

**DESIGN REVIEW COMMISSION  
AGENDA**

**Tuesday, April 23, 2019 7:00 PM.**  
Municipal Building, 355 East Central Street  
2<sup>nd</sup> Floor, Room 205

- 7:00 PM** Five Star Franchise dba Jersey Mike's – 471 West Central Street  
Illuminated Window Sign
- 7:05 PM** Central Auto Body, Inc. – 291 Washington Street  
Exterior Wall Signs
- 7:10 PM** Rockland Trust Mortgage Center – 470 King Street  
Remove and Replace existing signage
- 7:15 PM** Shell – 140 East Central Street  
Reface existing pylon – add LED Price Panel – Reskin OH Panel – Install  
LED Pump Toppers

RECEIVED  
2019 APR 18 A 10:28  
TOWN OF FRANKLIN  
TOWN CLERK

**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: April 18, 2019**  
The next meeting of the Design Review Commission is scheduled for May 7, 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: FIVE STAR FRANCHISE DBA JERSEY MIKES

Property Address 471 W CENTRAL ST, FRANKLIN, MA 02038

Assessors' Map # Parcel #

Zoning District (select applicable zone):

Zoning History: Use Variance Non-Conforming Use

B) Applicant Information:

Applicant Name: BRIAN VENABLES (owner) / BRIAN O'LOUGHLIN

Address: 2405 APPLE RIDGE CIRCLE WALL, NJ

Telephone Number: 508-446-2692

Contact Person: BRIAN O'LOUGHLIN

Email Address: brian.h.ouglin@gmail.com

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

Business Owner: Brian Venable Property Owner: Roger Calabrese

Address:

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

Signature of Applicant

Signature of Owner

Print name of Applicant BRIAN O'LOUGHLIN

Print name of Owner BRIAN VENABLES

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

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

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

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

**E) Work Summary**

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

\_\_\_\_\_

\_\_\_\_\_

**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.

## 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. \_\_\_\_\_

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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.

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

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

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

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

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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: \_\_\_\_\_

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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. \_\_\_\_\_

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

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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. \_\_\_\_\_

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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.

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

## ADDENDA

### INSTRUCTIONS FOR COMPLETION OF FORM O-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.

# JERSEY MIKE'S ILLUMINATED WINDOW SIGN



- Approx. size 28" high x 38" wide x .35" deep
- Printed acrylic panel
- Hanging hardware with airplane cable
- On/Off push button on bottom
- White LED

Franchisee to purchase, GC to install



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: Central Autobody, Inc.  
Property Address 291 Washington Street  
Assessors' Map # \_\_\_\_\_ Parcel # 305-003-000-000  
Zoning District (select applicable zone): Industrial  
Zoning History: Use Variance \_\_\_\_\_ Special Permit  
Non-Conforming Use \_\_\_\_\_

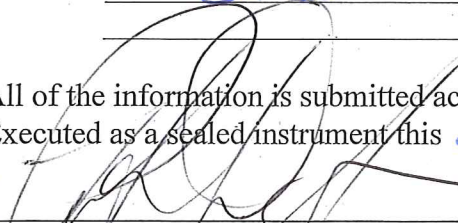
B) Applicant Information:

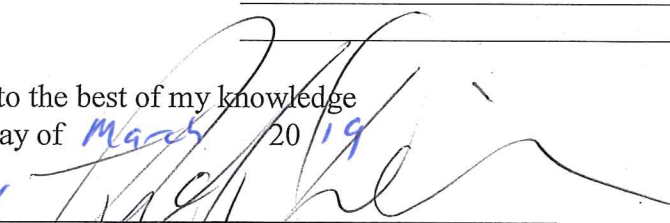
Applicant Name: Central Auto Body, Inc.  
Address: 291 Washington Street  
Telephone Number: 508-509-7678  
Contact Person: Peter DelSignore  
Email Address: 1364@comcast.net

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

Business Owner: Central Autobody, Inc. Property Owner: Chert Realty, Inc.  
Address: same same

All of the information is submitted according to the best of my knowledge  
Executed as a sealed instrument this 28th day of March 2019

X   
Signature of Applicant

X   
Signature of Owner

Peter DelSignore  
Print name of Applicant

Peter DelSignore  
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: Thinkbox Graphics, Inc.  
Contact Person: Jon Farnsworth  
Address: 200 Center Street Bellingham, Ma. 02019  
Telephone Number: 774-245-6074

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

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

**E) Work Summary**

Summary of work to be done: Exterior wall signs (see attached)  
\_\_\_\_\_  
\_\_\_\_\_

**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.



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. THERE ARE NO OTHER

Buildings in Area

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.

N/A

3. **Relations of Building Masses and Spaces** — The relationship of a structure to the open space between it and adjoining structures shall be compatible. SIGN WILL BE CENTERED

4. **Roof Shape** — The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. ROOF IS FLAT - SIGNS ARE STRAIGHT

5. **Scale** — The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. SCALE IS PROPORTIONAL TO OTHER SIGN

6. **Facade, Line, Shape & Profile** — Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context: STRAIGHT SIGNS MATCH

FLAT ROOF

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: COLORS + MATERIALS ARE SAME

AS EXISTING SIGN



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. COLORS ARE SUBTLE + CONSISTENT WITH OTHER SIGNS

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

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. N/A - SIGNS ARE NOT LIT

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. SIGN ARE ON WALK

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



96 in

**COLLISION/  
RESTORATION  
INSURANCE CLAIMS**

30 in

72 in

**BODY SHOP**

30 in



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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: ROCKLAND TRUST MORTGAGE CENTER

Property Address 470 KING STREET

Assessors' Map # 303 Parcel # 049

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

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

B) Applicant Information:

Applicant Name: PHILADELPHIA SIGN COMPANY By: HEATHER DUDKO

Address: 2 PHOEBE WAY  
WORCESTER, MA 01605

Telephone Number: (508) 856.7332

Contact Person: HEATHER DUDKO hwoodhoptinsc charter.net

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

Business Owner: ROCKLAND TRUST CO. Property Owner: SILVER MAPLE TRUST  
Address: 288 UNION STREET P.O. Box 369  
ROCKLAND, MA 02370 FRANKLIN, MA 02038

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

Heather Steph Dudko  
Signature  
Print Name: HEATHER DUDKO

4.10.2019.  
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: PHILADELPHIA SIGN COMPANY  
Contact Person: ALY MOORE, PROJECT MANAGER  
Address: 50 PORTER STREET, LITTLETON, MA.  
Telephone Number: (978) 486-0137 x. 12

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

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

**E) Work Summary**

Summary of work to be done: REMOVE "BLUE HILLS BANK" SIGNS AND REPLACE WITH "ROCKLAND TRUST".  
01) REFACE/REPLACE TENANT PANEL AT 9 SQ FT. (NON ILLUM)  
02) REPLACE WALL PLAQUE AT 5 SQ FT. (NON ILLUM) 04) REMOVE CHANNEL LETTERS AND  
REPLACE AT 30 SQ FT (INT. ILLUM). 05) REPLACE WALL PLAQUE AT 5 SQ FT (NON ILLUM)

**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
 

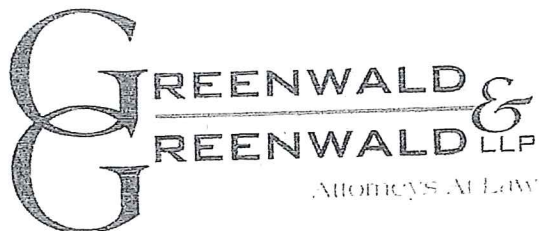
|                                 |   |
|---------------------------------|---|
| type of sign (wall, pylon etc.) | colors  |
| size/dimensions                 | materials                                       |
| style of lettering              | lighting-illuminated, non-illuminated and style |
2. 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.



Alan Greenwald  
Steven Greenwald  
Michael Juster


March 22, 2019

To Whom It May Concern:

I authorize Philadelphia Sign to act as our agent for the enclosed sign permit application.

