

**DESIGN REVIEW COMMISSION  
AGENDA**

**Tuesday, November 27, 2018 7:00 PM.**  
Municipal Building, 355 East Central Street  
2<sup>nd</sup> Floor, Room 205

TOWN OF FRANKLIN  
TOWN CLERK

2018 NOV 21 A 11:02

RECEIVED

- 7:00 PM      Milford Regional Physicians Group - 1262-1288 West Central St**  
**Design, fabricate & install enter & exit signs & pylon sign by base**
  
- 7:05 PM      LYNDA'S NAILS – 4 Main St**  
**Replace Sign**
  
- 7:10 PM      Home2Suites by Hilton – 725 Union St**  
**Site Plan Design**

**General Matters**

Meeting Minutes Approval: October 23, 2018

COMMENTS: These listing of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

**This agenda is subject to change. Last updated: November 14, 2018**

The next meeting of the Design Review Commission is **tentatively** scheduled for November 27, 2018

FORM Q

TOWN OF FRANKLIN  
DESIGN REVIEW APPLICATION  
FOR §185-31(2) OF THE ZONING BY-LAW

A) General Information

Name of Business or Project: Milford Regional Physicians Group

Property Address 1262-1288 West Central St.

Assessors' Map # 274 Parcel # 2-3

Zoning District (select applicable zone): Industrial

Zoning History: Use Variance n/a  
Non-Conforming Use \_\_\_\_\_

B) Applicant Information:

Applicant Name: KAD Holdings Corp

Address: 1 Charlesview Rd  
Hopedale, MA 01747

Telephone Number: (508) 478-6235

Contact Person: Kevin W. Lobisser

C) Owner Information (Business Owner & Property Owner if different)

Business Owner: Kevin W. Lobisser Property Owner: \_\_\_\_\_  
Address: 1 Charlesview Rd (same)  
Hopedale, MA 01747

All of the information is submitted according to the best of my knowledge.

Executed as a sealed instrument this 31<sup>st</sup> day of Oct, 2018.

Kevin W. Lobisser  
Signature of Applicant

Kevin W. Lobisser  
Signature of Owner

Kevin W. Lobisser  
Print name of Applicant

Kevin W. Lobisser  
Print name of Owner

**\*FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.**

**FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 - 4**

SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q

**D) Architect/Engineer/Sign Company Information (if not the applicant)**

**a. Sign Company**

Business Name: Signify, Inc. DBA Signs Plus  
Contact Person: Karen Miller  
Address: 89 S. Main St. Pittsfield, MA 01257  
Telephone Number: 508-478-5077

**b. Architect/Engineer (when applicable)**

Business Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_

**E) Work Summary**

Summary of work to be done: Design, fabricate + install enter + exit signs + pylon sign w/ Base

**F) Information & Materials to be Submitted with Application**

**a) FOR SIGN SUBMISSIONS ONLY:**

**NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED WITH APPLICATION**

1. Drawing of Proposed Sign which must also include
  - type of sign (wall, pylon etc.)      colors
  - size/dimensions      materials
  - style of lettering      lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously existing location)

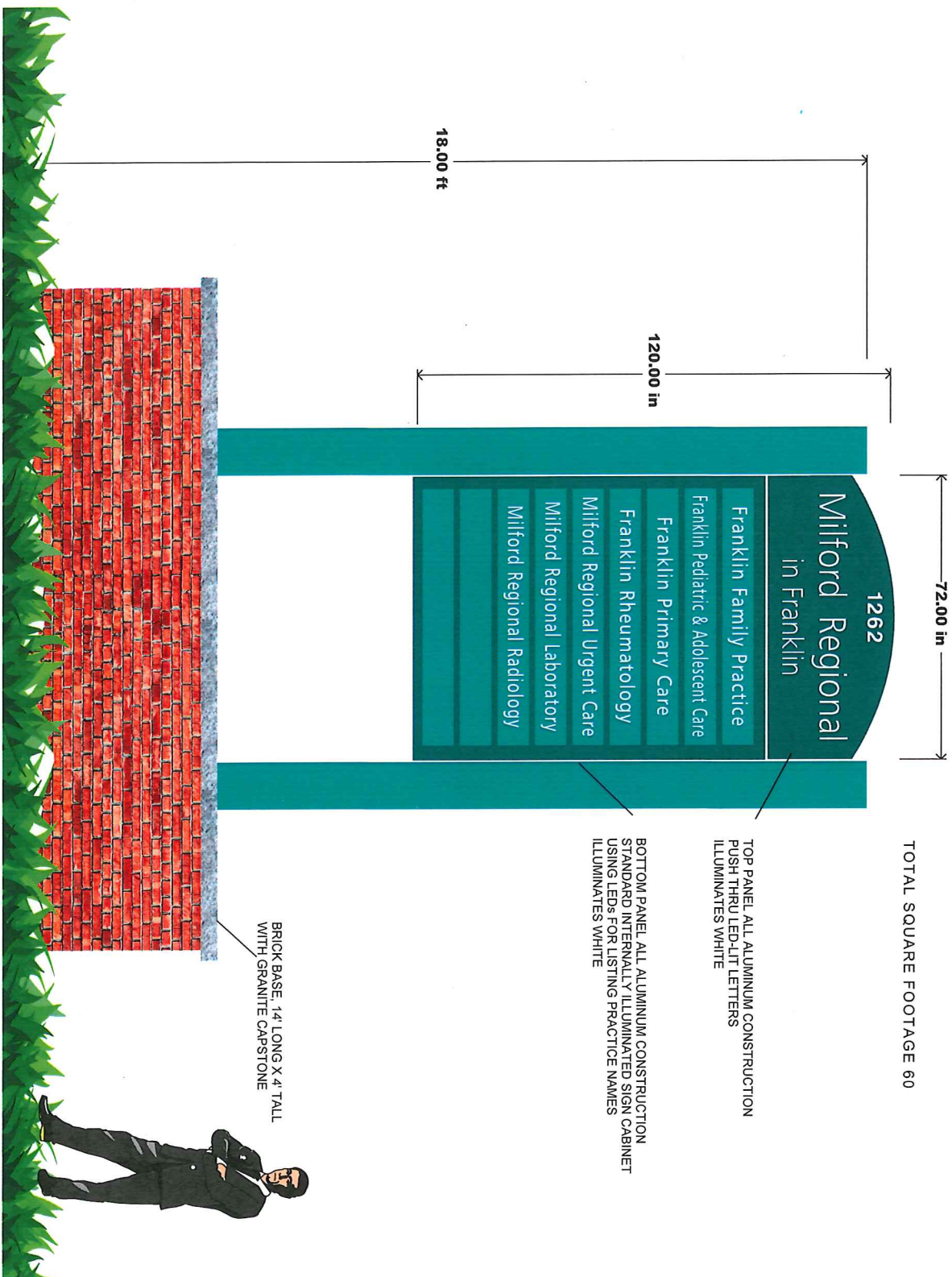
**b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:**

**NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED W/APPLICATION**

1. Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide
2. Lighting Plan indicating lighting levels & specifications of proposed lights
3. Building drawings, indicating size and height of building(s); front, rear and side elevations (when there are no adjoining buildings) and floor plans
4. Drawings or pictures of existing conditions
5. If any signage on the building or site, provide information from above Signage Checklist

Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.

