

DESIGN REVIEW COMMISSION AGENDA

Tuesday, April 7, 2020 7:00 PM.

Due to the growing concerns regarding the COVID-19 virus, we will be conducting a remote/virtual Design Review Commission meeting.

Please click on <https://zoom.us/j/664079564> or **call on your phone at 312-626-6799, meeting ID is 664079564.**

**7:00 PM POKEMOTO – 274 Franklin Village drive
Building Sign**

**7:05 PM Crossway Church – 282 Summer Street
Free Standing Sign Replacement**

**7:10 PM Starr & Glick – 825 West Central Street
Replace directory Sign**

**7:15 PM NETA – 162 Grove St
New Signage**

General Matters

Approval of Minutes: February 18, 2020 & March 3, 2020

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 2, 2020

The next meeting of the Design Review Commission is scheduled for April 21, 2020

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: POKE MOTO

Property Address 274 Franklin Village Drive, Franklin MA 02038

Assessors' Map # _____ Parcel # _____

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Marcuz Inc dba pokemoto

Address: 13 Dexter St Unit 14
North Attleboro MA 02760

Telephone Number: 917-251-5965

Contact Person: Jun Zhao

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


Business Owner: Marcuz Inc.

Property Owner: CSC Franklin Village LP

Address: 13 Dexter St Unit 14
North Attleboro MA 02760

44 South Bayle Ave suite 304
Port Washington, NY 11050

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


Signature _____
Print Name: Jun Zhao

3/9/2020
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: AZ Signs
Contact Person: Dong
Address: 33 Newport Ave, Ste C, Quincy MA 02171
Telephone Number: 781 363 4359

b. Architect/Engineer (when applicable)

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

E) Work Summary

Summary of work to be done: Install a set of Chanel letter Sign (Internal LED&UL label listed)
18"x10' POKEMON and 12"x68" Hawaii Poke and a 12"x23" Fish logo
Total 30 sq ft

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.

CSC Franklin Village LP
c/o Cedar Realty Trust Partnership, L.P.



Washington Center
415 Egg Harbor Road
Suite 21A
Sewell, NJ 08080
856.218.8677

February 20, 2020

AZ Signs & Storefronts
33 Newport Avenue, Suite C
Quincy, MA 02171

RE: Proposed Signage | Shopping Center | PokeMoto | Space #36
Franklin, MA

Dear Vendor Contact,

On behalf of *CSC Franklin Village LP* and Cedar Realty Trust Partnership, LP, the proposed sign package for *PokeMoto*, provided by *AZ Signs & Storefronts*, is hereby approved as submitted. This approval extends ONLY to the signage design as delineated on the stamped drawings that are attached. Please proceed with the necessary permits and/or variance to manufacture and install the *PokeMoto* sign(s).

Location: PokeMoto
Franklin Village
250 Franklin Village Drive
Franklin, MA 02038

Owner: CSC Franklin Village LP
44 S Bayles Ave, Ste 304
Port Washington, NY 11050

All proposed signage must be in full compliance with the applicable Zoning, rules and regulations of the municipality having jurisdiction over the property where the proposed signage is to be located. Prior to installation of any proposed or replacement sign, the Tenant or Tenant's vendor must present the Landlord with a copy of any permits required by the authority having jurisdiction (typically, a village, Town, City, or County building permit and/or Zoning permit). When installation of the signage is complete, Tenant or Tenant's vendor must furnish Landlord with evidence the sign(s) were inspected and approved in accordance with the permit requirements.

