

**DESIGN REVIEW COMMISSION
AGENDA**

Tuesday, February 19, 2019 7:00 PM.
Municipal Building, 355 East Central Street
2nd Floor, Room 205

TOWN OF FRANKLIN
TOWN CLERK
2019 FEB 14 A 9:50
RECEIVED

- 7:00 PM** Envoy Mortgage – 6 Main Street
Envoy Wall Sign
- 7:05 PM** Estes Express Lines
Sign on Building
- 7:10 PM** Amego – 122 Grove Street
New Wall Sign
Reface Existing Freestanding Sign
Install New Post & Panel Directional Signs
- 7:15 PM** Amego School Residences – Washington Street between #714 and #724
6 New (6-7) Bedroom Boarding School Residences Including Maintenance
Building and Common Building

General Matters

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: February 14, 2019
The next meeting of the Design Review Commission is scheduled for March 5, 2019

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: Envy Mortgage
Property Address 6 MAIN ST Franklin MA 02038
Assessors' Map # 279 Parcel # 022
Zoning District (select applicable zone): _____
Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Stephen Boucher
Address: 6 Main St
Franklin MA 02038
Telephone Number: 781 277 1792
Contact Person: SAME
Email Address: Steve @ envy mortgage.com

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

Business Owner: SAME Property Owner: ED BISSANTI
Address: _____

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this _____ day of _____ 20____

[Signature]
Signature of Applicant

Signature of Owner

Stephen Boucher
Print name of Applicant

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: NMS Printing
Contact Person: John Marino
Address: Franklin Ave 363 E Central St
Telephone Number: 508 541 8900

b. Architect/Engineer (when applicable)

Business Name: AE
Contact Person: _____
Address: _____
Telephone Number: _____

E) Work Summary

Summary of work to be done: 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

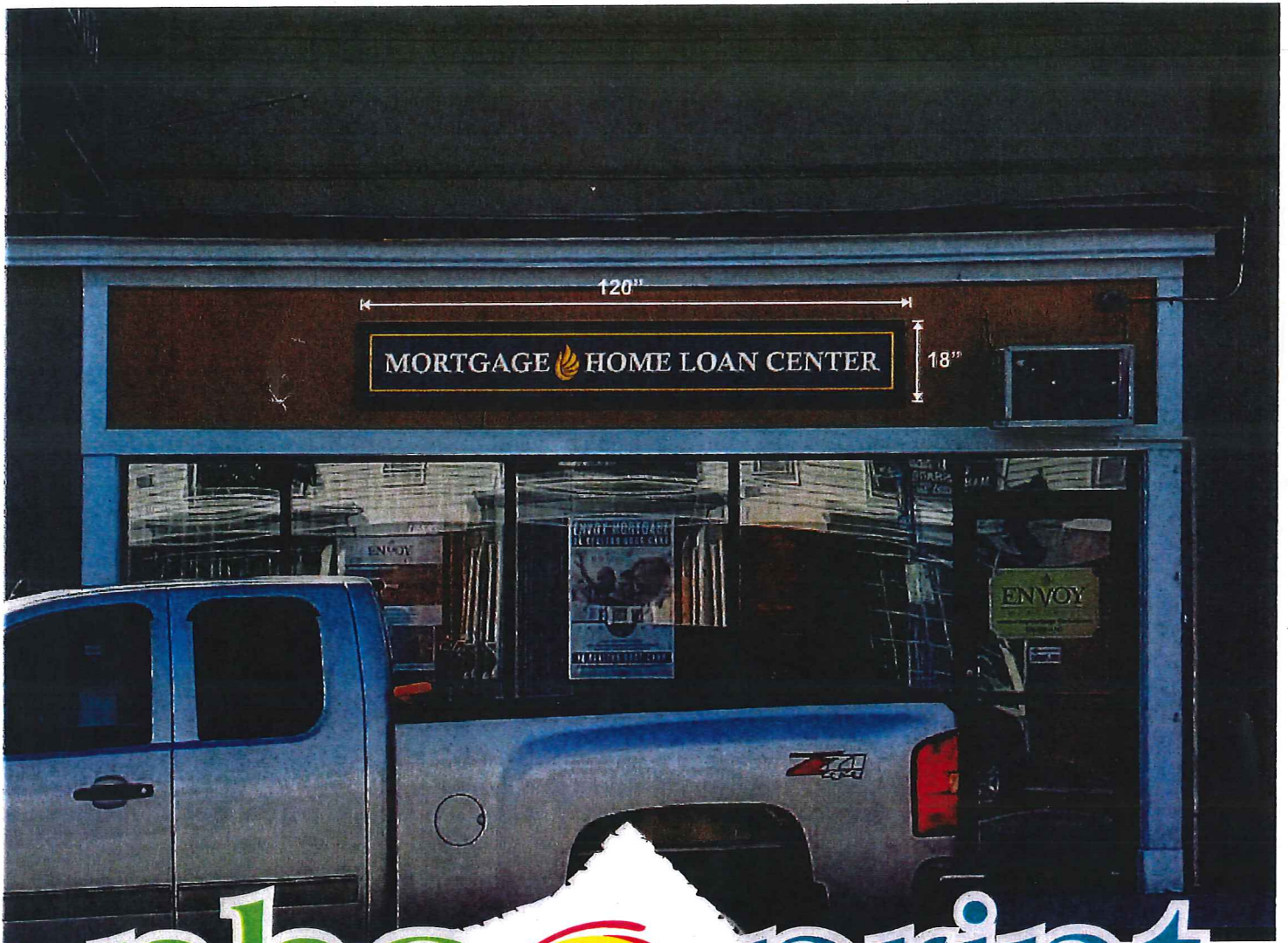
Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.