# Proposed Layout



## SignsPlus

89 South Main Street, Milford, MA 01757

Phone:

Fax:

E-mail

Website

508-478-5077

508-634-9825

info@signs-plus.net

www.signs-plus.net

Copyright 2018 SignsPlus. This design is the property of SignsPlus and not to be shared with other companies. It is intended for customer approval only. The value of this design is 50% of the manufacturing cost of the display shown. Placement and size of sign on overlay drawings are for sketch purposes only. Design fees and legal penalties apply. If artwork is used for any other purpose or by any other company, User must have written approval for release from SignsPlus.

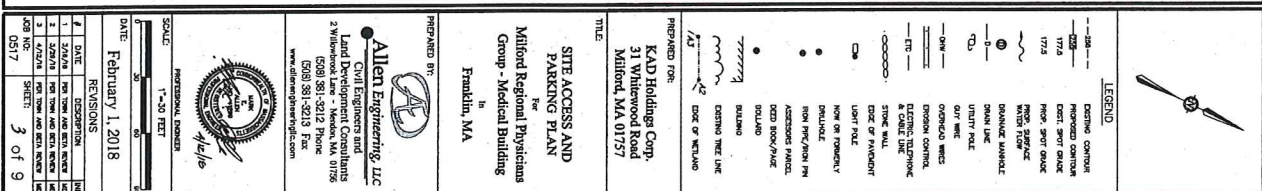
ANY AND ALL SIGNAGE PERMITS ARE THE RESPONSIBILITY OF THE CUSTOMER.



FOR COMPLETE ROADWAY IMPROVEMENTS SEE FINAL PLANS APPROVED BY MASS DOT. PLANS INCLUDE ALL PAYEMENT MARKINGS AND SIGNAGE.

FOR COMPLETE ROADWAY IMPROVEMENTS SEE FINAL PLANS APPROVED BY MASS DOT. PLANS INCLUDE ALL PAYEMENT MARKINGS AND SIGNAGE.

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[illegible]

FORM Q

TOWN OF FRANKLIN DESIGN  
REVIEW APPLICATION  
FOR §185-31(2) OF THE ZONING BY-LAW

A) **General Information**

Name of Business or Project: LYNDA'S NAILS

Property Address 4 MAIN ST. FRANKLIN, MA 02038

Assessors' Map # \_\_\_\_\_ Parcel # \_\_\_\_\_

Zoning District (select applicable zone): \_\_\_\_\_

Zoning History: Use Variance \_\_\_\_\_  
Non-Conforming Use \_\_\_\_\_

B) **Applicant Information:**

Applicant Name: XUAN & THUYHONG NGUYEN

Address: 35 ARLINGTON ST. FRANKLIN  
MA 02038

Telephone Number: 508-528-8799 (WORK)

Contact Person: THUYHONG NGUYEN

Email Address: \_\_\_\_\_

C) **Owner Information (Business Owner & Property Owner if different)**

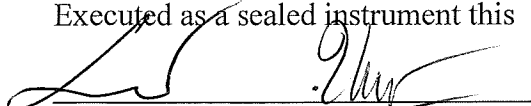
Business Owner: XUAN & THUYHONG NGUYEN Property Owner: EDWARD BISSANTI  
Address: 4 MAIN ST. 2A MAIN ST.  
FRANKLIN, MA 02038 FRANKLIN, MA 02038

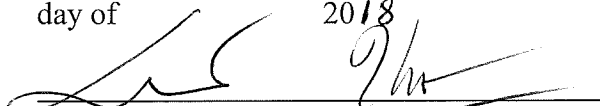
All of the information is submitted according to the best of my knowledge

Executed as a sealed instrument this

day of

2018

  
Signature of Applicant

  
Signature of Owner

XUAN & THUYHONG NGUYEN  
Print name of Applicant

XUAN & THUYHONG NGUYEN  
Print name of Owner

**\*FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.**

**FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 - 4**

SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q

**D) Architect/Engineer/Sign Company Information (if not the applicant)**

**a. Sign Company**

Business Name: LUCA SIGNS  
Contact Person: HUNG LE  
Address 1286 DORCHESTER AVE. DORCHESTER, MA 02122  
Telephone Number: 617 288-3665

**b. Architect/Engineer (when applicable)**

Business Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone Number: \_\_\_\_\_

**E) Work Summary**

Summary of work to be done: REPLACE SIGN  
\_\_\_\_\_  
\_\_\_\_\_

**F) Information & Materials to be Submitted with Application**

**a) FOR SIGN SUBMISSIONS ONLY:**

**NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED WITH APPLICATION**

1. Drawing of Proposed Sign which must also include  
type of sign (wall, pylon etc.)      colors  
size/dimensions      materials  
style of lettering      lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously existing location)

**b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:**

**NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED W/APPLICATION**

1. Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide
2. Lighting Plan indicating lighting levels & specifications of proposed lights
3. Building drawings, indicating size and height of building(s); front, rear and side elevations (when there are no adjoining buildings) and floor plans
4. Drawings or pictures of existing conditions
5. If any signage on the building or site, provide information from above Signage Checklist

Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.

LYNDA'S NAILS  
4 MAIN ST.  
FRANKLIN, MA 02038  
508-528-8799

### STORE FRONT SIGN

18" x 10' Long DARK GRAY ALUMINUM BACKGROUND WITH  
1" TUBE ALUMINUM FRAME SYSTEM CORNER BRACES AND  
CORNER ANGLE BLACK TRIM TO FRAMING ON ALL CONNECTIONS.  
GRAPHIC DESIGN WITH WHITE DECAL LETTERS 9" HEIGHT.  
LINE'S YELLOW.





LAW OFFICES  
**CORNETTA, FICCO & SIMMLER, P.C.**  
ATTORNEYS AT LAW  
4 WEST STREET  
FRANKLIN, MASSACHUSETTS 02038

RICHARD R. CORNETTA, JR.

VOICE (508) 528-5300  
FAX (508) 528-5555

November 8, 2018

IN HAND FILING

Mr. Mark Fitzgerald, Chairman  
Franklin Design Review Commission  
Town Hall  
355 East Central Street  
Franklin, MA 02038  
ATTN: Ms. Amy Love

RE: **725 Union Street, Franklin, Massachusetts**  
**Applicant: 4 SQ DEVELOPMENT, LLC**

Dear Mr. Chairman:

Please be advised that this firm is counsel to the applicant, 4 SQ DEVELOPMENT, LLC, in the proposed development of the above-entitled property in the town of Franklin.