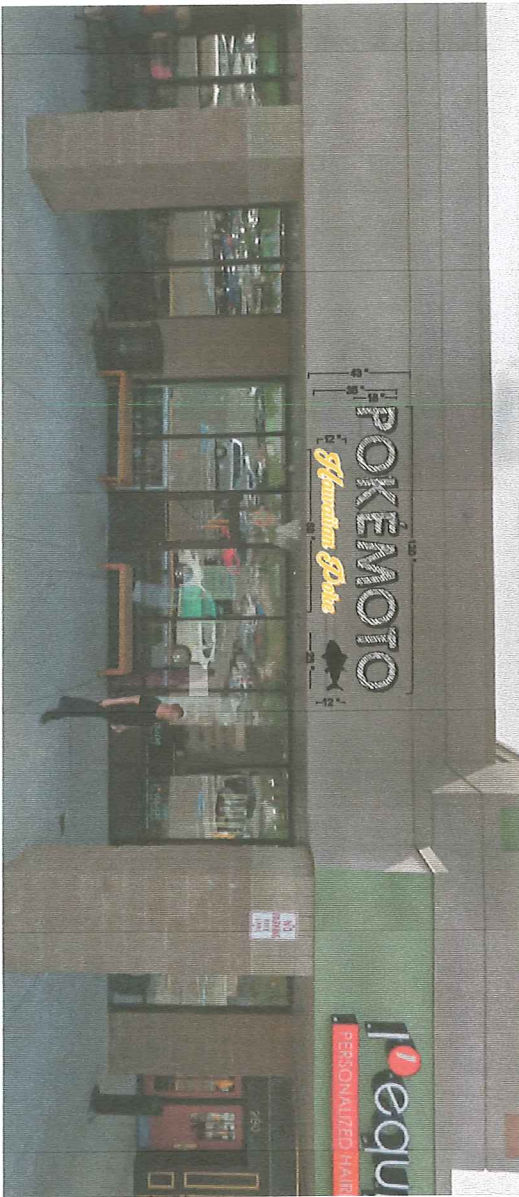
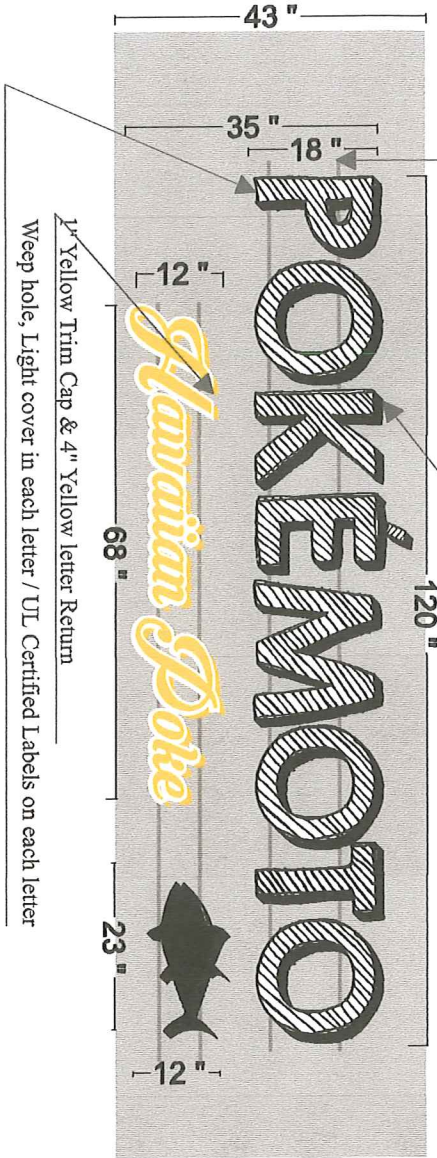
Sincerely,
As Agent for *CSC Franklin Village LP*

A handwritten signature in black ink, appearing to read "Christine B. Smith", is written over the typed name.

Christine B. Smith
Construction Coordinator
Cedar Realty Trust Partnership, LP

2"x2" Raceway Painted to match the beige facade with service switch mounted on top

1" Black Trim Cap & 4" Black letter Return



274 Franklin Village Drive Franklin, MA 02038

Channel Letters Sign Specification:

Lettering:

18"x120" POKÉMOTO,

12"x68" Hawaiian Poke,

12"x23" Fish Logo

Total 30 Sq ft

Trim cap: 1" White Jewelrite & Yellow Jewelrite

Return: .040" White & Yellow Alum. 4"

Illumination: Internal LED



Customer:

Address:

Company:

City:

Phone:

State/ZIP:

Estimate:

Job No.:

Date:

The undersigned, in his or her individual and official capacity, hereby certifies the quoted prices, designs, terms, and conditions are accepted. AZ SIGNS is authorized to perform the work as specified.

X

Date

Print Name



安興招牌·玻璃·鋁門面 | 781-363-4359
33 NEWPORT AVENUE, SUITE C, QUINCY, MA 02171

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: Crossway Church

Property Address 282 Summer St.

Assessors' Map # _____ Parcel # 298-035-000-000

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: _____ Signs By Cam, Inc.
837 Upper Union Street

Address: _____ Suite C-18
Franklin, MA 02038

Telephone Number: _____

Contact Person: _____

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

Business Owner: Bauer Evans Property Owner: Same

Address: 282 Summer St.
Franklin, MA

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

Cam A. Evans
Signature of Applicant

Bauer Evans
Signature of Owner

Cam A. Evans
Print name of Applicant

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

b. Architect/Engineer (when applicable)

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

E) Work Summary

Summary of work to be done: _____ Install new Cantel 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.