**Business Name:** Rockland Trust Company  
**Property Location:** 470 King Street, Franklin, MA 02038  
**Building Owner:** Silver Maple Trust  
**Attention:** Sally Winters  
**Phone:** (508) 966-4111

Sincerely,

|   |  |                |
|---|--|----------------|
|  | Attorney for Silver Maple Realty Trust | March 22, 2019 |
| Signature   | Title                                  | Date           |

Alan Greenwald  
Printed Name



(Sign 01)

Existing Photo



Proposed Photo



REFACE ONLY  
EQ 501111

Existing

**Asset Type:** Sign

**Asset Zone:** Sign

**Sign Number:** 001

**Existing Sign Type:** Multi-Tenant Pylon

**Face Material:** Metal

**Graphics Material:** Vinyl

**Overall Height:** 12"

**Face Height:** 12"

**Face Width:** 110"

**Square Feet:**

**Illuminated:** Non Illuminated

**Electrical:** No Power Required

**Wall Material:**

Proposed

**Asset Type:** Custom

**Sign Number:** 001

**Sign Type:** Custom

**Description:** Custom HWH type 5.5"(Rockland..)and 3"(Loan..) white plate letters on painted alum panel D/F

**Action:** Custom Reface

**Comments:** See control documents S11.1 for plate letters product specification installation requirements.

**Restoration Notes:** Fabricator to scale custom vinyls to match visual appearance show control documents for material specifications. Prepare application surface





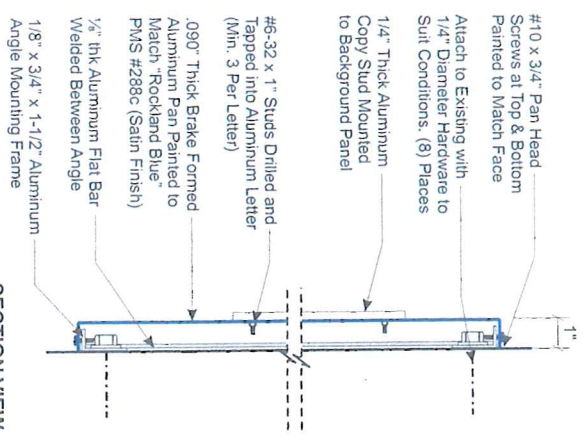
CUSTOM TENANT PAN  
Sign 001 - (2) Required  
Scale: 1" = 1'-0"

| COLOR SPECS |  |
|-------------|--|
|             | - "Rockland Blue" PMS 288c (Satin Finish.)         |
|             | - "Rockland LT Blue" 3M 3632-7695 Light Blue Vinyl |
|             | - "Rockland Gold" PMS 1235 C (Satin Finish)        |
|             | - White (Satin Finish)                             |

Note: This sign is intended to be installed in accordance with the requirements of Article 630 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

# PERMIT DRAWING

NOTE: All Dimensions and Field Conditions to be Verified and Confirmed From Tech Survey Prior to Releasing for Fabrication.



SECTION VIEW  
SCALE: 3" = 1'-0"

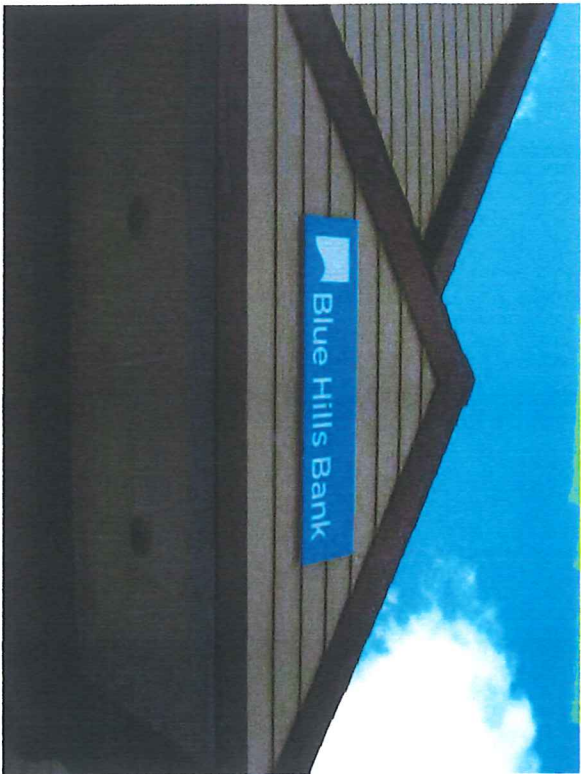
1/4" thk. Aluminum Letters "TRUST" Letters Painted to Match "Rockland Yellow Gold" PMS 1235c (Satin Finish)

1/4" thk. Aluminum Letters "Mortgage Center" Painted White (Satin Finish)

1/4" thk. Aluminum Pan Painted to Match "Rockland Blue" PMS #288c (Satin Finish) Bend Top & Bottom with Welded Sides

|   |                                       |
|---|---------------------------------------|
| <p>PHILADELPHIASIGN<br/>BRANDING THE WORLD'S STANDARDS TO LIFE<br/>707 West Spring Garden Street<br/>Palmyra, New Jersey 08055<br/>Phone: 565.823.1480<br/>Fax: 565.823.9549<br/>www.philadelphiaign.com</p>  |                                       |
| CUSTOMER:   | ROCKLAND TRUST                        |
| JOB NUMBER:   | RT737                                 |
| SIGN TYPE:  | Various                               |
| LOCATION:   | 470 King Street<br>Franklin, MA 02038 |
| DATE:   | 3/25/2019                             |
| DRAWN BY:   | GJF                                   |
| REVISION:   | Number: Date: By:                     |
| SHEET:  | 1 of 4 ENG DEPT                       |
| DWG NUMBER:   | B82627                                |
| ENGINEER SEAL:  |                                       |
| MAX DESIGN WIND SPEED 90 MPH<br>EXPOSURE C  |                                       |
| <p>THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY PCSO. IT IS SUBMITTED FOR YOUR BEING PLANNED FOR YOU BY PCSO. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY MANNER.</p> |                                       |

Existing Photo 12" x 60" @ 5 sq ft.



(SIGN 02)

Proposed Photo 12" x 60" @ 5 sq ft.



### Existing

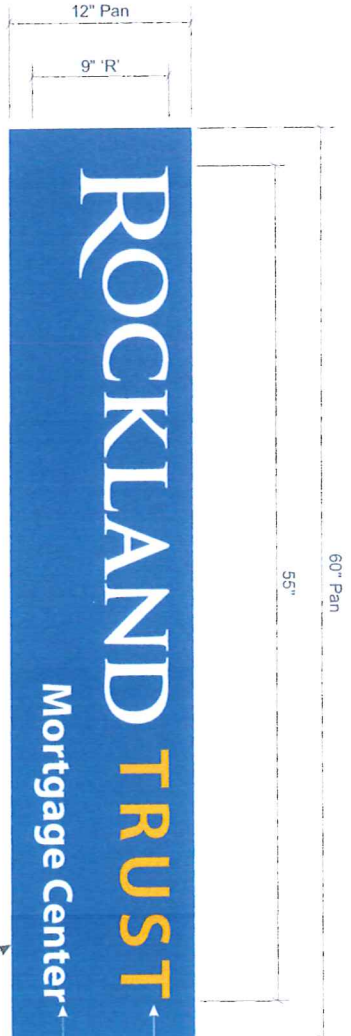
### Proposed

Asset Type: Sign  
 Asset Zone: Sign  
 Sign Number: 002  
 Existing Sign Type: Wall Plaque  
 Face Material: Metal  
 Graphics Material: Vinyl  
 Overall Height: 12"  
 Face Height: 12"  
 Face Width: 60"  
 Square Feet:  
 Illuminated: Non Illuminated  
 Electrical: No Power Required  
 Wall Material:

Asset Type: Custom  
 Sign Number: 002  
 Sign Type: Custom  
 Description: Custom vinyl decorated graphics on 1" deep perforated alum panel  
 Action: Remove and Replace  
 Comments: See reface guidelines documents for product specification and master agr requirements.  
 Restoration Notes: Fabricator to scale custom vinyls to match visual appearance shown in pt control documents for material specifications. Prepare application surface



5 SQ FT







"TRUST" to be Golden Yellow 3M 3630-125 Vinyl Applied Over White 3M 7725-10 Vinyl  
All Copy to be White 3M 7725-10 Vinyl Applied 1st Surface

.090" thk Brake Formed Aluminum Pan Painted to Match Rockland Blue PMS #288c (Satin Finish) Bend Top & Bottom with Welded Sides

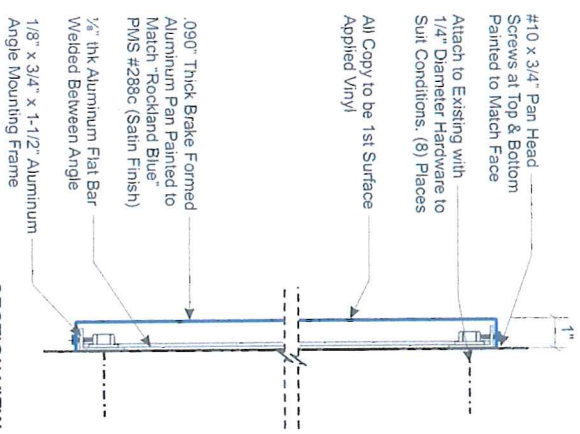
CUSTOM WALL PAN  
Sign 002 - (1) Required  
Scale: 1" = 1'-0"

NOTE: All Dimensions and Field Conditions to be Verified and Confirmed From Tech Survey Prior to Releasing for Fabrication.