Enclosed please find the following documents to be filed in the above referenced matter. Kindly schedule this matter for hearing on the next available agenda for the Design Review Commission.

1. {9 copies} Form Q; and
2. {9- 8 ½"x 11"} Plan entitled, "Site Development Plans – Proposed Hotel", prepared by J.K. Holmgren Engineering, Inc., dated February 9, 2018 [C6; Lighting Plan]; Architectural and Elevations Plans prepared by Silvestri Architects, PC dated October 22, 2018 [A101; A102; A103; A104; A201; A202; 3D Rendering(color)]; Please note that the proposed Sign Renderings [Pages 1 – 9] have been provided under separate cover;

Should any further documentation be required, please contact this office at your earliest convenience.

Thank you for your attention to this matter.

Very truly yours,

  
Richard R. Cornetta, Jr.

Enclosures

**FORM Q**  
**TOWN OF FRANKLIN**  
**DESIGN REVIEW APPLICATION**  
**FOR §185-31(2) OF THE ZONING BY-LAW**

**A) General Information**

Name of Business or Project: Home2 Suites by Hilton

Property Address 725 Union Street, Franklin, MA 02038

Assessors' Map # 314 Parcel # 16

Zoning District (select applicable zone): C11

Zoning History: Use Variance \_\_\_\_\_  
Non-Conforming Use \_\_\_\_\_

**B) Applicant Information:**

Applicant Name: 4 SQ Development LLC

Address: 83 Hartwell Avenue, Lexington, MA 02421

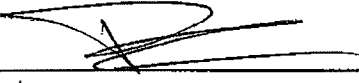
Telephone Number: 516-993-5601

Contact Person: Jigar Patel

**C) Owner Information (Business Owner & Property Owner if different)**

Business Owner: <u>See Applicant Info</u>	Property Owner: <u>725 UNION STREET, LLC</u>
Address: _____	<u>153 Buckskin Drive</u>
_____	<u>Weston, MA 02493</u>

All of the information is submitted according to the best of my knowledge

  
\_\_\_\_\_  
Signature  
Print Name: Robert Corbett

10/25/18  
\_\_\_\_\_  
Date Submitted

**\*FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.**  
**FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 - 4**  
**SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q**

FORM Q

TOWN OF FRANKLIN  
DESIGN REVIEW APPLICATION  
FOR §185-31(2) OF THE ZONING BY-LAW

A) General Information

Name of Business or Project: Home 2 Suites by Hilton

Property Address: 725 Union Street, Franklin, MA

Assessors' Map # 314 Parcel # 16

Zoning District (select applicable zone): CII Commercial

Zoning History: Use Variance  
Non-Conforming Use

B) Applicant Information:

Applicant Name: 4 SQ Development LLC

Address: 83 Hartwell Avenue  
Lexington, MA 02421

Telephone Number: 516-993-5601

Contact Person: Jigar Patel

C) Owner Information (Business Owner & Property Owner if different)

Business Owner: \_\_\_\_\_ Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

All of the information is submitted according to the best of my knowledge

Stefanie Henry  
Signature

Print Name: Stefanie Henry

10/25/15  
Date Submitted

**\*FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.**

**FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1-4**

SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q

**D) Architect/Engineer/Sign Company Information (if not the applicant)**

**a. Sign Company**

Business Name: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number: \_\_\_\_\_

**b. Architect/Engineer (when applicable)**

Business Name: Silvestri Architects, PC

Contact Person: Stefanie Henry

Address 1321 Millersport Hwy., Suite 10, Buffalo, NY 14221

Telephone Number: 716-691-0900 x 219

**E) Work Summary**

Summary of work to be done: 4 Story, 100 Room Hotel and Parking Lot.

**F) Information & Materials to be Submitted with Application**

**a) FOR SIGN SUBMISSIONS ONLY:**

**NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED WITH APPLICATION**

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Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.



## **DESIGN STANDARDS**

Explain how each of the design standards outlined below has been incorporated into the design of the proposed development. Fill in the information in the spaces provided or use a separate sheet.

1. **Height**—The height of any proposed alteration shall be compatible with the style and character of the surrounding buildings, within zoning requirements. Our project is a 4-story hotel, with the top of the main building parapet at 47'-5". IT will be similar in height to a neighboring Hampton Inn Hotel.

2. **Proportions of Windows and Doors** – The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the surrounding area. The proportions of windows and doors will be very similar to the adjacent Hampton Inn Hotel.

3. **Relations of Building Masses and Spaces** – The relationship of a structure to the open space between it and adjoining structures shall be compatible. The hotel is laid out on the site parallel to the adjacent Hampton Inn, with rows of parking and drive aisles between them.

4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. The hotel will have a flat roof.

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. The hotel will be a similar length, width and height to the adjacent Hampton Inn Hotel and will also have a porte cochere.

6. **Facade, Line, Shape & Profile** – Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context: The dominant vertical context of the hotel blends with the adjacent Hampton Inn Hotel.

7. **Architectural Details** – Architectural details, including signs, materials, colors and textures shall be treated so as to be compatible with the existing and adjacent architectural character, thereby preserving and enhancing the surround area. The building materials will include EIFS, cement fiber board and cut stone at the first floor. These mimic the materials used at the adjacent hotel and will blend with the surrounding area. The colors will be gray, brown and cream, playing off of the trees and park across the street.

8. **Advertising Features** – The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures shall not detract from the use and enjoyment of the proposed buildings and structures and the surrounding properties. There will be one monument sign at the parking entrance, similar in size to others in the area (4'-0" x 7'-4"). There will also be 2 building mounted signs. Signage colors will blend with the building colors, and will not detract from the enjoyment of surrounding properties.

9. **Heritage** – Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable. There will not be any removal or disruption of historic, traditional or significant uses.

10. **Energy Efficiency** – To the maximum extent reasonably practicable, proposals shall utilize energy-efficient technology and renewable energy resources and shall adhere to the principles of energy-conscious design with regard to orientation, building materials, shading, landscaping and other elements. The building will utilize an energy efficient design with LED lighting and energy

11. **Landscape** - The landscape should improve the character and appearance of the surrounding area and parking areas should be located to the side or rear of buildings when reasonably possible. Landscaping will be incorporated around the building and throughout the parking area so that the property fits within the character of the neighborhood.