MORTGAGE HOME LOAN CENTER

ENVOY WALL SIGN - 120"X18"

1" TUBE ALUMINUM FRAME SYSTEM

1.5" BLACK POWDER COAT RAISED BEVELED STEEL 3D FRAME
FULL COLOR GRAPHICS - 5-7 YEAR MATTE LAMINATE PROTECTION



nhs  print

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ALL ARTWORK AND DRAWINGS ARE THE SOLE PROPERTY OF NHS PRINT. ANY DUPLICATION OF ANY KIND IS PROHIBITED. PERSON(S) WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

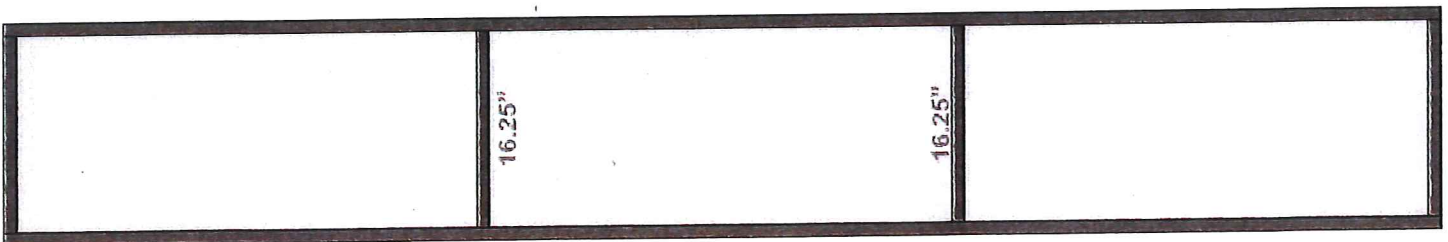
MORTGAGE  HOME LOAN CENTER

1.5" BLACK POWDER COAT
RAISED BEVELED STEEL 3D FRAME

PANEL - 120X18X1/8" Alu-Panel
Full Color Graphics
5-7 Year Matte Laminate Protection

MORTGAGE  HOME LOAN CENTER

1" TUBE FRAME SYSTEM - 120.25"



nhs  print

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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: Estes Express Lines

Property Address 20 Forge Parkway

Assessors' Map # _____ Parcel # 275-007-000-000

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: _____
Signs By Cam, Inc.

Address: _____
837 Upper Union Street
Suite C-18
Franklin, MA 02038

Telephone Number: 508-364-2905

Contact Person: _____

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

Business Owner: Bryan Shue
Address: 20 Forge Parkway
Franklin, MA 02038

Property Owner: Estes Express Lines
3901 W. Broad St.
Richmond, VA 23230

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this _____ day of _____ 20____

[Signature]
Signature of Applicant

X [Signature]
Signature of Owner

Bryan Shue
Print name of Applicant

Bryan Shue
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 Signs By Cam, Inc.
Business Name: 837 Upper Union Street
 Suite C-18
Contact Person: Franklin, MA 02038
Address _____
Telephone Number: _____

b. Architect/Engineer (when applicable)
Business Name: _____
Contact Person: _____
Address _____
Telephone Number: _____

E) Work Summary

Summary of work to be done: Install sign on building

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:

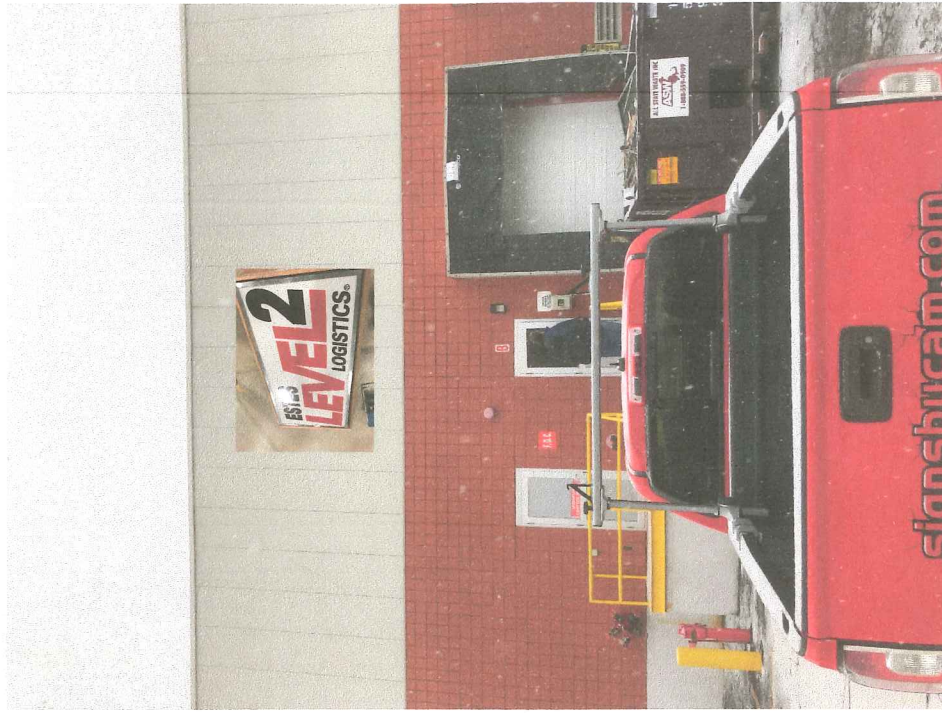
NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED W/APPLICATION

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.