**PERMIT DRAWING**

| COLOR SPECS  |  |
|--|--|
|  | - "Rockland Blue" PMS 288c (Satin Finish.)         |
|  | - "Rockland LT Blue" 3M 3632-7695 Light Blue Vinyl |
|  | - "Rockland Gold" 3M 3630-125 Golden Yellow Vinyl  |
|  | - 3M 7725-10 White Vinyl                           |

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



SECTION VIEW  
SCALE: 3" = 1'-0"



PHILADELPHIASIGN  
BRINGING THE WORLD'S BRANDS TO LIFE  
707 West Spring Garden Street  
Philadelphia, New Jersey 08105  
Phone: 556.829.1460  
Fax: 556.829.8549  
www.philadelphiasign.com

CUSTOMER:  
**ROCKLAND TRUST**

JOB NUMBER:  
**RT737**

SIGN TYPE:  
**Various**

LOCATION:  
**470 King Street  
Franklin, MA 02038**

DATE:  
**3/25/2019**

DRAWN BY:  
**GJF**

REVISION:  
Number: Date: By:

SHEET:  
**2 of 4**

DWG NUMBER:  
**B82627**

ENGINEER SEAL:

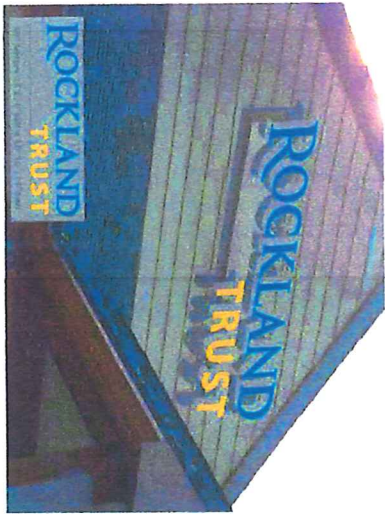
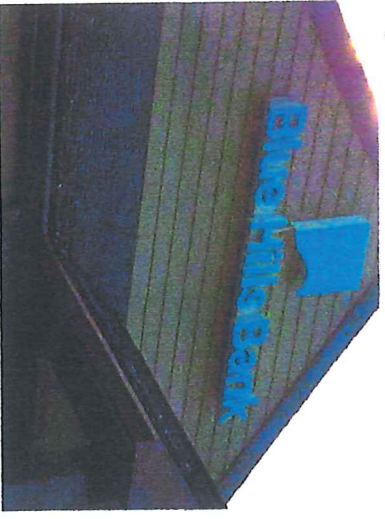
MAX DESIGN WIND SPEED 90 MPH  
EXPOSURE C

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY PCSA. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION WHO IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY MANNER.

EXISTING  
38 sq ft.

(Sign off)

Replace at 30 sq ft.



**Existing**

**Proposed**

|                     |                        |              |   |                 |             |
|---------------------|------------------------|--------------|---|-----------------|-------------|
| Asset Type:         | Sign                   | Asset Type:  | Sign  | Overall Height: | 33 1/4"     |
| Asset Zone:         | 004                    | Sign Number: | 004   | Overall Width:  | 10'-10 1/4" |
| Sign Number:        | 004                    | Sign Type:   | Custom  | Logo Height:    | 15"         |
| Existing Sign Type: | Channel Letters        | Description: | Custom 15" Blue Vertical Channel Letters ) on a raceway | Letter Height:  | 15"         |
| Face Material:      | Flat Plastic           | Action:      | Remove and Replace                                      | Illuminated:    | yes         |
| Graphics Material:  | Vinyl                  | Comments:    |   |                 |             |
| Overall Height:     | 40"                    |              |   |                 |             |
| Face Height:        |                        |              |   |                 |             |
| Face Width:         | 138"                   |              |   |                 |             |
| Square Feet:        |                        |              |   |                 |             |
| Illuminated:        | Internally Illuminated |              |   |                 |             |
| Electrical:         | Power less than 8'-0"  |              |   |                 |             |
| Wall Material:      |                        |              |   |                 |             |





PHILADELPHIASIGN  
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Fax: 556.629.6549  
www.philadelphiasign.com

CUSTOMER:  
**ROCKLAND TRUST**  
JOB NUMBER:  
**R1737**

SIGN TYPE:  
Various

LOCATION:  
470 King Street  
Franklin, MA 02038

DATE:  
3/25/2019

DRAWN BY:  
GJF

REVISION:  
Number: Date: By:

SHEET:  
3 of 4  
ENG DEPT:

DWG NUMBER:  
B82627

ENGINEER SEAL:

MAX DESIGN WIND SPEED 90 MPH  
EXPOSURE C

THIS IS AN ORIGINAL UNPUBLISHED DRAWING  
CREATED BY PHSA. IT IS SUBMITTED FOR YOUR  
PERSONAL USE IN CONNECTION WITH A PROJECT  
BEING PERFORMED FOR YOU BY PHSA. THIS DRAWING  
OR INFORMATION CONTAINED HEREIN IS NOT TO BE  
REPRODUCED, COPIED, OR TRANSMITTED IN ANY  
MANNER, OR EXHIBITED IN ANY MANNER, WITHOUT  
THE WRITTEN PERMISSION OF PHSA.



CHANNEL LETTERS  
Sign 004 -(1) Required  
Scale: 3/4" = 1'-0"

PERMIT  
DRAWING

NOTE: All Dimensions and Field Conditions  
to be Verified and Confirmed From Tech Survey  
Prior to Releasing for Fabrication.

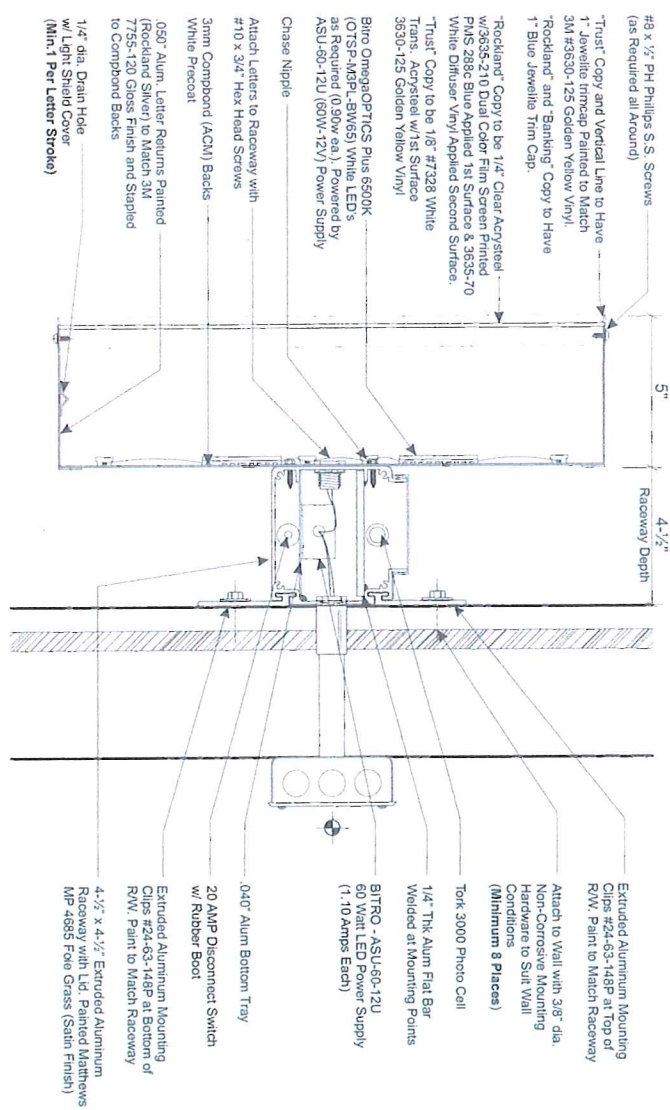
Est. ELECTRICAL LOAD  
(1.16) Amps @ 120 Volts  
ELECTRICAL REQMTS  
(1) 20 Amp/120 Volt Circuits

Est. LED Specifications:  
1. (2) BITRO - ASU-60-12U  
60 Watt LED Power Supply  
2. (81) Bino OmegaOPTICS Pro  
Bianm Plus (OTSF-X3PL-BW65)  
White LEDs  
60 Modules Per 60W Power Supply (30ft)  
0.90W Per Module

STANDARD LETTER NOTES:  
1. Sufficient Primary Circuit in Vicinity Of Sign  
By Others.  
2. Letter To Letter Wiring & Final Primary Hook-up  
By Sign Installer, Where Allowed By Local Codes.  
3. Sign Shall Be U.L. Listed.  
4. Mounting Hardware By Sign Installer.  
5. Full Size Drilling Template Furnished With Sign.



60 Watt Power Supply w/ Disconnect Switch and Photocell  
Note: This sign is intended to be installed in accordance with the requirements of  
Article 600 of the National Electrical Code and/or other applicable local codes.  
This includes proper grounding and bonding of the sign.