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**SEE ADDENDA ATTACHED FOR INSTRUCTIONS TO ASSIST IN COMPLETING APPLICATION.**

## **ADDENDA**

### **INSTRUCTIONS FOR COMPLETION OF FORM Q-DESIGN REVIEW APPLICATION**

#### **A. General Information**

- Please list name of Business as it will appear on sign or name of project or development, as the case may be, as well as the property address
- Assessors' Map & Parcel numbers may be obtained from tax bill, Town website @ [www.franklin.ma.us/Town/Assessors/PropertyTax](http://www.franklin.ma.us/Town/Assessors/PropertyTax) or from the computer located outside the Assessor's Office, first floor, Municipal Building, 355 East Central Street.
- Zoning District and Zoning History information may be obtained at the Building Department, 1<sup>st</sup> floor, Municipal Building

#### **B. Applicant Information – complete and include name of contact person w/ phone number**

#### **C. Owner Information – if business owner and property owner are not the same, please include information for both. If signage is within a shopping plaza—obtain letter of approval of sign changes from plaza owner.**

#### **Page 2 –**

#### **D. Architect/Engineer or Sign Company Information:**

- Signs only – Name of Sign Company and Contact Person
- Developments & Projects – Engineer and Architect Information as well

#### **E. Work Summary: Include brief summation of work to be done**

#### **Pages 3 & 4**

#### **F. Information & Materials to be Submitted w/Application**

##### **a) SIGNS ONLY –**

- Nine (9) Copies of sign drawings and photos, which include information listed on Page 2 of the application

##### **b) SITE PLAN APPLICATIONS FOR BUILDINGS/DEVELOPMENTS/PROJECTS.**

- Nine (9) Copies of all plans including information listed on Page 2 of application.
- Please bring samples of siding and roofing materials and paint color samples to the meeting when scheduled.

**DESIGN STANDARDS** – For Buildings/Projects and Developments, please complete Pages 3 and 4 as they apply to your project.

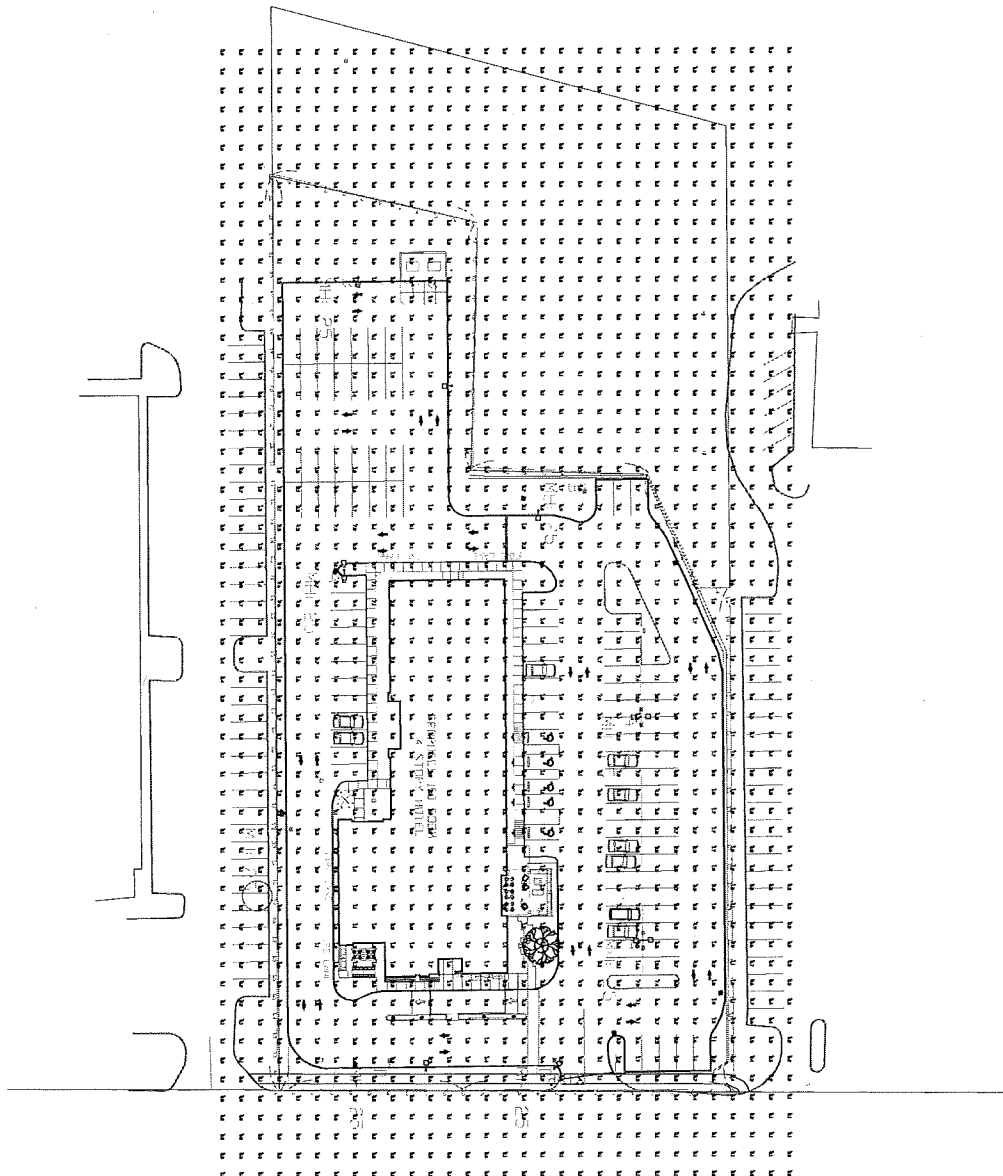
ALL APPLICATIONS WITH NINE (9) COPIES OF SUPPLEMENTARY INFORMATION MUST BE FILED BY CLOSE OF BUSINESS ON WEDNESDAY PRIOR TO THE FOLLOWING TUESDAY MEETING. MEETINGS ARE GENERALLY TWICE A MONTH THE 2<sup>ND</sup> & 4<sup>TH</sup> TUESDAY OF THE MONTH.

**FOR SIGN APPLICATIONS ONLY. YOU NEED ONLY COMPLETE PAGES 1 & 2 OF APPLICATION.**



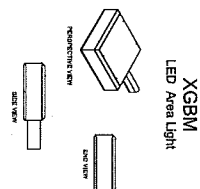


Based on the information provided in drawings and luminaire installation notes, the engineer has determined that the proposed lighting system is suitable for the application of the space to be lit and is in compliance with the applicable code requirements. The engineer's services are limited to the design of the lighting system and do not include the design of the building structure or the mechanical, electrical, or plumbing systems. The engineer's design is based on the information provided in the drawings and is subject to change without notice if the information provided is incomplete or incorrect. The engineer's design is not a warranty or guarantee of performance and is not intended to be used as a basis for any claim or liability. The engineer's design is for the lighting system only and does not include the design of the building structure or the mechanical, electrical, or plumbing systems. The engineer's design is based on the information provided in the drawings and is subject to change without notice if the information provided is incomplete or incorrect. The engineer's design is not a warranty or guarantee of performance and is not intended to be used as a basis for any claim or liability. The engineer's design is for the lighting system only and does not include the design of the building structure or the mechanical, electrical, or plumbing systems.