8'

4'



***internally lit sign cabinet**

APPROVED FOR PRODUCTION:

X

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 ALL DRAWINGS ARE PROPERTY OF SIGNS BY CAM. ANY DUPLICATION OF ANY KIND IS PROHIBITED. PERSON(S) WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

JOB INFORMATION

JOB TITLE: _____
 CONTACT: _____
 PHONE: _____
 FAX: _____
 JOB DESCRIPTION: _____

SIGN MATERIAL SPECS

BANNER: COROPLAST: WOOD:
 ACRYLIC: MAGNETIC: URETHANE:
 PVC: ALUMINUM: NUEDGE:
 SINGLE SIDED: DOUBLE SIDED:

COLOR SPECS: _____
 BACKGROUND: _____
 COPY: _____

OUTLINE: _____
 SHADOW: _____
 BORDER: _____

Signs By Cam Inc

Sign & Graphic Solutions • Uncompromising Integrity

Phone: 508-364-2905
 Fax/Office: 508-528-0766
 E-Mail: cam@signsbycam.com
 Website: www.signsbycam.com

Cam Afonso
 837 Upper Union St., Suite C-18
 Franklin, MA 02038

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: AMEGO

Property Address 122 GRIVE ST.

Assessors' Map # 295 Parcel # 002

Zoning District (select applicable zone): INDUSTRIAL

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: VIEWPOINT SIGN + AWNING

Address: 35 LYMAN ST.
NORTHBORO, MA 01532

Telephone Number: 508 393 8200 x21

Contact Person: LAUREN CRONIN (PERMIT MANAGER)

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

Business Owner: AMEGO INC. Property Owner: AMEGO INC.

Address: 122 GRIVE ST. 33 PERRY AVE.
FRANKLIN, MA ATLEBORO, MA 02703

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this _____ day of _____ 20____

Lauren Cronin
Signature of Applicant

SEE ATTACHED
Signature of Owner

LAUREN CRONIN - VIEWPOINT SIGN + AWNING
Print name of Applicant

JOHN RANDALL (AMEGO INC.)
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: VIEWPOINT SIGN & AWNING
Contact Person: LAUREN CRONIN
Address: 35 LYMAN ST. NORTHBORO, MA 01532
Telephone Number: 508 393 8200 x 21

b. Architect/Engineer (when applicable)

Business Name: _____
Contact Person: _____
Address: _____
Telephone Number: _____

E) Work Summary

Summary of work to be done: Ⓐ INSTALL (1) NEW WALL SIGN, OVERALL SIZE IS 46" H x 9' 1 3/4" W (35.05 SF), PRO-LIT LETTERS & FACE-LIT LOGO
Ⓑ RE-FACE EXISTING FREESTANDING SIGN, EXTERNALLY ILLUMINATED.
Ⓒ INSTALL (2) NEW POST + PANEL DIRECTIONAL SIGNS TO REPLACE EXISTING. SIGN FACES ARE 30" H x 3' W, OVERALL HEIGHT FROM GRADE IS 6'

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

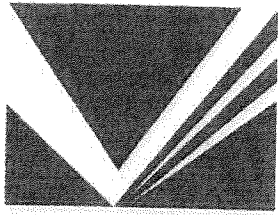
type of sign (wall, pylon etc.)	colors
size/dimensions	materials
style of lettering	lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously existing location)

b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:

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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.



ViewPoint
SIGN AND AWNING

35 Lyman Street
Northboro, MA 01532

508 393-8200
508 393-4244 Fax
signs@ViewPointSign.com
www.ViewPointSign.com

**INTERIOR/EXTERIOR
SIGNAGE**

- Electric
- Architectural
- Dimensional
- Wayfinding
- Channel Letters
- LED/Neon
- Electronic Message Centers
- Digital Graphics

AWNINGS

- Commercial
- Backlit
- Canvas
- Retractable

SIGN SERVICE

**ARCHITECTURAL
METAL FABRICATION**

VEHICLE GRAPHICS

MEMBERS

- Massachusetts Sign Association
- Rhode Island Sign Association
- International Sign Association
- Northeast States Sign Association
- North East Canvas Products Association
- Industrial Fabrics Association International

UL LISTED FABRICATORS

Landlord Authorization

Date: 2-11-19

To whom it may concern:

John Randall for Amego, Inc.

Owner of the property located at 122 Grove St.
Franklin, MA

Do hereby consent to allow **Jeff Kwass** of ViewPoint Sign and Awning to act on my behalf pertaining to permitting and installation of signs and/or awnings for the property named above.

