

**DESIGN REVIEW COMMISSION
MINUTES OF MEETING
January 23, 2018**

A meeting of the Design Review Commission was held on Tuesday, January 23, 2018, at the Franklin Municipal Building, Franklin, Massachusetts. Members present were Mark Fitzgerald, Chairman, Chris Baryluk, V. Chairman, Nancy Pendleton, Claudine Silverman, Samuel Williams, and Associate Member James Bartro. Also in attendance was Chrissy Whelton, and Vacancy applicant Sean Preston.

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

Mark Fitzgerald authorized Associate Member James Bartro to vote.

1. 9 Round– 1000 Franklin Village Drive–Door Sign

Cam Afonso of Signs By Cam, Inc. represented 9 Round with a sign proposal to install window graphics of Business hours on Door.

Motion: To Approve the sign package as submitted. Motioned by Silverman. Second by Bartro: Voted (6-0-0).

2. Sugar Shoppe – 376 Union Street- Awning and Window Sign

Cam Afonso of Signs By Cam, Inc. represented Sugar Shoppe with a sign proposal to install black door awning with logo above door and Window decal logo

Motion: To Approve the sign package as submitted. Motioned by Fitzgerald. Second by Baryluk: Voted (6-0-0).

3. Elite Vapor – 254 East Central Street- Cabinet Sign and Pylon sign face

Cam Afonso of Signs By Cam, Inc. represented Elite Vapor with a sign proposal to install a Cabinet Sign and a Pylon sign face. Using existing lighting.

Motion: To Approve the sign package as submitted. Motioned by Pendleton. Second by Bartro: Voted (6-0-0).

4. 70 East Central Street – 70 East Central Street- Site Plan

Brad Chaffee and Dan and Dennis from Dennis Colwell Architects represented 37-41 East Central Street, LLC. with a site plan proposal to remove 3 story Victorian house and build a 4 story multi use building with Apartments and Condos 2nd, 3rd, and 4th floor and Commercial on the first floor with foyer to separate from residential and 20 parking spaces in the garage and 20 in the parking lot. Building is set between commercial and Residential abutters in the Downtown area. Simple lighting- wall packs not to shine out but cast down. Board would like to see the photometric achieve a 0. Board was concerned about traffic and the truck unloading for the 1st floor businesses and where they would park as the lot sites on an apex of a turn. Also concerns about not enough parking. Traffic study not yet complete by BETA and driveway will be widened. Building materials can change nothing set in stone. Balconies on some units. 2 large penthouses on 4th floor with large private deck. Bartro stated that he likes change and growth but this type of building would be a shock to the area. That the general massing shapes are

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ok but and asks that the materials be more traditional to the Downtown or more of a New England look and feel.

Lisa Piana, Director of the Downtown Partnership stated this type of building is not for the Downtown. The Downtown is traditional. She met with Applicant Brad Chaffee before the meeting to let him know she is happy to meet with him about coming up with a more traditional look. Beth Wierling, member of the Board of Director of the Downtown Partnership and resident had some concerns about the vinyl siding, the garage door on the side of the building in view of passing traffic. Brad Chaffee said due to the elevations site lines will block the garage door. Beth said a photo of the new building in that location from different angles will be helpful.

Motion: To **Table** the site plan to the next meeting. Motioned by Fitzgerald. Second by Baryluk: Voted (6-0-0).

5. Camp Haiastan – 722 Summer Street- Site Plan

Dave Hamarian represented Camp Haiastan with a site plan proposal to expand and renovate the Directors Quarters Building of the Summer Camp with a second floor for more private accommodations for staff. Same color scheme as other buildings. Changing to composite as the old T1-11 is decaying. Upgraded lighting to LED.

Motion: To **Recommend** the site plan as submitted. Motioned by Silverman. Second by Baryluk: Voted (6-0-0).

6. Franklin Professional Building – 834-836 and 840-842 West Central Street- Site Plan

Don Neilson with Guerriere & Halnon, Inc. represented John Padula with a site plan proposal to remove existing 2 unit apartment house and build a 4 story office building. Per Fire Chief there are to be no windows on the street side. Building will have a dropped elevation of 2 feet in the front and 4 feet in the back. Utilities will be in the back of the building on level pads on the ground. Trees and shrubbery to be planted around area in back and on side. A few retaining walls in back and side. Commission had no concerns.

Motion: To **Recommend** the site plan Elevations, Colors and Finishes as submitted. Motioned by Fitzgerald. Second by Silverman: Voted (6-0-0).

Other Business:

Meeting Minutes from December 19, 2017 meeting were approved (6-0-0)

Motion to adjourn. All in favor 6-0-0.

Adjourned at 9:05 P.M.
Respectfully submitted,

Chrissy Whelton