Symbol	Qty	Label	Arrangement	Description	Units	Notes
1	3	A	3x3	XGBM-1-LED-HB-CV-300-25W	3	
2	4	B	4x4	XGBM-1-LED-HB-CV-300-25W	4	
3	1	C	1x1	XGBM-1-LED-HB-CV-300-25W	1	

Label	Qty	Units	Avg. Lumens	Max. Lumens	Avg. Watts	Max. Watts
1	3	3	3,000	3,000	3.0	3.0
2	4	4	4,000	4,000	4.0	4.0
3	1	1	1,000	1,000	1.0	1.0
<b>PARKING SUMMARY</b>						



TOTAL LUMENS: 10,000  
 TOTAL WATTS: 10.0  
 SCALE: 1"=30'  
 DATE: 10/1/2023  
 DRAWING: 10/1/2023  
 PROJECT: 10/1/2023  
 SHEET: 10/1/2023

**NOTICE**

This document, the property of, prepared and issued by the architect, is submitted for the specific purpose and use of the project named herein, and the user hereby agrees that this document will not be copied or reproduced in part or in whole, and will not be used for features peculiar to this design shall not be incorporated in any other project, unless prior agreement has been obtained in writing. These documents will be returned immediately upon completion of the project or upon the request of the architect.

This document is the exclusive property of the architect; no rights to ownership are transferable, or shall be lost by the filing of this document with any and all public authorities for the purpose of compliance with Codes and/or Ordinances.

**HOME2**  
SUITES BY HILTON

725 Union Street  
Franklin, MA

ISSUE:

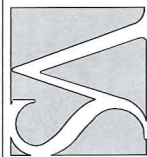
**6A PROJECT TEAM:** PRINCIPAL P. Silvestri  
 PROJ. ARCH. A. Tomasi DRAFTER M. Veldosi  
 JOB CAPT. \_\_\_\_\_ INTERIORS \_\_\_\_\_

---

**SEAL:** \_\_\_\_\_

TITLE:

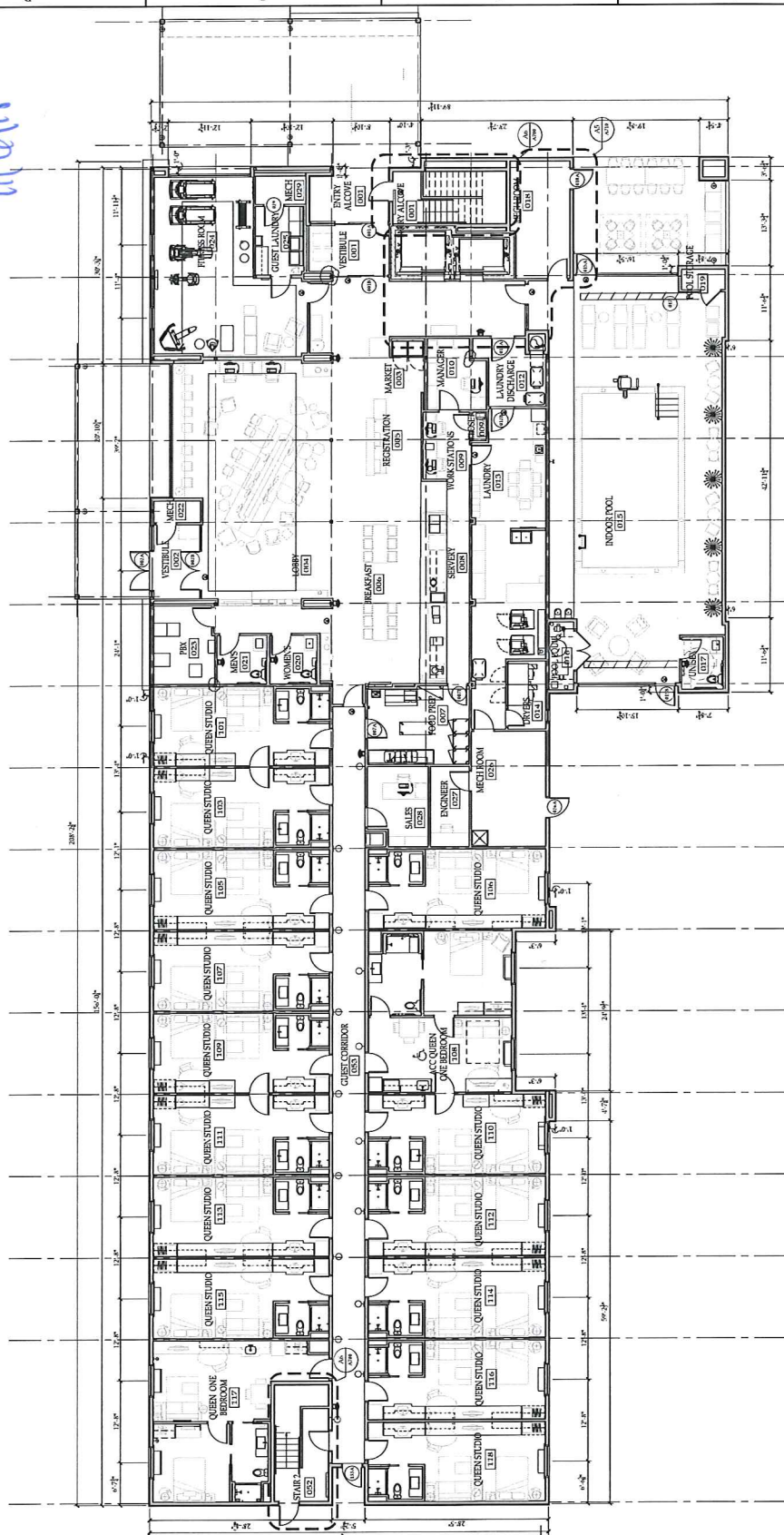
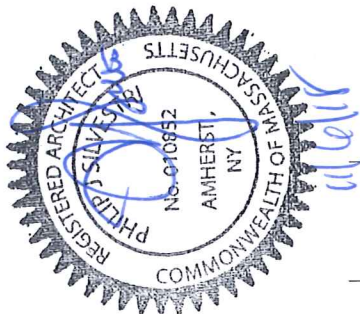
FIRST FLOOR  
PLAN



**SILVESTRI  
ARCHITECTS • PC**  
1321 MILLERSPORT HWY. PH. 716.691.0900  
AMHERST, NY 14221 FAX 716.691.4773

SA JOB #:	17129.01	DATE:	10-22-2018
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DRAWING #: A-101



**A1** FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"

NOTICE

This document is the property of the architect and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the architect. The architect assumes no responsibility for the accuracy or completeness of the information provided in this document. The architect is not responsible for the accuracy or completeness of the information provided in this document. The architect is not responsible for the accuracy or completeness of the information provided in this document.