Sincerely,

Address 33 Perry Ave, Attleboro, MA 02703

Telephone 508 455 6200

Email: J.Randall@amegoinc.org
(Please print carefully)

Deeded name of property:

Approximate location of new wall sign,
building has been renovated
(see attached rendering of east elevation)

122 Grove Street

Existing freestanding sign to be re-faced
Existing directional sign to be replaced
with new directional sign

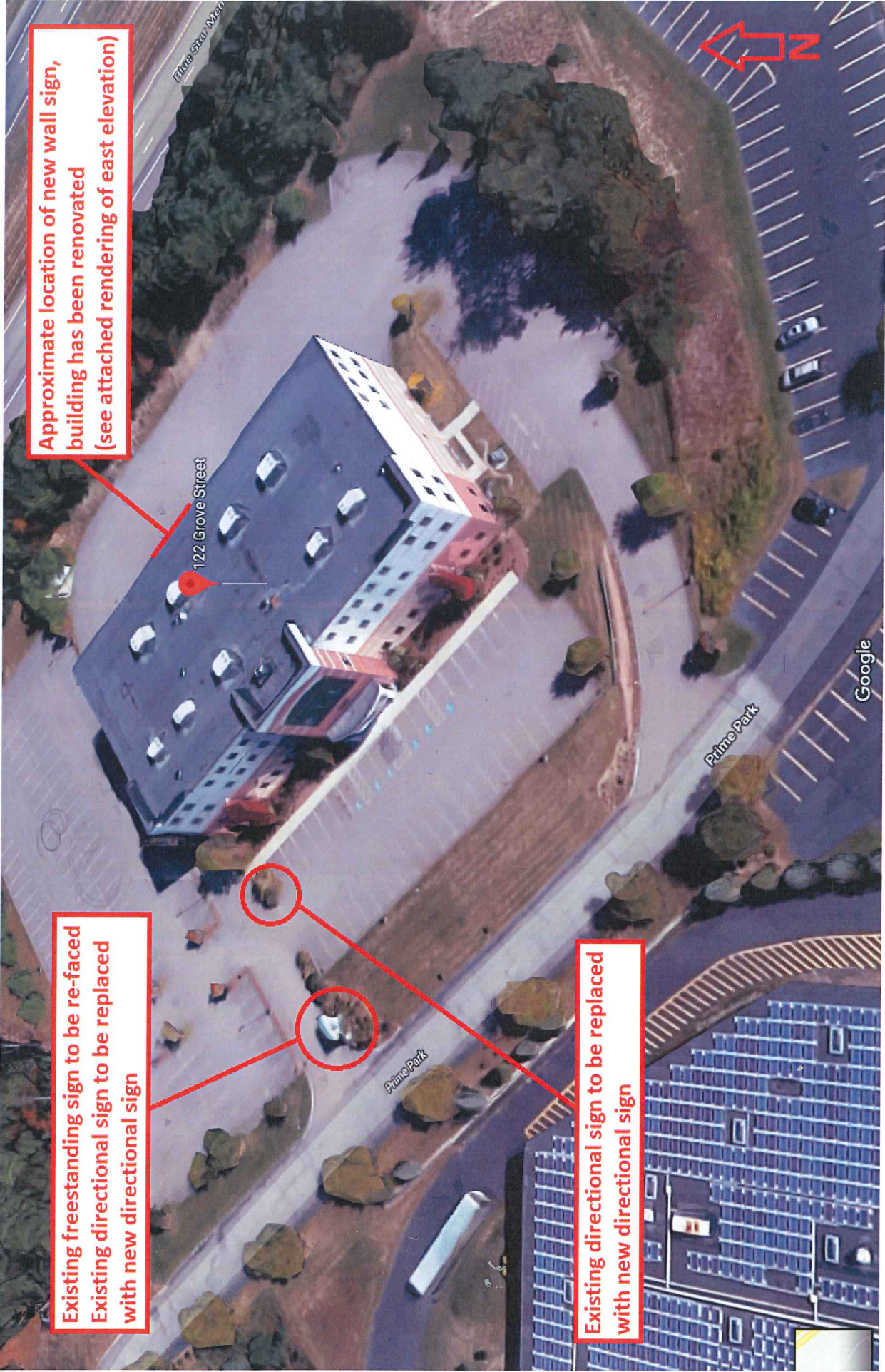
Existing directional sign to be replaced
with new directional sign