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: Stow + Gluck

Property Address 835 West Central

Assessors' Map # _____ Parcel # 271-025-000-002

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Signs By Cam, Inc.
837 Upper Union Street
Suite C-18
Address: Franklin, MA 02038

Telephone Number: _____

Contact Person: Cam

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

Business Owner: Jessica Lenchy Property Owner: ABL Realty
Address: 835 West Central (Unit C) 835 West Central (Unit D)
Franklin, MA 02038 Franklin, MA

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

Cam Afewer
Signature of Applicant

X Marcia Wilcock, II
Signature of Owner

Cam Afewer
Print name of Applicant

Marcia Wilcock (Rep)
Print name of Owner

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

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

a. Sign Company

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

b. Architect/Engineer (when applicable)

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

E) Work Summary

Summary of work to be done: _____ replace directory Panel

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
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b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:

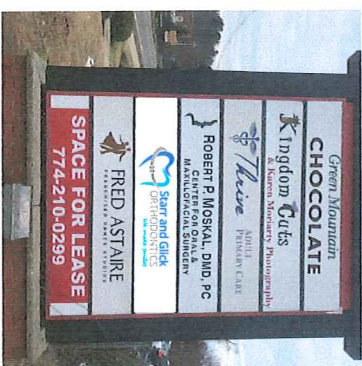
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3. Building drawings, indicating size and height of building(s); front, rear and side elevations (when there are no adjoining buildings) and floor plans
4. Drawings or pictures of existing conditions
5. If any signage on the building or site, provide 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.



X2



***no lighting**



Sign & Graphic Solutions • Uncompromising Integrity

Cam Afonso

837 Upper Union St., Suite C-18

Franklin, MA 02038

Phone: 508-364-2905

Fax/Office: 508-528-0766

E-Mail: cam@signsbycam.com

Website: www.signsbycam.com

APPROVED FOR PRODUCTION:

X

JOB INFORMATION	SIGN MATERIAL SPECS
JOB TITLE:	BANNER: <input type="checkbox"/> COROPLAST: <input type="checkbox"/> WOOD: <input type="checkbox"/>
CONTACT:	ACRYLIC: <input type="checkbox"/> MAGNETIC: <input type="checkbox"/> URETHANE: <input type="checkbox"/>
PHONE:	PVC: <input type="checkbox"/> ALUMINUM: <input checked="" type="checkbox"/> NUEDGE: <input type="checkbox"/>
FAX:	SINGLE SIDED: <input type="checkbox"/> DOUBLE SIDED: <input checked="" type="checkbox"/>
JOB DESCRIPTION:	

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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.

COLOR SPECS:
BACKGROUND:
COPY:

OUTLINE:
SHADOW:
BORDER:

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: Nets

Property Address 162 Grove Street

Assessors' Map # _____ Parcel # 306-003-000-000

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: _____

Address: Signs By Cam, Inc.
837 Upper Union Street
Suite C-18
Franklin, MA 02038

Telephone Number: _____

Contact Person: Cam

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

Business Owner: Nets Property Owner: Same

Address: 162 Grove St.
Franklin, MA 02038 ←

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

Cam Afonso
Signature of Applicant

Francesca DeRogatis (Rev)
Signature of Owner

Cam Afonso
Print name of Applicant

FRANCESCA DeRogatis
Print name of Owner

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a. Sign Company

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

b. Architect/Engineer (when applicable)

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

E) Work Summary

Summary of work to be done: _____ Install overlay Signs
_____ + Directional Sign

F) Information & Materials to be Submitted with Application

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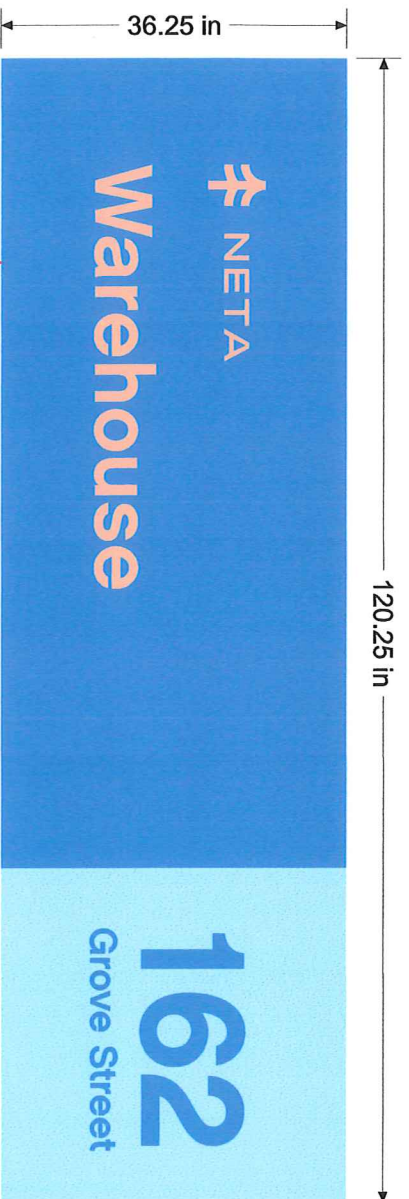
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size/dimensions materials
style of lettering lighting-illuminated, non-illuminated and style
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3. Picture of existing location and signs (if previously existing location)