SECTION VIEW  
Scale: 3" = 1'-0"

(SIGN 05)

ROCKLAND TRUST

Existing Photo EXISTING 55Q FT.



Proposed Photo Replace 4' 12" x 60" 25 sq ft.



**Existing**

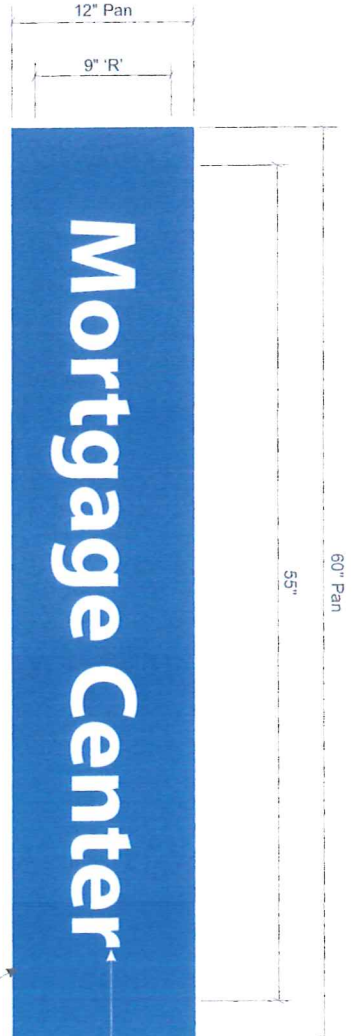
Asset Type: Sign  
Asset Zone: 005  
Sign Number: 005  
Existing Sign Type: Wall Plaque  
Face Material: Metal  
Graphics Material: Vinyl

**Proposed**

Asset Type: Sign  
Sign Number: 005  
Sign Type: Custom  
Description: Custom vinyl decorated graphics on 1" deep perforated alum panel  
Action: Remove and Replace  
Comments: See reface guidelines documents for product specification and master agreement for installation requirements.

Overall Height:  
Overall Width:  
Logo Height:  
Letter Height:  
Illuminated: no









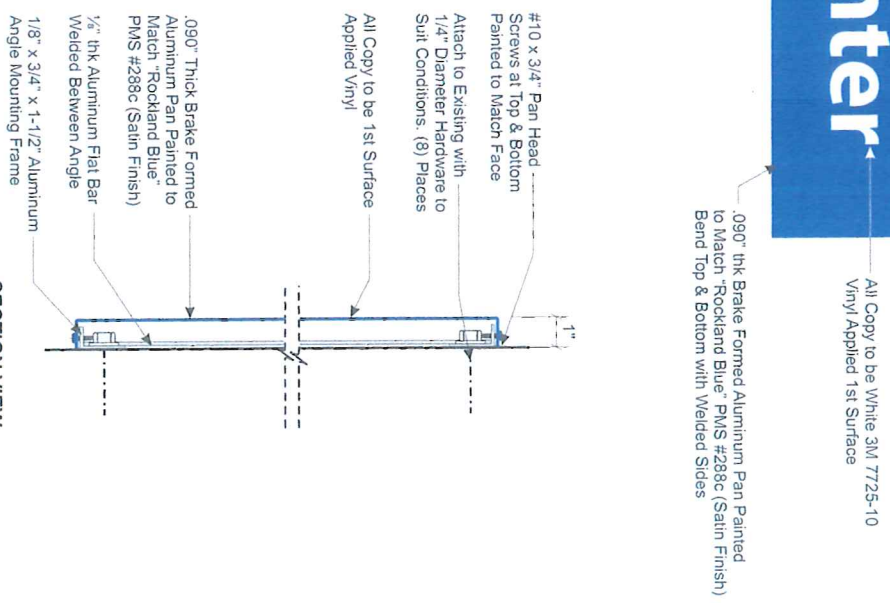
**CUSTOM WALL PAN**  
Sign 005 - (1) Required  
Scale: 1-1/2" = 1'-0"

**NOTE:** All Dimensions and Field Conditions to be Verified and Confirmed From Tech Survey Prior to Releasing for Fabrication.


**PERMIT DRAWING**

| COLOR SPECS  |  |
|--|--|
|  | "Rockland Blue" PMS 288c (Satin Finish.)         |
|  | "Rockland LT Blue" 3M 3632-7695 Light Blue Vinyl |
|  | "Rockland Gold" 3M 3630-125 Golden Yellow Vinyl  |
|  | 3M 7725-10 White Vinyl                           |

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



**SECTION VIEW**  
SCALE: 3" = 1'-0"

|   |                                       |
|---|---------------------------------------|
|  <p><b>PHILADELPHIASIGN</b><br/>BRANDING THE WORLD'S BRANDS TO LIFE</p> <p>707 West Spring Garden Street<br/>Philadelphia, New Jersey 08105<br/>Phone: 556.829.1460<br/>Fax: 556.829.8549<br/>www.philadelphiasign.com</p> |                                       |
| <b>CUSTOMER:</b>  | ROCKLAND TRUST                        |
| <b>JOB NUMBER:</b>  | RT737                                 |
| <b>SIGN TYPE:</b>   | Various                               |
| <b>LOCATION:</b>  | 470 King Street<br>Franklin, MA 02038 |
| <b>DATE:</b>  | 3/25/2019                             |
| <b>DRAWN BY:</b>  | GJF                                   |
| <b>REVISION:</b>  | Number: Date: By:                     |
| <b>SHEET:</b>   | 4 of 4                                |
| <b>DWG NUMBER:</b>  | B82627                                |
| <b>ENGINEER SEAL:</b>   |                                       |
| <b>MAX DESIGN WIND SPEED 60 MPH</b>   | EXPOSURE C                            |
| <p>THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY PCSO. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION WHO IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY MANNER.</p>   |                                       |

CAROLYN A. PARKER  
CONSULTING

April 16, 2019

**Town of Franklin**  
**355 East Central Street**  
**Franklin, MA 02038**

Attn: Mr. Mark Fitzgerald  
Design Review Commission

**Mobil**  
140 East Central Street  
Franklin, MA 02038  
Delivery: Overnight

Dear Mr. Fitzgerald,

Nouria Energy Corporation the owner of the gas station and convenience store located at 140 East Central Street, Franklin, MA proposes to make changes to their site signage and we need to be heard by the Design Review Commission. They will remove and replace all the panels on the existing pylon sign converting the manual prices to LED. They will reduce the overall square footage from 61.6 square feet to 34.00 square feet. They will also remove the (2) "Shell" canopy logo's, reskin the canopy fascia and install (2) two new "Pectin's". We will also reduce the overall square footage from 24 to 15.6 square feet. Lastly, they will remove and replace the (2) two state regulated manual pump toppers and install (2) two new LED pump toppers. Enclosed please find the following information in support of our application to the Design Review Commission:

- (9) Nine copies of Design Review Application
- (9) Nine copies of drawing of the Existing & Proposed Freestanding Sign
- (9) Nine copies of drawing of the Existing & Proposed Canopy Sign
- (9) Nine copies of detail sheet for the LED pump toppers
- (9) Nine copies of the Owner Authorization Letter

Please review the enclosed information and schedule us to be heard at the next Design Review Commission meeting April 23, 2019. If you have any questions or need additional information, please do not hesitate to call me at (774) 239-2781. Thank you in advance for your time in helping to expedite this matter.

Sincerely,



Carolyn A. Parker

Cc: Nouria Energy Corporation  
JSP Land Development

**SPECIALIZING IN THE PETROLEUM INDUSTRY**

*Project Management, Permit Expediting, Drafting & Fire Suppression Plans*



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: SHELL

Property Address 140 E. CENTRAL STREET

Assessors' Map # 286 Parcel # 026

Zoning District (select applicable zone): COMMERCIAL

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

B) Applicant Information: NOURIA ENERGY

Applicant Name: <sup>90</sup> CAROLYN A. PARKER

Address: 3 LORION AVENUE  
WORCESTER, MA 01606

Telephone Number: 774-239-2781

Contact Person: CAROLYN A. PARKER

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

Business Owner: NOURIA ENERGY Property Owner: OM E CENTRAL ST, LLC  
Address: 326 CLARK STREET 5 PATRIOT RIDGE LN  
WORCESTER, MA 01606 WILBRAHAM, MA 01095

All of the information is submitted according to the best of my knowledge  
Executed as a sealed instrument this 16 day of APRIL 2019

B. Richard  
Signature of Applicant

B. Richard  
Signature of Owner

B. Richard  
Print name of Applicant

B. Richard  
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: FEDERAL HEATH  
Contact Person: 40 CAROLYN PARKER 774-239-2781  
Address: 1500 N. BOLTON ST JACKSONVILLE, TX 75766  
Telephone Number: 903-589-2100