Google

Prime Park

Prime Park

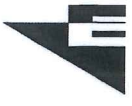


EAST ELEVATION
RENDERING

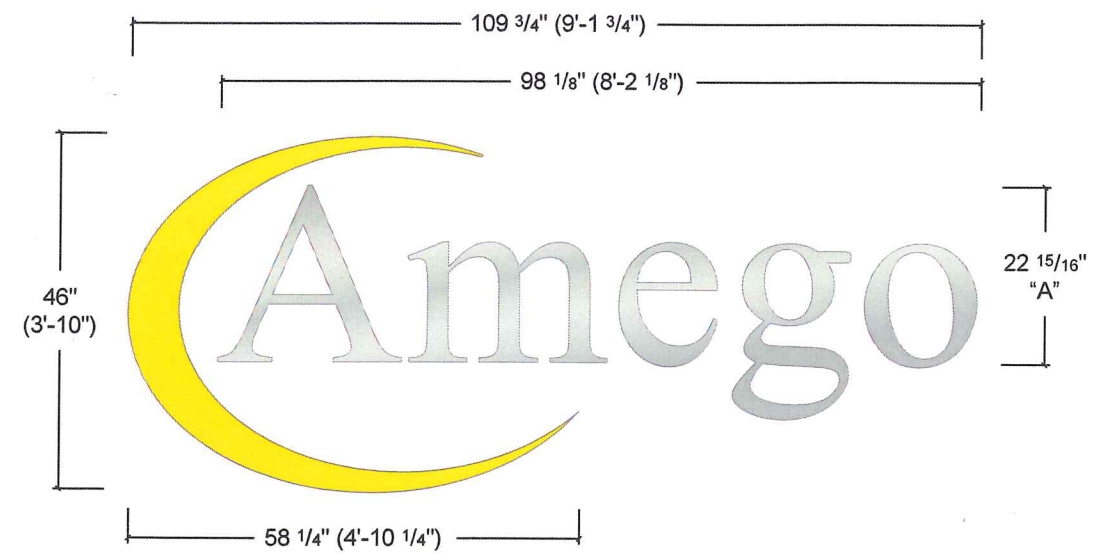


AMEGO SCHOOL
EDUCATIONAL CENTER FOR AUTISM
Franklin, Massachusetts

WILLIAM J. MASIELLO ARCHITECT, INC
po box 1127 389 central street boylston, massachusetts 01505
508-869-0597 www.masielloarchitect.com

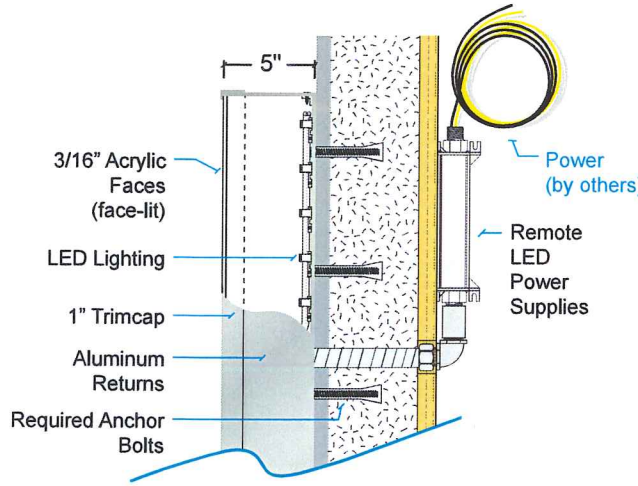


A Face-lit Swoosh with Halo-lit Letters



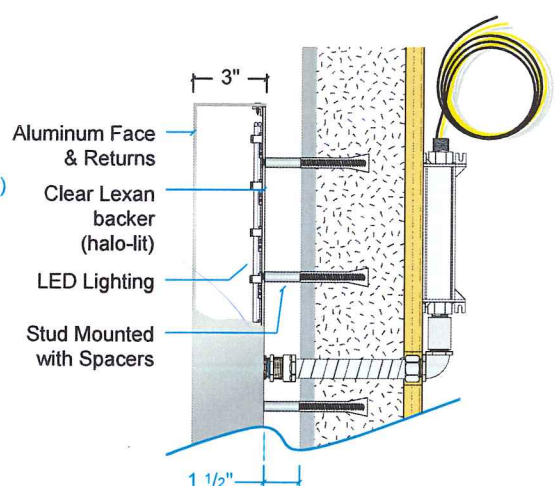
E1 Elevation: (Qty-1) #9942 Channel Letters
 Scale: 1/2"=1' Sq. Ft. 46"x109.75"= 35.05 sf.

Swoosh Side View (face-lit)