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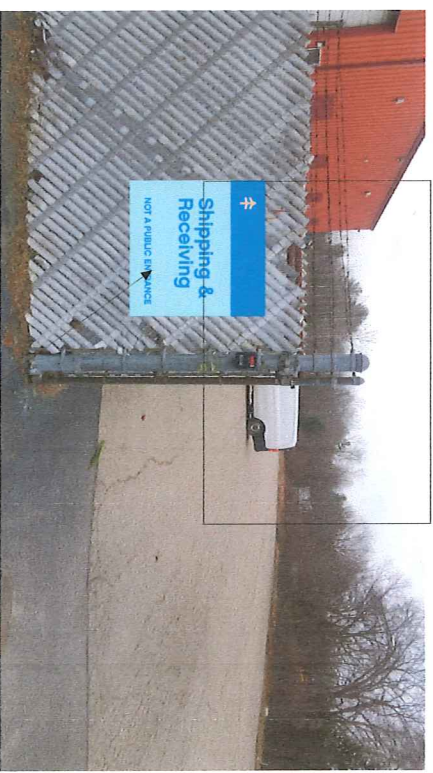
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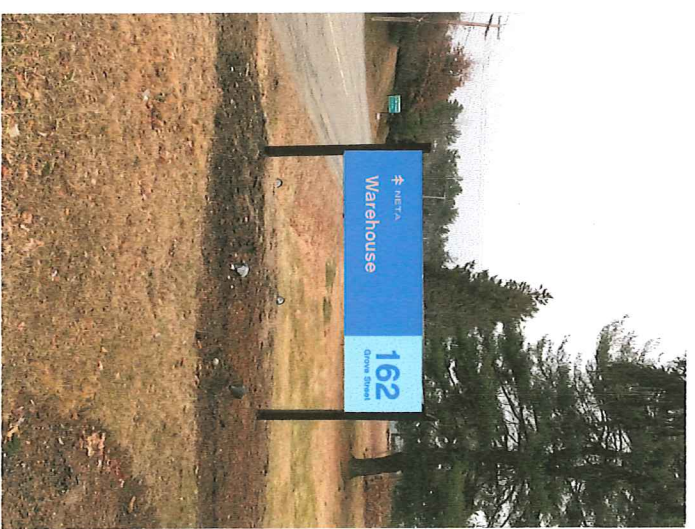
Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.



Installed with self tappers into sign



3 x 3 sign



*** no lighting**



Sign & Graphic Solutions • Uncompromising Integrity

Cam Afonso
837 Upper Union St., Suite C-18
Franklin, MA 02038
Phone: 508-364-2905
Fax/Office: 508-528-0766
E-Mail: cam@signsbycam.com
Website: www.signsbycam.com

APPROVED FOR PRODUCTION: X		© COPYRIGHT ALL DRAWINGS ARE PROPERTY OF SIGNS BY CAM. ANY DUPLICATION OF ANY KIND IS PROHIBITED. PERSONS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.	
JOB INFORMATION		SIGN MATERIAL SPECS	
JOB TITLE: CONTACT: PHONE: FAX: JOB DESCRIPTION:	BANNER: <input type="checkbox"/> COROPLAST: <input type="checkbox"/> WOOD: <input type="checkbox"/> ACRYLIC: <input type="checkbox"/> MAGNETIC: <input type="checkbox"/> URETHANE: <input type="checkbox"/> PVC: <input type="checkbox"/> ALUMINUM: <input checked="" type="checkbox"/> NUDGE: <input type="checkbox"/> SINGLE SIDED: <input type="checkbox"/> DOUBLE SIDED: <input checked="" type="checkbox"/>	COLOR SPECS: BACKGROUND: COPY:	OUTLINE: SHADOW: BORDER:

NOTED.

100-00

Town of Franklin



Design Review Commission

Tuesday, February 18, 2020 Meeting Minutes

Chair Mark Fitzgerald called the above-captioned meeting to order this date at 7:00 PM, at the Franklin Municipal Building, 355 East Central Street, Room 205, Franklin, Massachusetts. Members in attendance: Mark Fitzgerald, Chris Baryluk, Ralph Niemi, James Bartro. Members absent: Sam Williams.