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

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

**E) Work Summary**

Summary of work to be done: REFACE EXISTING PYLON-ADD LED PRICE PANEL. REDUCE FROM 61.6 SF TO 34.00 SF REMOVE (2) "SHELL LOGO'S FROM OH CANOPY, RESKIN OH CANOPY, INSTALL (2) 7.8 SF "PECTINS". REDUCE

**F) Information & Materials to be Submitted with Application** FROM 24 SF TO 15.6 SF  
\*ALSO INSTALL LED PUMP TOPPERS

**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

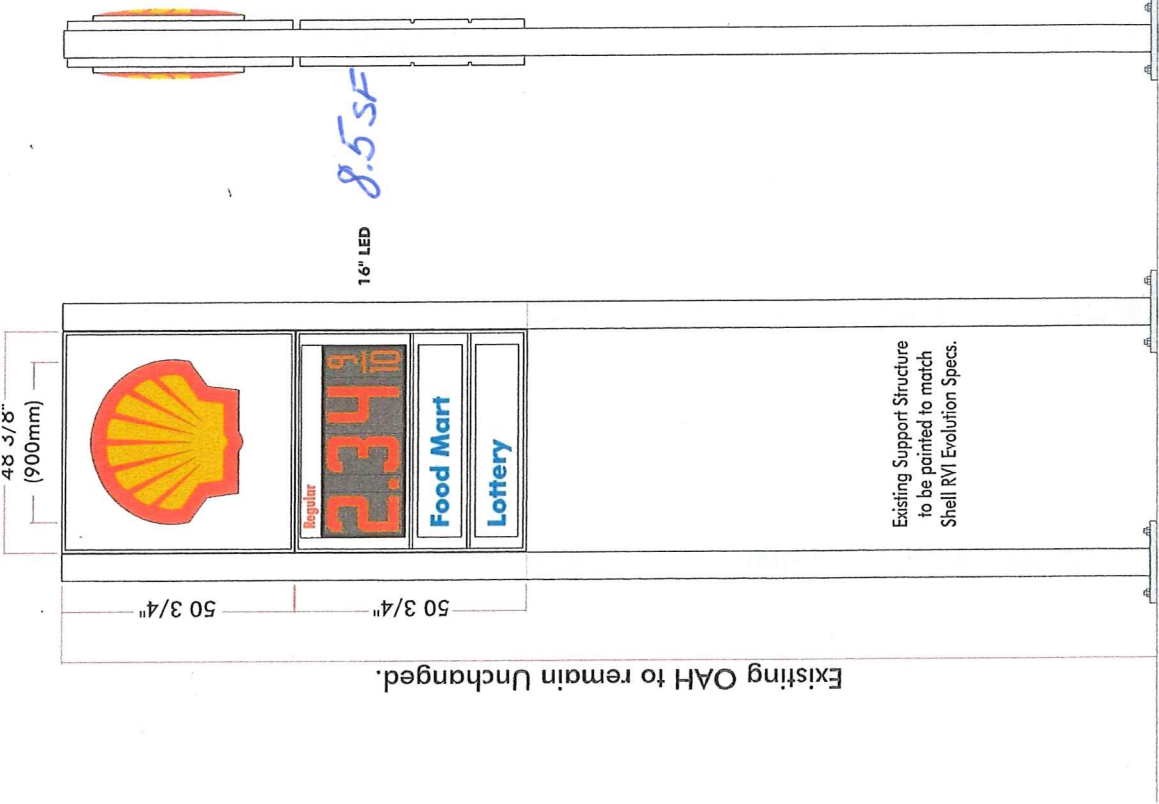
Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.



SCOPE: REMOVE ALL THE SIGN FACES AND BLANK PANELS. INSTALL NEW PECTIN, LED PRICE, FOOD MART & LOTTERY PANELS. OAH TO REMAIN



EXISTING PYLON  
61.6 SF

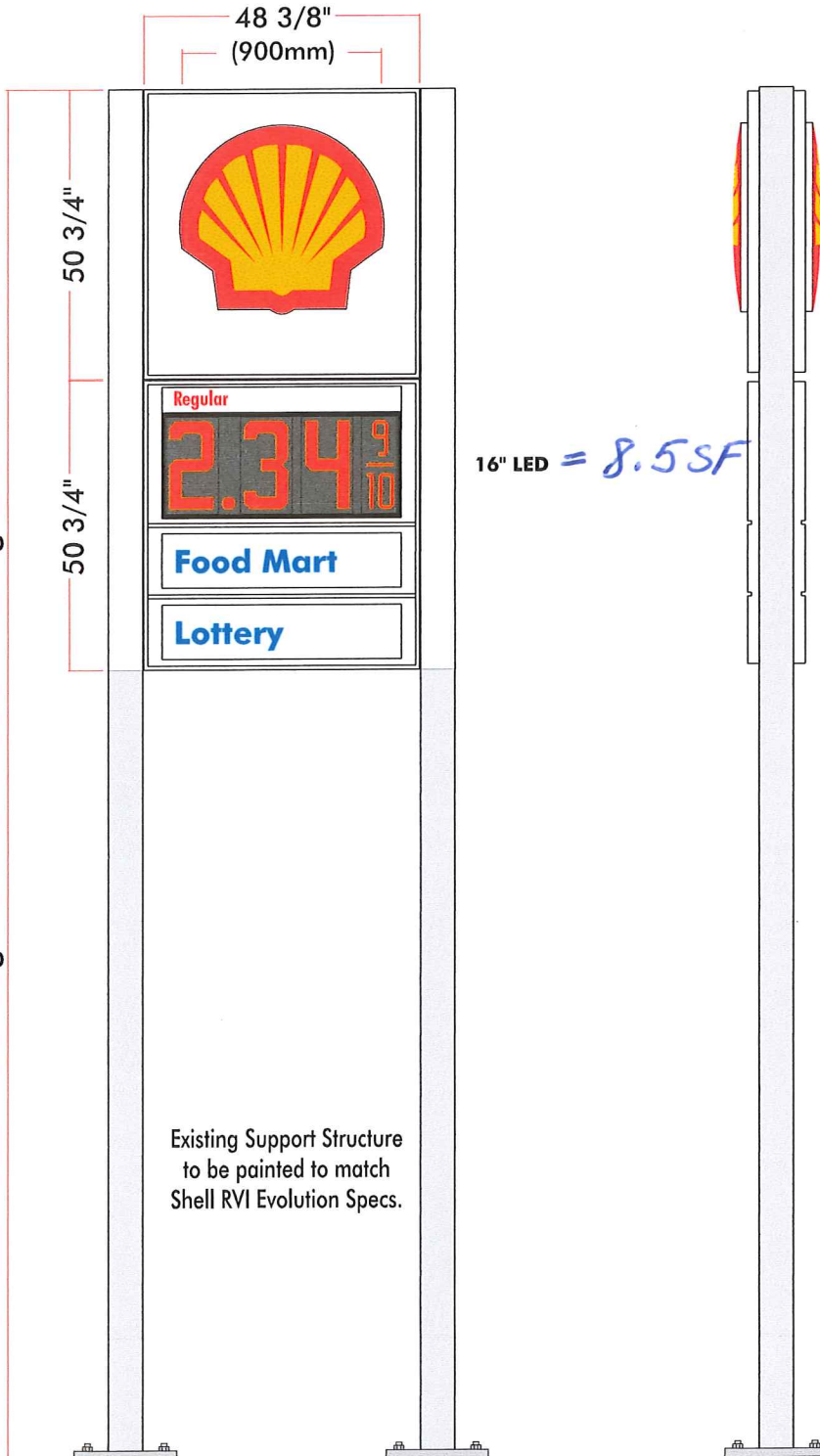


Existing OAH to remain Unchanged.

PROPOSED PYLON  
34.00  
140 E. CENTRAL STREET  
FRANKLIN, MA

**NEW RVI Evolution**  
**4' Mod Cabinets between**  
**Existing Poles.**

Existing OAH to remain Unchanged.



Proposed Elevation

Side View

Scale: 3/8" = 1'

34 SF TOTAL

ALLOWED 50 SF



VISUAL COMMUNICATIONS  
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 (903) 589-2100 • Fax (903) 589-2101

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Revisions:

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_
- 4 \_\_\_\_\_
- 5 \_\_\_\_\_
- 6 \_\_\_\_\_

Account Rep: Dan Hull

Project Manager: A. Stanton

Drawn By: Chris Ellis

Project / Location:

**Shell**  
**RVI Evolution**  
**GLOBAL**

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS  
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Client Approval/Date: \_\_\_\_\_

Landlord Approval/Date: \_\_\_\_\_

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 Colors Depicted In This Rendering May Not Match Actual Material Finishes. Refer To Product Samples For Exact Color Match.