**HOME2**  
SUITES BY SILVESTRI

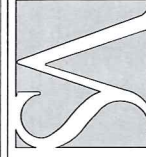
725 Union Street  
Franklin, MA

ISSUE:

SA PROJECT TEAM: PRINCIPAL ARCHITECT  
PRIN. ARCH. Assistant: DRAFTER: ARCHITECT  
INTERIORS: SEAL:

TITLE:

SECOND FLOOR  
PLAN

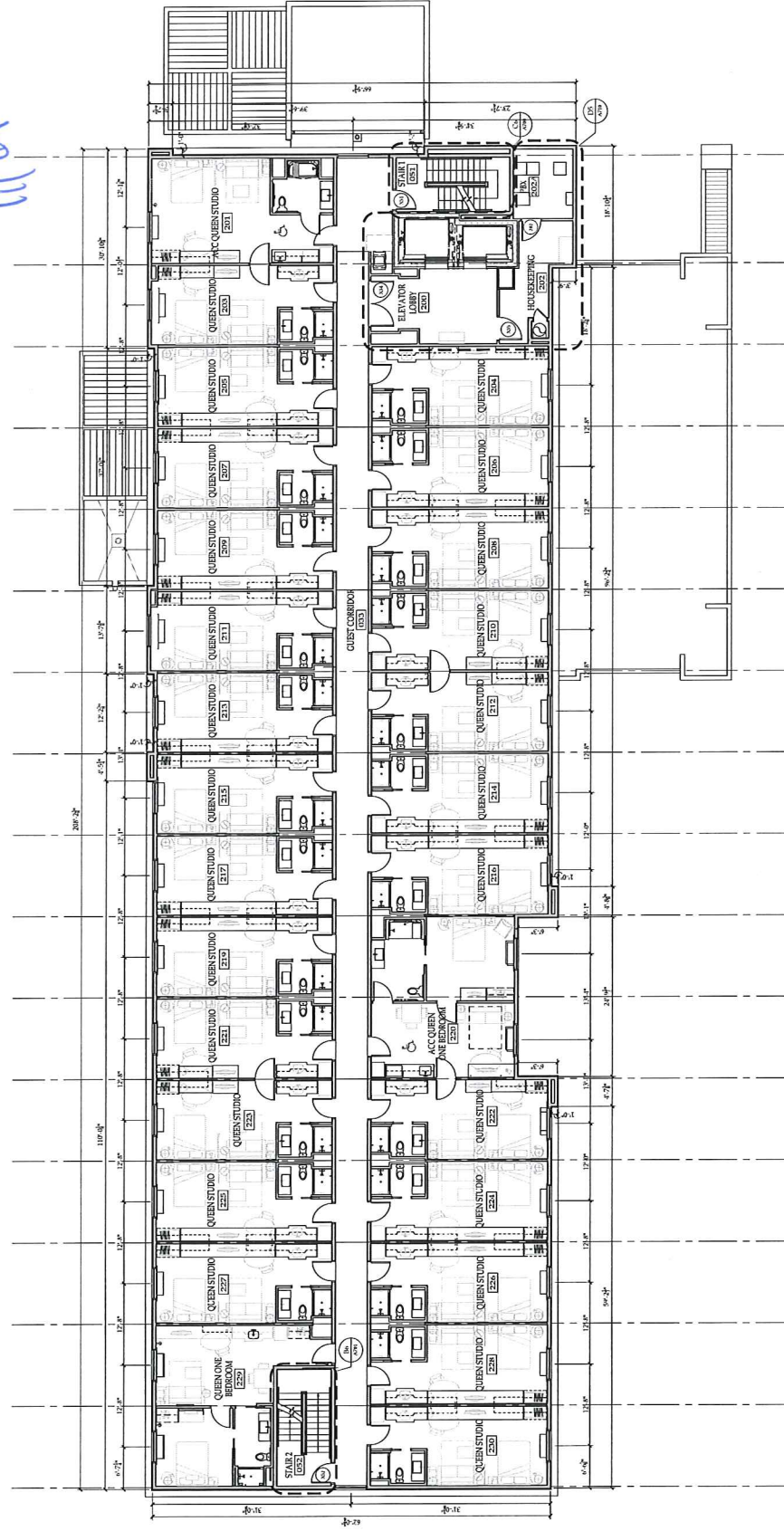
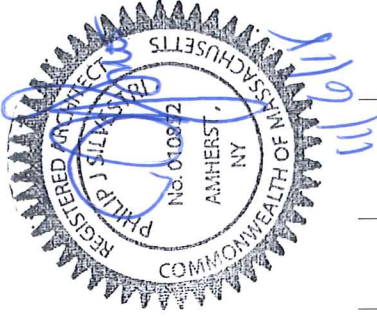


**SILVESTRI**  
ARCHITECTS • PC

1321 VALLEYPORT HWY. PM. 716.681.0060  
AMHERST, NY 14201 FAX 716.681.4772

SA JOB #: 17129.01  
DATE: 10-22-2018

DRAWING #: A-102



(A) SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



[illegible]

**HOMES**  
SUITES BY HILTON

7725 Union Street  
Franklin, MA

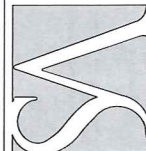
ISSUE:

**PROJECT TEAM:** PRINCIPAL P. Silvestri  
 SR. ARCH. G. Tumaic DRAFTER M. Velocci  
 39 CAPT. \_\_\_\_\_ INTERIORS \_\_\_\_\_