1. **Mirchi – Indian Cuisine – 14E East Central Street** – Remove channel letters and install 3D Belt signs.

Cam Afonso of Signs by Cam reviewed the proposed signage and stated the old channel letters will be removed. He stated he will email the attachment method to Maxine Kinhart tomorrow. He noted that the sign will not be illuminated. Chair Fitzgerald confirmed the application looked complete and the sizes were within the limits.

Motion: To **Approve** the sign package as submitted with the stipulation that the attachment method will be sent to Maxine Kinhart tomorrow via email. Motioned by C. Baryluk. Seconded by R. Niemi. Voted 4-0-0.

2. **Kristen Sullivan Therapy Group – 693 East Central Street** – Install plaque signs.

Cam Afonso of Signs by Cam reviewed the proposed signage. He stated this is a monument style sign, and they are adding one plaque sign. He noted there are exiting flood lights.

Motion: To **Approve** the sign package as submitted. Motioned by J. Bartro. Seconded by R. Niemi. Voted 4-0-0.

Meeting Minutes: February 4, 2020

Design Review Commission members discussed the meeting minutes and reviewed each motion. Chair Fitzgerald noted he followed up with the PJ Mart 2 decision stipulations and Building Commissioner Gus Brown was happy with it.

Motion: To **Approve** the February 4, 2020 Meeting Minutes as presented. Motioned by M. Fitzgerald. Seconded by C. Baryluk. Voted 4-0-0.

General Matters: Chair Fitzgerald stated the PJ Mart 2 applicant promised to clean up the window. He stated he mentioned the Chipotle sign to Mr. Brown. He stated he needs to ask Mr. Brown about Glen Pharma truck.

Motion to Adjourn by M. Fitzgerald. Seconded by R. Niemi. Voted 4-0-0. Meeting adjourned at 7:14 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary

Town of Franklin



Design Review Commission

Tuesday, March 3, 2020 Meeting Minutes

Chair Mark Fitzgerald called the above-captioned meeting to order this date at 7:00 PM, at the Franklin Municipal Building, 355 East Central Street, Room 205, Franklin, Massachusetts. Members in attendance: Mark Fitzgerald, Chris Baryluk, Ralph Niemi, Sam Williams, James Bartro. Members absent: None.

Chair Fitzgerald stated that he authorized Associate member James Bartro to vote.

1. **Cedarwood Gardens – 130 Chestnut Street** – Name change, replace new face of existing sign-double sided.

By Telephone: Shanna Bento, 508-822-9033

Shanna Bento of Luka B Signs addressed the Commission by telephone. Chair Fitzgerald confirmed the applicant was requesting to replace a double-sided sign panel within existing location and with existing lights and posts.

Motion: To **Approve** the sign package as submitted. Motioned by C. Baryluk. Seconded by J. Bartro. Voted 5-0-0.

2. **Hoshizaki – 40 Kenwood Circle #2** – Install custom dimension letter sign on pan formed frame on front of building.

Representative of Signs Plus stated the sign will be on a new frame. Chair Fitzgerald stated the new frame is the same type, size, and mounting arrangement as the existing frame. Representative from Signs Plus stated it is not illuminated. She confirmed the sign would be mounted to aluminum siding of façade using 1 in. angle brackets.

Motion: To **Approve** the sign package as submitted. Motioned by S. Williams. Seconded by C. Baryluk. Voted 5-0-0.

3. **Kuth Ranieri Architects – 32A Main Street** – 1 blade sign at fascia, 1 door sign on glass door, 1 window 2nd floor graphic applied.

Rocco Cavallaro of Cavallaro Signs confirmed the bracket was existing. He stated he supplies insurance. He stated that he does not believe there is any existing lighting and the applicant did not mention lighting.

Motion: To **Approve** the sign package as submitted. Motioned by S. Williams. Seconded by J. Bartro. Voted 5-0-0.

Meeting Minutes: February 18, 2020

Motion: To **Approve** the **February 4, 2020** Meeting Minutes as presented. Motioned by S. Williams. Seconded by R. Niemi. Voted 5-0-0.

General Matters: Commission members discussed signs in convenience store windows indicating lottery tickets; Chair Fitzgerald stated he would mention this to Building Commissioner Gus Brown. He stated he also will speak to Mr. Brown about the Glen Pharma truck.

Motion to Adjourn by J. Bartro. Seconded by S. Williams. Voted 5-0-0. Meeting adjourned at 7:19 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary