letters. The Chair referred to preference for darker background signs with light lettering. Applicant was concerned logo might not show up. Sign lighting is proposed as ground lights on a timer. A decision on the signage was tabled until the next meeting and applicant is to provide materials and lighting specs on sign drawings.

A motion was made by Lenley Rafuse and seconded by Mark Fitzgerald, as follows:

Motion: To recommend approval of the Site Plan for Crossway Church as to the landscaping and location of the signage, as submitted, but conditioned upon a) the new trees for screening of abutting property remaining in the event parking places are reduced; and b) applicant returning with lighting changes as recommended.

Vote: Approved 4- 0 (Yes 4 No 0 Abstained 0)

A further motion was made by Lenley Rafuse and seconded by Richard Tobin, as follows:

Motion To recommend approval of the Building Plan for Crossway Church as to exterior modifications, as submitted, conditioned upon submission of building lighting specifications. Lighting and Signage decisions are tabled until the next meeting scheduled for April 13, 2010.

Vote: Approved 4 - 0 (Yes 4 No 0 Abstained 0)

General Matters:

Acceptance of Minutes. There being no changes or additions to the minutes of meeting of March 9, 2010, a motion was made by Lenley Rafuse and seconded by Richard Tobin:

Motion: That the Minutes of Meeting of March 9, 2010 be accepted as submitted.

Vote: Approved 4 - 0 (Yes 4 No 0 Abstained 0)

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 8:50 p.m.

Vote: Approved 4 - 0 (Yes 4 No 0 Abstained 0)

Adjourned.

Respectfully submitted,



Brenda Hutchinson
Secretary