**SEAL:**

**TITLE:**

THIRD FLOOR  
PLAN

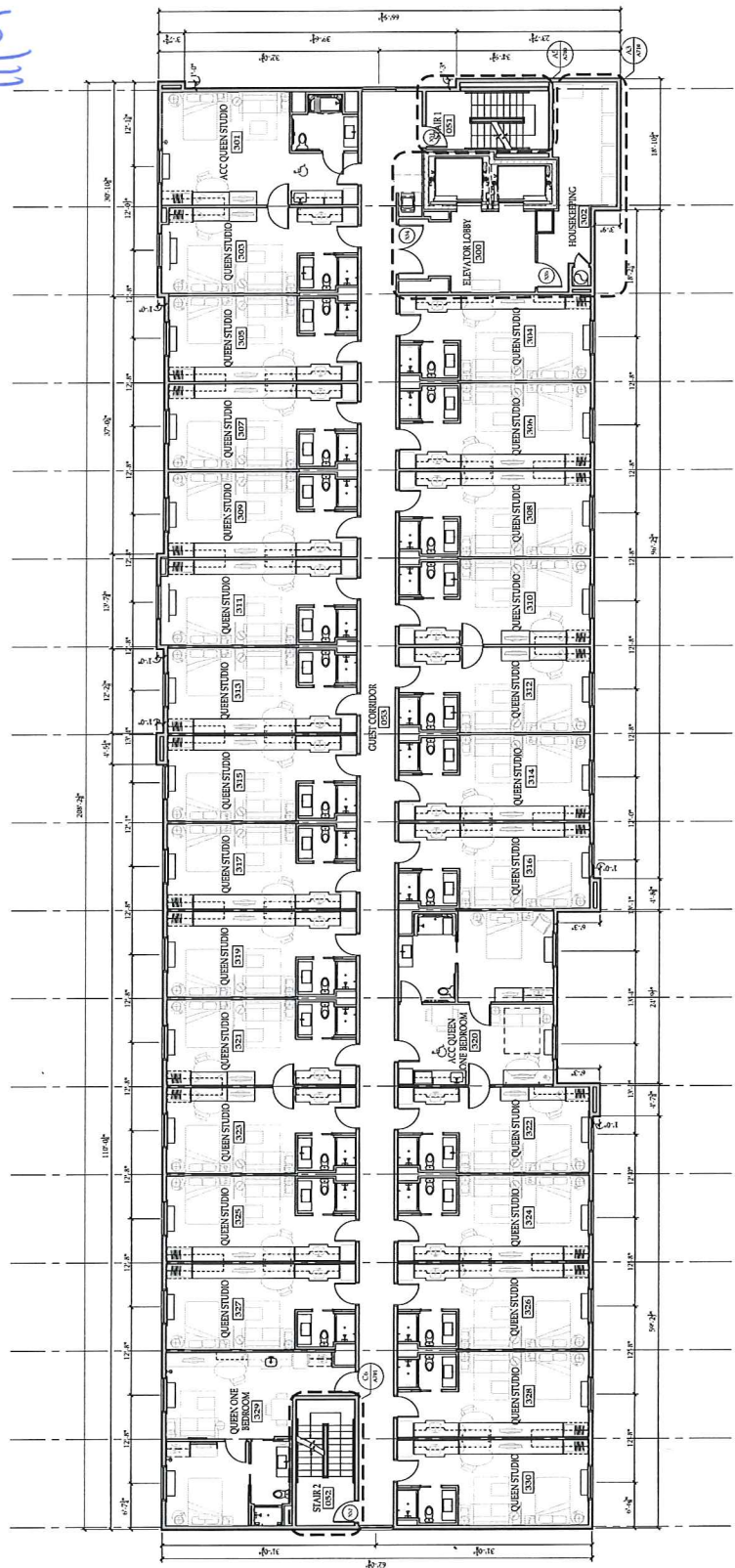


**SILVESTRI**  
**ARCHITECTS • PC**

321 MILLERSPORT HWY PH. 716.691.0900  
MARSH, NY 14221 FAX 716.691.4773

SA JOB #:	DATE:
17129.01	10-22-2018

DRAWING #: A-103



THIRD FLOOR PLAN



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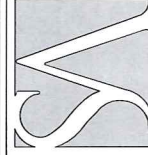
**HOME2**  
SUITES BY MILITON  
725 Union Street  
Franklin, MA

ISSUE

SA PROJECT TEAM: PRINCIPAL ARCHITECTS  
PRINCIPAL ARCHITECT: DRAWER: AMHERST  
NEWCASTLE: INTERIORS  
SEAL:

TITLE

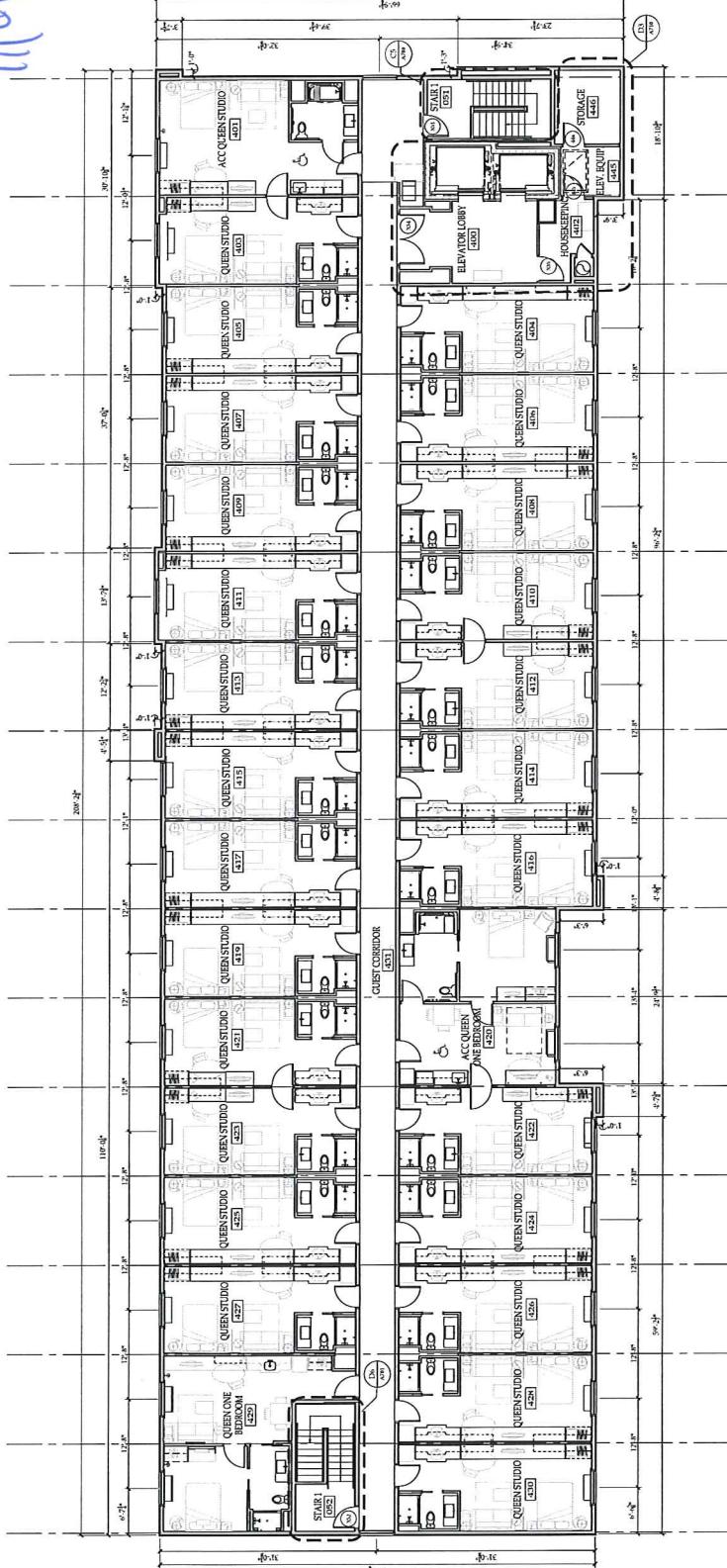
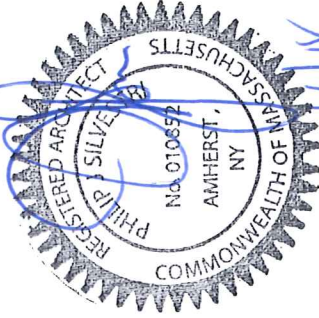
FOURTH FLOOR  
PLAN