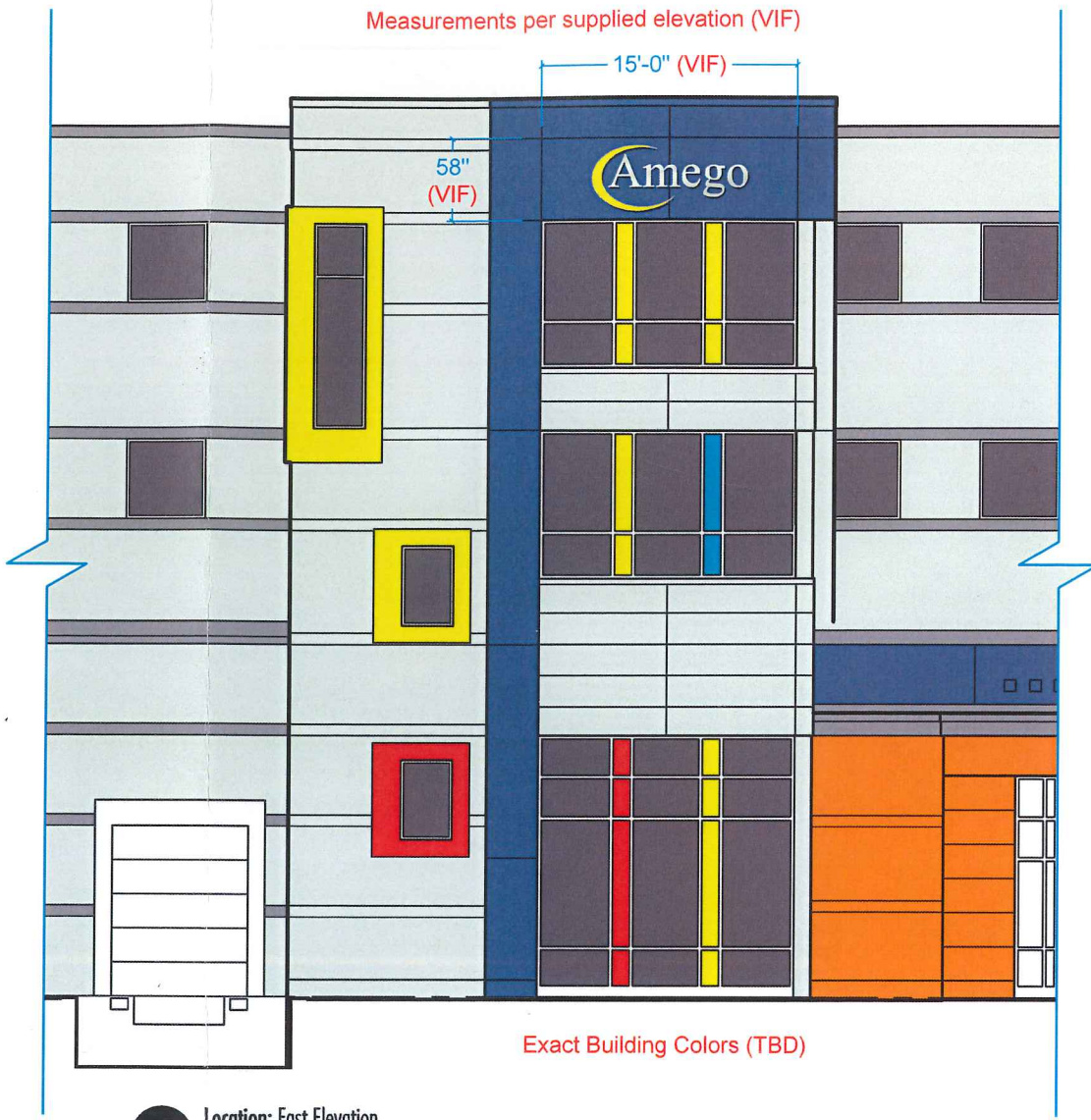


S1 Side View Detail: Typical
 NTS

"Amego" Letters (halo-lit)



S2 Side View Detail: Typical
 NTS



L1 Location: East Elevation
 Scale: 3/32"=1'

Description:
 (Qty-1) Halo illuminating letters and face-lit swoosh icon.

- Halo Letters;**
- Painted aluminum faces and returns.
 - Painted White inside cans.
 - Clear polycarbonate backers
 - LED illumination
 - Spacer mounted to maximize halo illumination
- Face-Lit Swoosh;**
- Painted aluminum returns
 - Optix White acrylic face, flooded with translucent vinyl
 - Painted trimcap
 - LED illumination
 - Flush mounted to facade

Typeface/Logo:
 Art on file from 2017

- Colors:**
- Returns - Painted AkzoNobel Brushed Aluminum
 - Halo Faces - Painted AkzoNobel Brushed Aluminum
 - Swoosh Face - Optix White #2406
 - Vinyl Flood - Yellow trans 3M #230-015 (close match to PMS#7405c)
 - Trimcap - Painted AkzoNobel Brushed Aluminum
 - LEDs - White

Installation:
 By ViewPoint / Power by others.
 This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code (NEC) and/or other applicable Local Electrical Codes (LEC). This includes proper grounding and bonding of the sign.

External illuminated pylon directory panels with dimensional and vinyl graphics.



Existing:



Proposed:

5 3/8" Cap Height

97 1/4" (8'-1 1/4")

88 7/8" (7'-4 7/8")

#9942

Job: Amego	Account Manager: Jeff Kwass	Date: 10.09.18 .75	Revisions: 10.10.18 .5	Revisions: 02.05.19 .25
Location: 122 Grove Street - Franklin, MA	File: Amego_FranMA_Pylon_1c.ai	Designer: Mathew Hoard		

THIS PROPOSAL DRAWING CONTAINS ORIGINAL ELEMENTS CREATED BY VIEWPOINT SIGN AND AWNING. ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION OR REPRODUCTION IS PROHIBITED.

