

DESIGN REVIEW COMMISSION

MINUTES OF MEETING

March 20, 2018

A meeting of the Design Review Commission was held on Tuesday, March 20, 2018, at the Franklin Municipal Building, Franklin, Massachusetts. Members present were Mark Fitzgerald, Chairman, Chris Baryluk, Vice Chairman, Claudine Silverman, and Associate Members James Bartro and Sean Preston. Also in attendance was Chrissy Whelton.

Mark Fitzgerald, Chairman opened the meeting at 7:01 PM.

Mark Fitzgerald authorized Associate Members James Bartro and Sean Preston to vote.

1. **Rhapsodys**— 395 East Central Street—Wall Sign

No representative was present for the hearing. Commission reviewed the sign package. Applicant is moving the medallion to the left of the building and installing in its place PVC vertical letters of Business name down the building on the entrance side. Signs to be stud mounted. All within limits. Silverman asked that there be a stipulation to repair the area where the medallion was to match the rest of the building if there is any paint discoloration or holes. Preston abstained due to no representative being present.

Motion: To **Approve** the sign package as submitted with the stipulations. Motioned by Fitzgerald. Second by Silverman: Voted (4-0-1).

2. **Sunoco Gas Station** — 43 East Central Street - Pylon Sign

Nabil Nakhoul of Molloy's and John Tobin of Sunoco represented Sunoco Gas Station with a revised pylon sign proposal. Sign will be 14 feet high and is under the minimum 40 square feet requirement. One set of digital pricing. Sign has dual posts with new footings and meets the setback requirements.

Motion: To **Approve** the sign package as submitted. Motioned by Silverman. Second by Preston: Voted (5-0-0).

3. **70 East Central Street** — 70 East Central Street — Site Plan

Brad Chaffee and Dennis Colwell represented this project with a revised site plan proposal. Building has decreased in density and went down to 12 units. Proposal is a more traditional look with neutral colors. Vinyl siding is a Victorian Grey and Harbor Grey. Hardy Plank to give the building some texture and is a Mahogany color. Stone in front is a New England Field Stone and the molding will be white. Front entrance to be handicap accessible with a walk in from the curb. The original entrance with stairs has been removed from proposal as well as the penthouses on 4th floor. Railings on Balconies are black oxidized aluminum. Light packs will be facing parking lot and will not spill onto abutting property. Front lights will be sconces and facing down. Approx. 2500 square feet of commercial retail space. Units are approx. 1570 square feet. Parking is roughly the same as previous submission. 14 retail parking spots, 18 Residential spots and garages. More Arborvitae was added to the back lot.

Motion: To Recommend the site plan package as submitted. Motioned by Bartro. Second by Preston:
Voted (5-0-0).

Other Business:

Meeting Minutes from February 27, 2018 meeting were approved (4-0-1) (*Abstained: Baryluk*)

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

Adjourned at 7:45 P.M.
Respectfully submitted,

Chrissy Whelton