Job Number: 192375

Date: 04.04.19

File Name: SG192375\_e

Sheet Number: 1 of 1

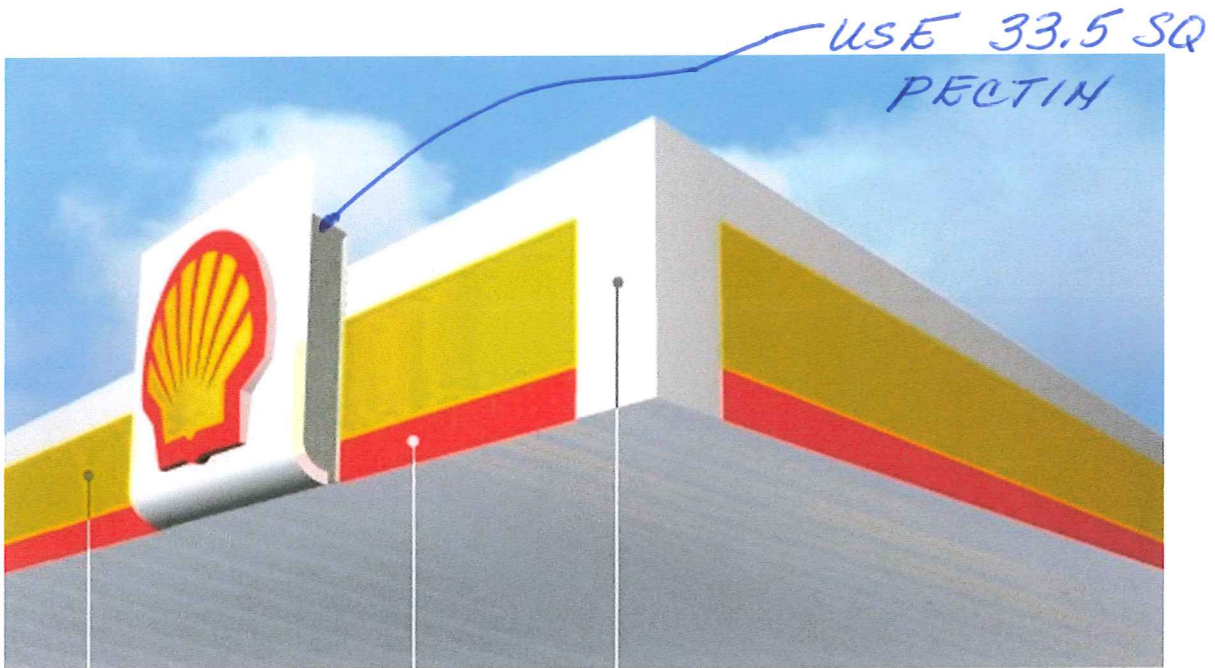
Design Number: \_\_\_\_\_



SCOPE: REMOVE (2) "SHELL" CANOPY SIGNS  
INSTALL (2) "PECTIN" CANOPY SIGNS



EXISTING OH CANOPY W/ (2) "SHELL"  
SIGNS - EA. 12 SF X 2 = 24 SF



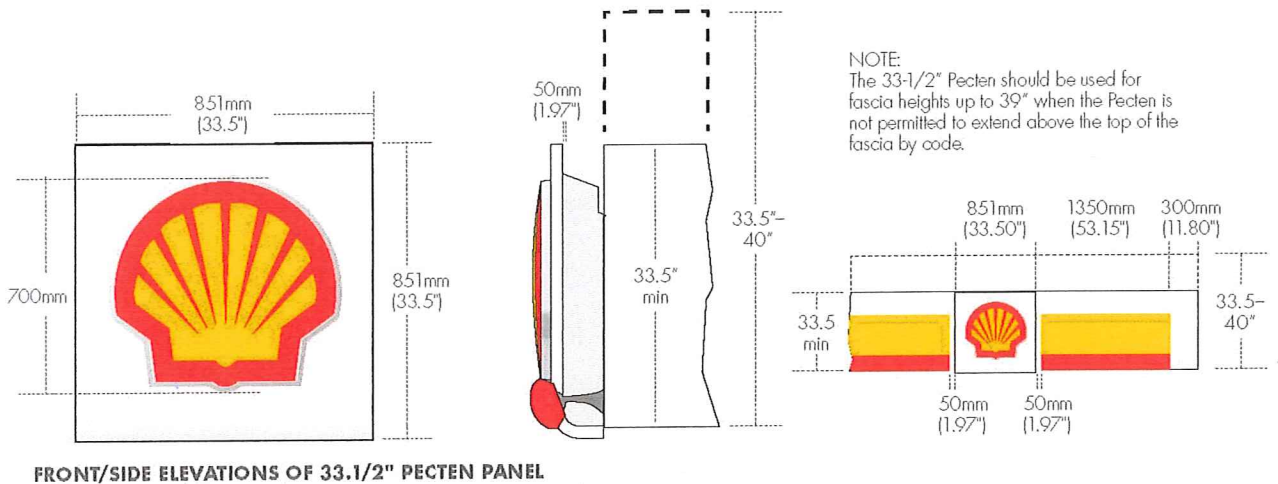
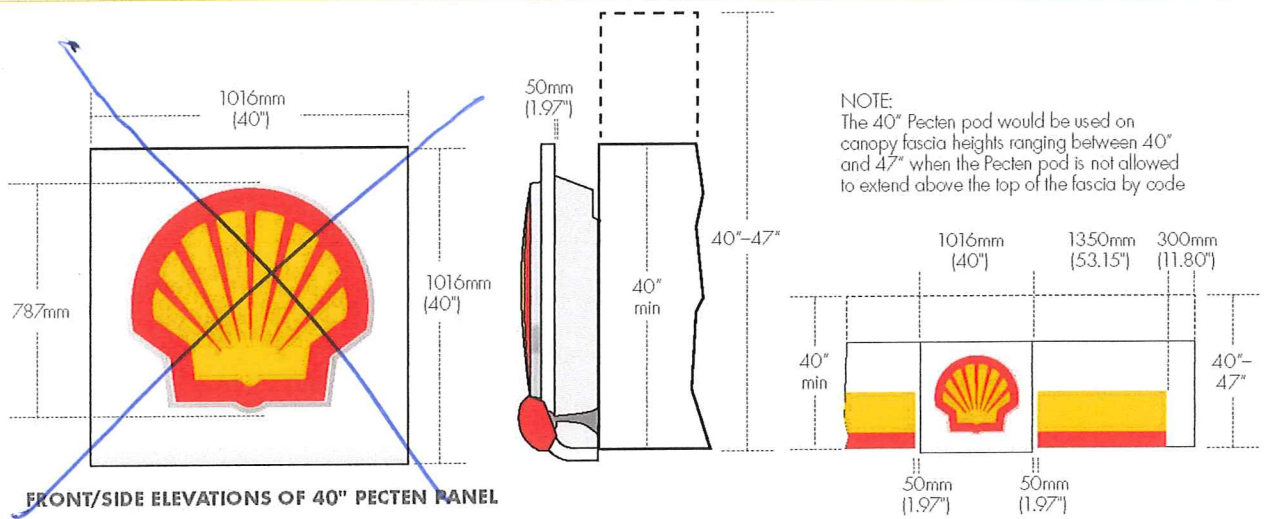
Flat ACM fascia

Applied red vinyl stripe

White fascia panel exposed at corners

PROPOSED "PECTIN" CANOPY SIGN  
(2) 7.8 SF X 2 = 15.6 SF - INSTALL  
ON SAME SIDES.

140 E. CENTRAL ST  
FRANKLIN, MA



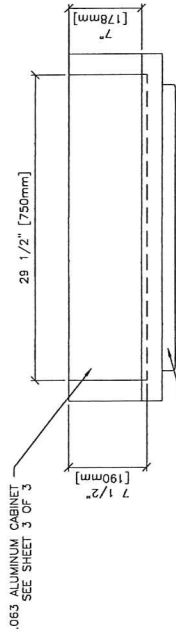
Please direct any question regarding this bulletin to Greg Morrison at 317.733.1063 or [gregory.morrison@shell.com](mailto:gregory.morrison@shell.com) or Larry Magni at 281.292.0660 or [larry.magni@shell.com](mailto:larry.magni@shell.com). Ordering and Supply questions and issues should be directed to Rich Stoyko at 713.241.8292 or [richard.stoyko@shell.com](mailto:richard.stoyko@shell.com)

This Brand Standards Bulletin will be posted on Shell Source for future reference.

**Gregory A. Morrison**  
Shell Oil Products US  
Network Engineering Advisor

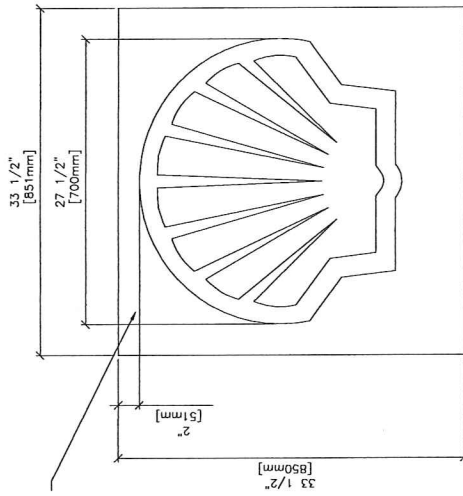
RDB 14-01 Available Alternative Canopy Pecten Panel Sizes When Zoning Prohibits Extension above the Fascia.