ViewPoint SIGN AND AWNING
 1.508.393.8200
 FAX 1.508.393.4244

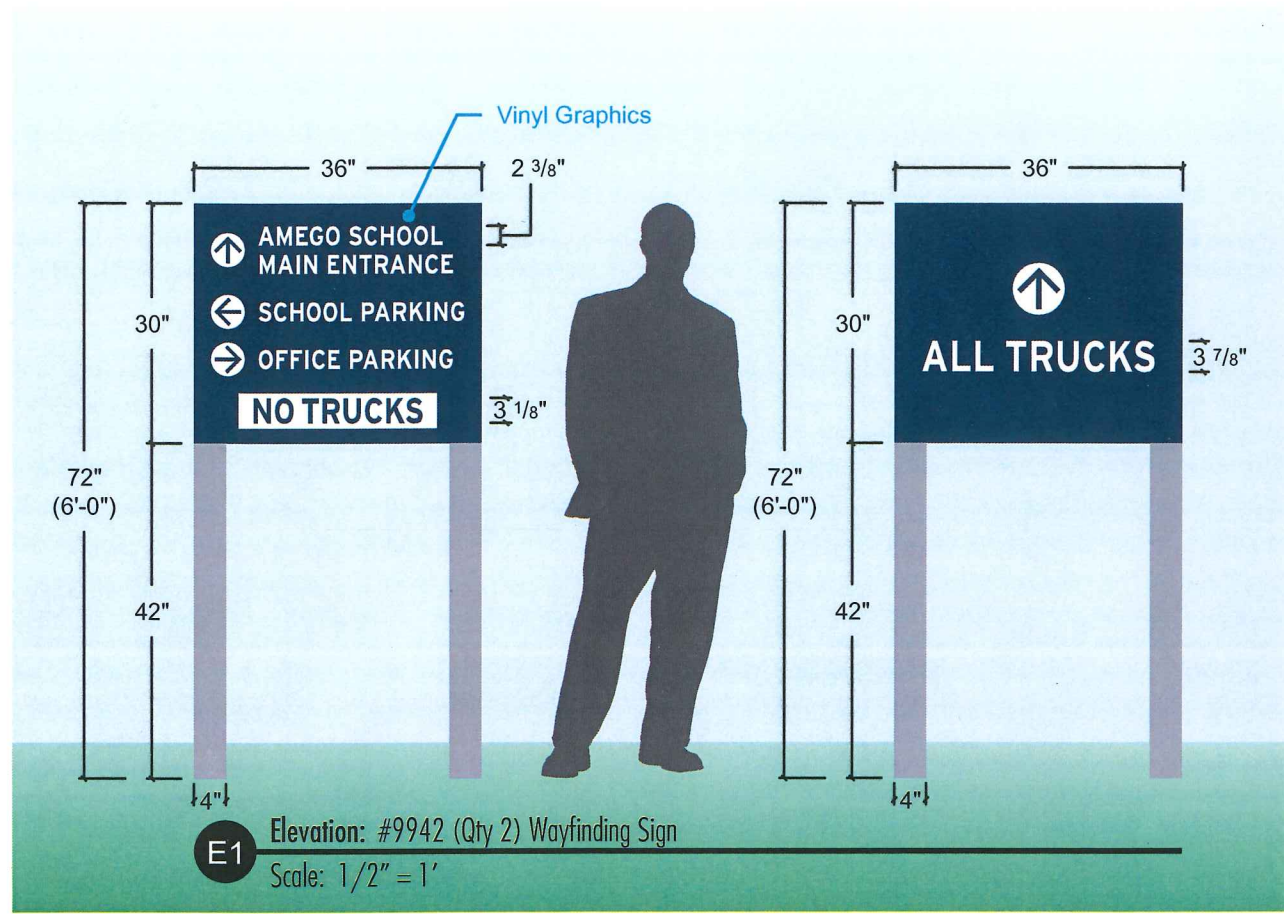
Customer Approval

Acct. Manager Approval

Production Approval

Concept Drawing

© Wayfinding Signs (single-sided)