**SILVESTRI**  
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1321 VILLAGEPORT HWY. PM. 716.681.5000  
AMHERST, NY 14201 FAX 716.681.4772

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DATE: 10-22-2018

DRAWING #: A-104



A1 SOUTH FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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**HOME2**  
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725 Union Street  
Franklin, MA

ISSUE:

SA PROJECT TEAM: PRINCIPAL ARCHITECT: PHILIP J. SILVESTRI  
ARCHITECT: AMHERST, NY  
INTERIORS: AMHERST, NY  
SEAL:

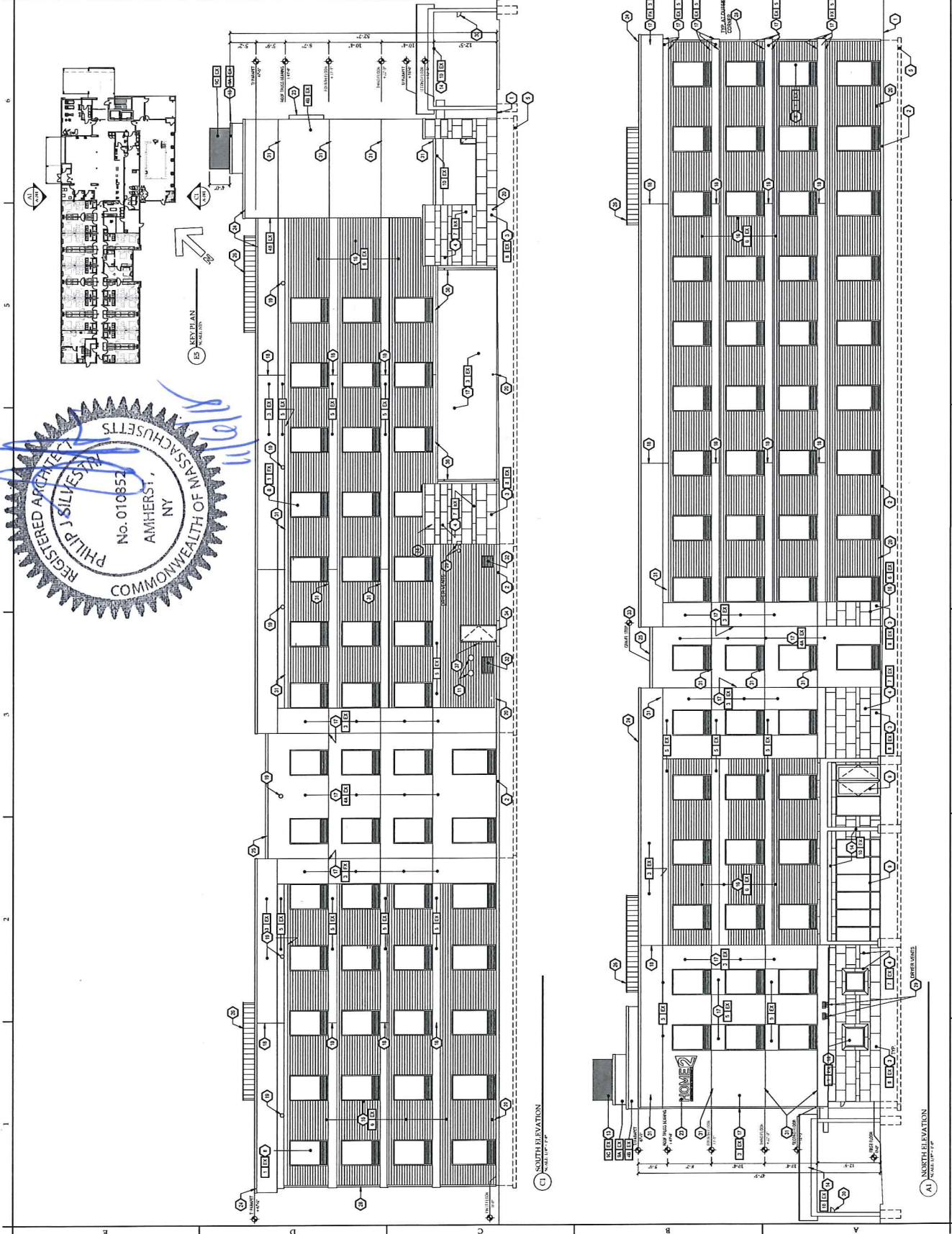
TITLE:

Exterior Elevations

**SILVESTRI**  
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1321 MIDDLEBURY HWY. PM. 716.681.0000  
AMHERST, NY 14201 FAX 716.681.4772

SA JOB #: 17129.01  
DATE: 10-22-2018

DRAWING #: A-201







DRAWING #: A-202





3D RENDERING



**DESIGN REVIEW COMMISSION**

**MINUTES OF MEETING**

**October 23, 2018**

A meeting of the Design Review Commission was held on Tuesday, October 23, 2018, at the Franklin Municipal Building, Franklin, Massachusetts. Members present were Mark Fitzgerald Chairman, Chris Baryluk, Nancy Pendleton, Sam Williams, Claudine Silverman.

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

**1. PETE'S NERD EMPORIUM – 10 Main St - Sign**

Cam Afonso of Signs by Cam, Inc. represented PETE'S NERD EMPORIUM with a sign package to install decals on window & sign blanks.

**Motion:** To **Approve** the sign package as submitted using existing blade and not illuminated. Motioned by Fitzgerald. Second by Silverman: Voted (5-0-0).

**2. One Stop Auto – 511 E. Central St - Sign**

Cam Afonso of Signs by Cam, Inc. represented ONE STOP AUTO with a sign package as submitted.

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

New Business – None

**Other Business:**

Minutes were given to vote on.

**Motion to adjourn. Sam and Seconded by Mark  
Adjourned at 7:30 P.M.**

Respectfully submitted,

---

Barbara Curran