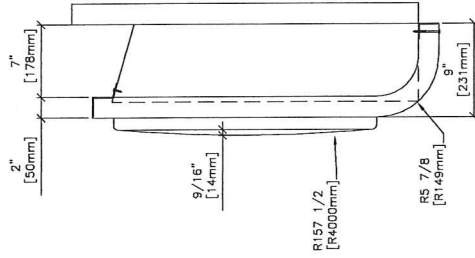


.063 ALUMINUM CABINET  
SEE SHEET 3 OF 3

VACUUM FORMED POLYCARBONATE  
PECTEN SEE SHEET 2 OF 3



.080 ALUMINUM FACE  
SEE SHEET 2 OF 3



**DESIGN PARAMETERS**  
 COMPLIANT WITH IEEE 3-SECOND GUST-EXPOSURE C.  
 COMPLIANT WITH NATIONAL BUILDING CODES AND STANDARDS  
 (IBC, UBC, BOCA, ALSO ASCE 7, ACP) & ALUMINUM DESIGN MANUAL  
 REFER TO WRITTEN DOCUMENTATION FOR MATERIAL SPECIFICATIONS

**ELECTRICAL:**  
 COLOR SPECIFICATIONS  
 PAINT CABINET, SKIRT & RETAINERS:  
 CABINET INTERIOR: WHITE  
 CABINET EXTERIOR FACE: WHITE B20-3645  
 CABINET EXTERIOR CABINET: GRAY B20-4011

AMPS ... 1.7 AMPS  
 CIRCUITS ... (1) 20  
 VOLTS ... 120

**3FT CANOPY PECTEN ASSEMBLY**  
 SCALE: 1"=1'-0"

**FEDERAL HEATH SIGN COMPANY**  
 1500 N. BOLDON, JACKSONVILLE, TX 75766  
 (937) 589-2100

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**Underwriters Laboratories Inc.**

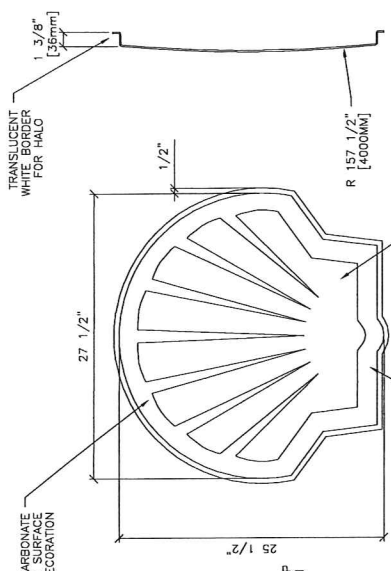
**ELECTRICAL TO USE UL-48 SHALL MEET ALL A.E.C. STANDARDS**

| NO. | REVISIONS  | DATE     | BY |
|-----|--|----------|----|
| 1   | ADD WHITE HALO NOTE, MODIFY MOUNTING AND BACK LAYOUT | 05-01-09 |    |
| 2   | REV CHG CABINET HT. 33 1/2". PECTEN 27 1/2"          |          |    |
| 3   | RS - CHG MOUNTING TO 19" ADD CLOSURE HOLES           | 12-15-08 |    |

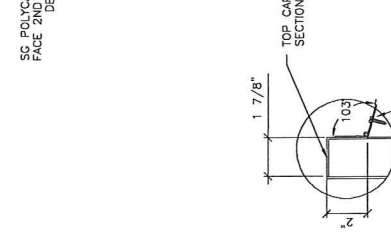
**RVie CANOPY PECTEN**  
 SMALL 3FT PECTEN

|             |          |          |
|-------------|----------|----------|
| JOB NO:     | -        | DHALL    |
| DRAWN BY:   | GDA      | 05-26-09 |
| DRAWING NO: | SE1033SF |          |

SHEET NO: 1 OF 3



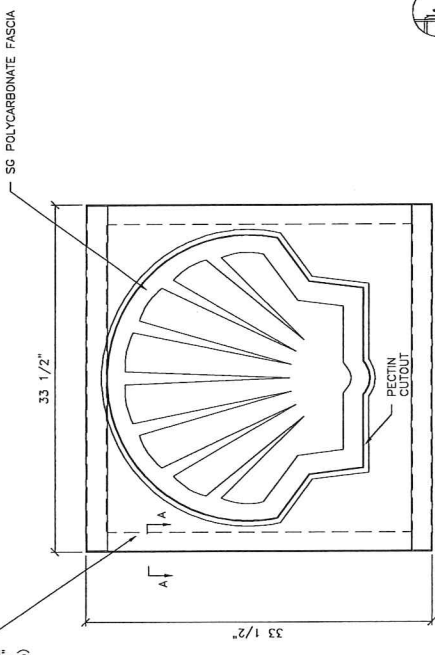
FORMED PECTEN DETAIL  
SCALE: 1"=1'-0"



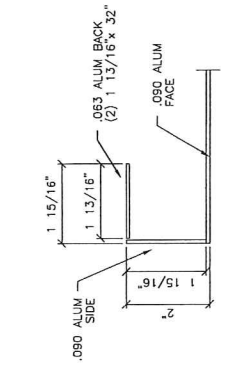
TOP CAP DETAIL  
SCALE: 1"=1'-0"



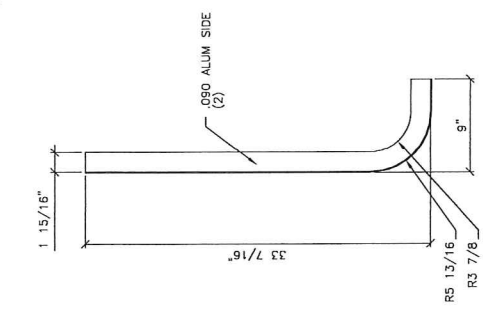
TOP VIEW  
SCALE: 1"=1'-0"



CANOPY FACE DETAIL  
SCALE: 1"=1'-0"



SECTION A-A  
SCALE: N.T.S.



SIDE DETAIL  
SCALE: 1"=1'-0"

SHEET NO: 2  
OF: 3

JOB NO: -  
DRAWN BY: GDA  
DRAWING NO: SE1033SF

RVie CANOPY PECTEN  
SMALL 3FT PECTEN

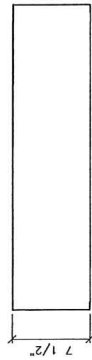
| NO. | REVISIONS  | DATE     | BY |
|-----|--|----------|----|
| 1   | ADD WHITE HALO NOTE, MODIFY MOUNTING AND BACK LAYOUT | 05-01-09 |    |
| 2   | RZ CIG CABINET HT 33 1/2". PECTEN 27 1/2"            |          |    |
| 3   | R3 - CIG MOUNTING TO 18" ADD CLOSURE HOLES           | 02-15-08 |    |

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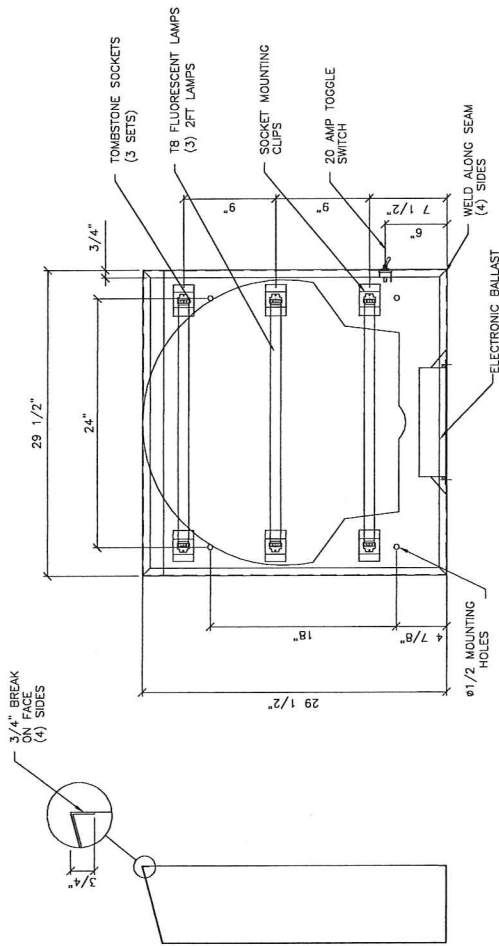
**Underwriters Laboratories Inc.**  
ELECTRICAL TO USE UL-40 SHALL MEET ALL E.E. STANDARDS