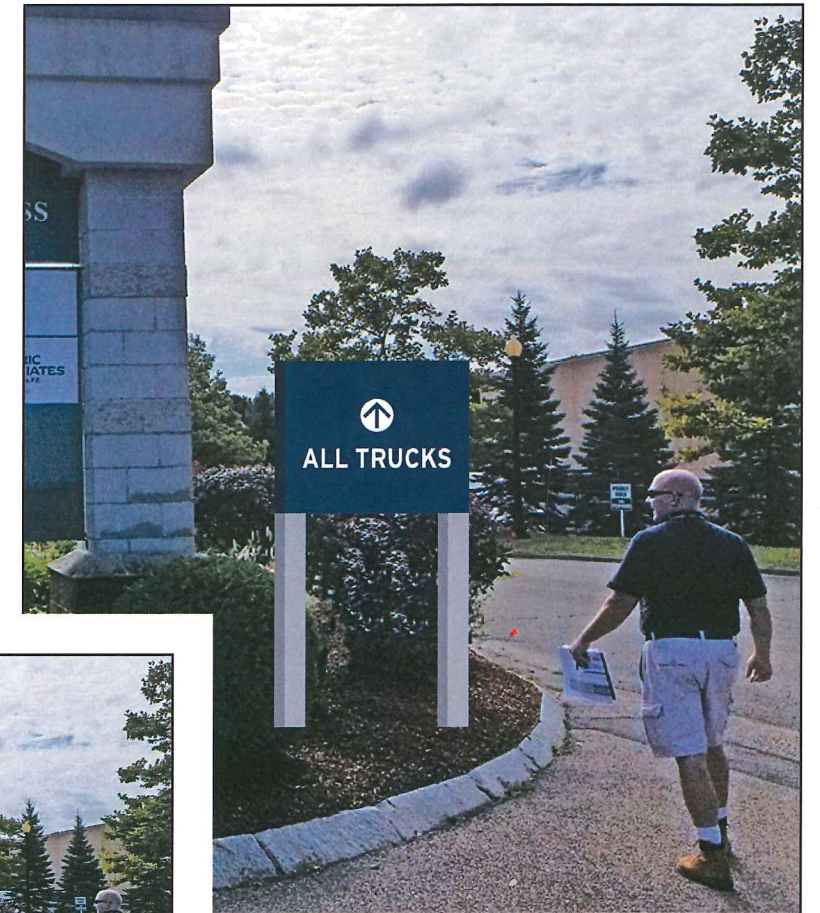


Fabricated aluminum post and panel signs.
4" Deep sign panel with surface applied vinyl graphics.
4" Square posts, direct buried.
NON-ILLUMINATED.

Existing:



Proposed:



Proposed:



Existing:

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: Amego School Residences

Property Address Parcel on Washington Street between #714 and #724

Assessors' Map # 322 Parcel # 031

Zoning District (select applicable zone): Rural Residential 1

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Amego, Inc.

Address: 33 Perry Ave.
Attleboro, MA 02703

Telephone Number: 508 801 2892

Contact Person: John Randall - jrandall@amegoinc.org

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

Business Owner: Amego, Inc. Property Owner: Hession
Address: 33 Perry Ave. 7410 Bucklin Trail North,
Attleboro, MA 02703 Jacksonville, FL 32202

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


Signature _____
Print Name: Christopher Keenan

February 11, 2019
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: Quinn Engineering, Inc.
Contact Person: Kevin Quinn, P.E.
Address 579 Pleasant Street, Paxton, MA 01612
Telephone Number: 508 753 7999

b. Architect/Engineer (when applicable)

Business Name: William J. Masiello Architect, Inc.
Contact Person: William J. Masiello Architect, Inc.
Address PO Box 1127 389 Central Street, Boylston, MA 01505
Telephone Number: 508-869-0597

E) Work Summary

Summary of work to be done: (6) new (6-7) bedroom boarding school
residences associated with the Amego School;
including Maintenance Building and Common Building

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

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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.

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. _____

Under 35' Tall, mix of single story and 2-story residences

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.

Window shapes and sizes typically represent traditional NE design,

similar to neighborhoods nearby

3. **Relations of Building Masses and Spaces** – The relationship of a structure to the open space between it and adjoining structures shall be compatible. _____

Ample open space provided in centralized common

4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. _____

Roof shapes and profiles typically represent traditional

NE design, similar to neighborhoods nearby

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. _____

Scale of structures is similar to neighborhoods nearby

6. **Façade, Line, Shape & Profile** – Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context: _____

Facades are designed to create harmonious relationship with each other

and site features

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. _____

Details include traditional window casings, sills, trim, cornerboards, etc.

similar to adjacent neighborhoods, Siding materials include vinyl windows, siding

and pvc trim. Porch and portico elements present welcome entrances along sidewalks

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. NA

9. **Heritage** – Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable. NA

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. Meets International Energy Code, Buildings are Oriented to maximize sunshine and potential for PV solar on each unit.

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.

Central Green common creates parklike environment for users

Most parking screened from view past common

Refer to landscape plan for specific plantings

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 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, 1st 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 2ND & 4TH TUESDAY OF THE MONTH.

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

- Phase I Construction
 - All Roadways
 - Drainage Systems
 - Septic System
 - Water Connection to street for domestic and sprinklers
 - Underground Electric System for all units, handholes at future building lots Phase 2 and Phase 3
 - Units A1, A2, and A3: Housing to be (3) 7 Bedroom one story wood framed buildings
 - Maintenance Building
 - Solid Fence enclosure at Washington Street to reduce road noise
 - Playground and Trees
 - Mulched walking paths at perimeter- On site pine trees ground on site
 - Base course paving materials
- Phase II Construction
 - Units B1, C1 and C2- each will be (6) bedroom two story wood framed buildings
 - Extend sidewalk at front of building
- Phase III Construction
 - Agriculture and Education Building
 - Greenhouse
 - Shade structure
 - Patio Area



AERIAL VIEW OF EXISTING CONDITIONS



AERIAL VIEW OF DEVELOPMENT

NEW RESIDENCES FOR:
AMEGO SCHOOL
 FRANKLIN, MASSACHUSETTS

ARTISTIC AND CONCEPTUAL DESIGN VIEWS OF COMPLETED PROJECT ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY. ACTUAL COMPLETED DESIGN ELEMENTS MAY VARY BASED ON PROGRAM CHANGES, SITE CONDITIONS, AND/OR BUDGET CONSTRAINTS





WASHINGTON STREET VIEW FACING SOUTHEAST- EXISTING CONDITIONS



WASHINGTON STREET VIEW FACING SOUTHEAST- PROPOSED PROJECT ENTRANCE

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NEW RESIDENCES FOR:
AMEGO SCHOOL
FRANKLIN, MASSACHUSETTS





VIEW OF TYPE "A" HOUSES



VIEW OF TYPE "B" AND "C" HOUSES

NEW RESIDENCES FOR:
AMEGO SCHOOL
 FRANKLIN, MASSACHUSETTS

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