**FEDERAL HEATH SIGN COMPANY**  
1500 N. BOLTON, JACKSONVILLE, TX 75706  
(903) 589-2100





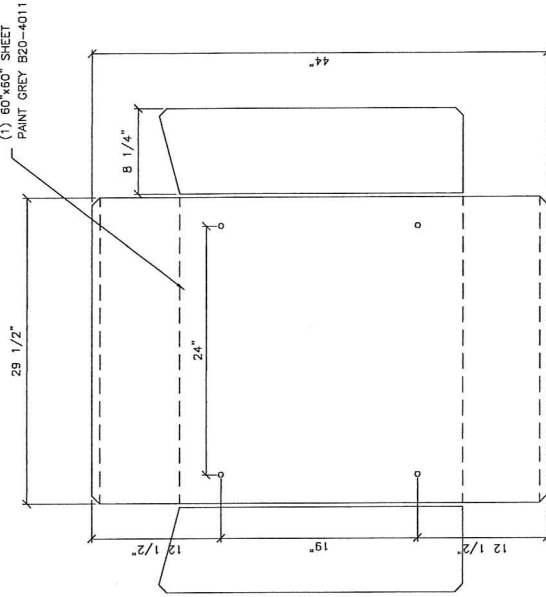
3/4" BREAK  
ON FACE  
ON 4 SIDES



CABINET & ELECTRICAL DETAIL

SCALE: 1"=1'-0"

063 ALUMINUM  
(1) 60"x60" SHEET  
PAINT GREY B20-4011



FLAT PATTERN  
SCALE: 1"=1'-0"

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**Underwriters Laboratories Inc.**  
ELECTRICAL TO USE UL-49 SHALL MEET ALL A.E.C. STANDARDS

| NO. | REVISIONS  | DATE     | BY |
|-----|--|----------|----|
| 1   | ADD WHITE WELD NOTE, MODIFY MOUNTING AND BACK LAYOUT | 05-01-06 |    |
| 2   | REV CHG CABINET HT. 33 1/2" PECTEN 27 1/2"           |          |    |
| 3   | REV - CHG MOUNTING TO 19" ADD CLOSURE HOLES          | 12-15-06 |    |

**FEDERAL HEALTH SIGN COMPANY**  
1500 N. BOSTON, JACKSONVILLE, TX 75766  
(903) 586-2100

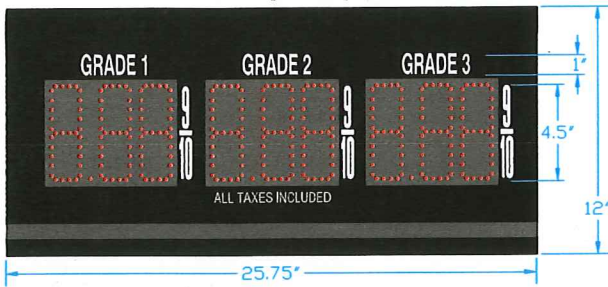
RVie CANOPY PECTEN  
SMALL 3FT PECTEN

|             |          |          |
|-------------|----------|----------|
| JOB NO:     | -        | DHALL    |
| DRAWN BY:   | GDA      | 05-26-09 |
| DRAWING NO: | SE1033SF |          |

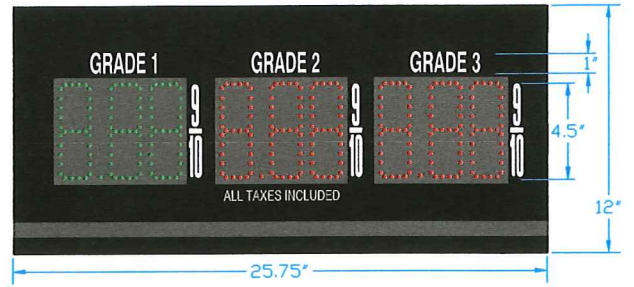
|           |   |
|-----------|---|
| SHEET NO: | 3 |
| OF:       | 3 |

# STANDARD PUMP TOPPERS

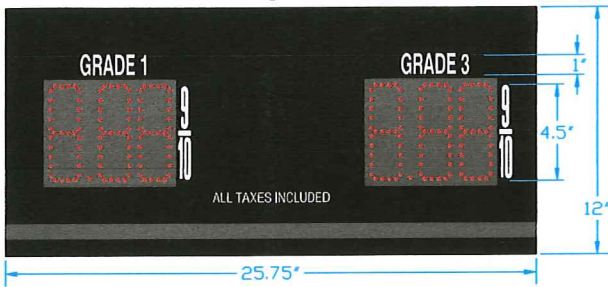
**3 Grade Pump Topper RRR**



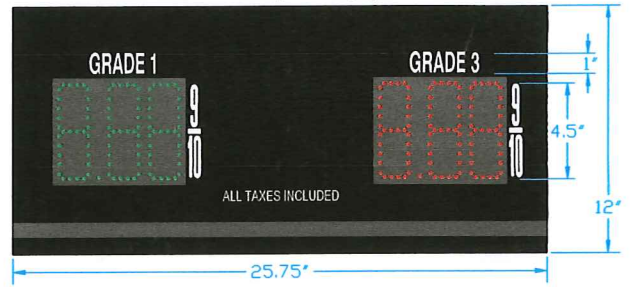
**3 Grade Pump Topper GRR**



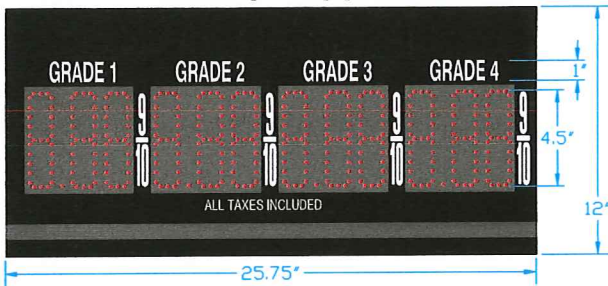
**2 Grade Pump Topper RR**



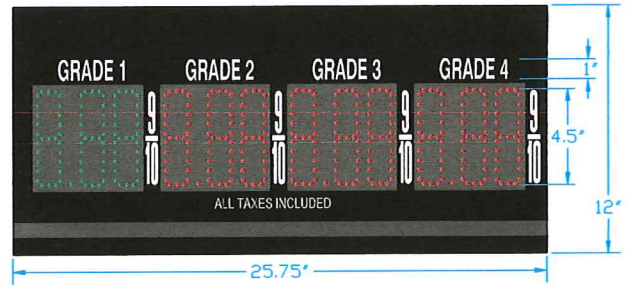
**2 Grade Pump Topper GR**



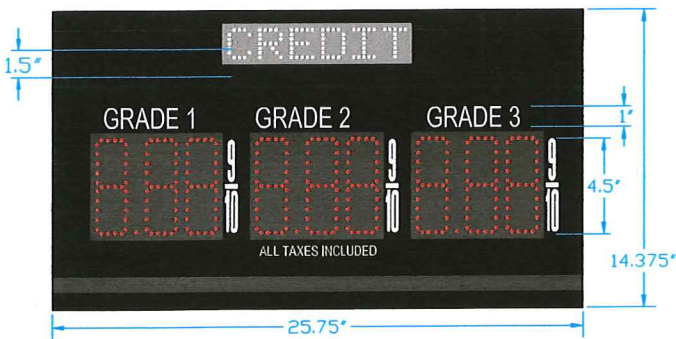
**4 Grade Pump Topper RRRR**



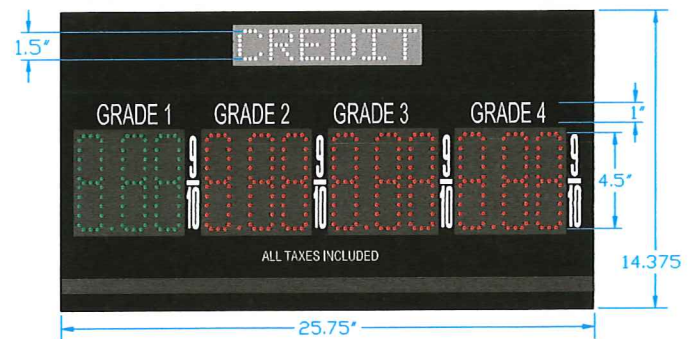
**4 Grade Pump Topper GRRR**



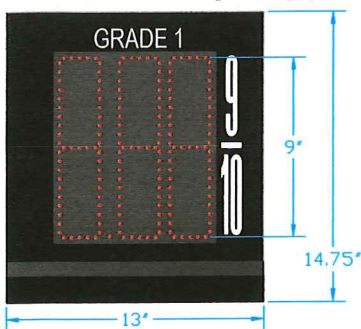
**3 Grade Pump Topper RRR  
Cash Credit Alternator**



**4 Grade Pump Topper GRRR CC  
Cash Credit Alternator**



**1 Grade Narrow Pump Topper R**



**1 Grade Narrow Pump Topper G**

