

**DESIGN REVIEW COMMISSION
AGENDA**

**August 17, 2021
7:00 PM.**

Virtual Meeting

Due to the growing concerns regarding the COVID-19 virus, we will be conducting a remote/virtual Design Review Commission Meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number (Cell phone or Landline Required) OR citizens can participate by copying the link (Phone, Computer, or Tablet required). Please click on <https://us02web.zoom.us/j/89461887915> or call on your phone at 1-929-205-6099, meeting ID is 89461887915

**7:00 PM Wild Birds Unlimited – 215 Franklin Village Drive
New 29.5” h x 233.4” w GE LED illuminated channel letters having updated graphic icon. A total of 35.5 sq ft.**

General Matters:

Approval of Minutes:

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: 08-12-2021

The next meeting of the Design Review Commission is scheduled for August 17, 2021



Town of Franklin, Massachusetts
Department of Planning and Community Development
355 East Central Street
Franklin, MA 02038

7/29/21

Dear Department of Planning and Community Development,

Enclosed please find the documentation required for us to submit a application to request Design Review for our client Wild Birds Unlimited located at 215 Franklin Village Drive. We are requesting a Design Review for the installation of:

Remove existing 26"h x 220"w GE LED illuminated channel letters and graphic icon, a total of 40 Sq. Ft. and replace with new 29.5"h x 233.4"w GE LED illuminated channel letters having updated graphic icon, a total of 35.5 Sq. Ft.

Enclosed you will find a copy of the Sign Application, letters of authorization and a set of drawings showing the proposed signage.

I would like to submit our proposed signage design to the Town of Franklin, MA Planning Board August schedule in hopes to appear at the meeting taking place on August 17th. I believe all the necessary documents are enclosed, however if I have overlooked anything, or if you have any questions or concerns regarding this project please call me at 978.372.3721. I thank you for all your help with this matter, your kindness is very much appreciated.

Thank you again,

Jenniffer Crowell

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: Wild Birds Unlimited

Property Address 215 Franklin Village Drive

Assessors' Map # 270 Parcel # 14

Zoning District (select applicable zone): Business

Zoning History: Use Variance
Non-Conforming Use

B) Applicant Information:

Applicant Name: The Sign Center for Wild Birds Unlimited

Address: 40 Orchard Street
Haverhill, MA 01830

Telephone Number: (978) 372 - 3721

Contact Person: Jenni Crowell

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

Business Owner: Wild Birds Unlimited Property Owner: CSC Franklin Village LP, c/ o Cedar Realty Trust Partnership, L.P.
Address: 215 Franklin Village Drive Franklin, MA 02038 928 Carmans Rd. Massapequa, NY 11758

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this 29th day of July 2021

JC
Signature of Applicant

Please see attached letter of Authorization
Signature of Owner

Jenni Crowell Authorized Agent
Print name of Applicant

Please see attached letter of Authorization
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: The Sign Center

Contact Person: Jenni Crowell

Address 40 Orchard Street, Haverhill, MA 01830

Telephone Number: (978) 372 - 3721

b. Architect/Engineer (when applicable)

Business Name: N/ A

Contact Person: _____

Address _____

Telephone Number: _____

E) Work Summary

Summary of work to be done: Remove existing 26"h x 220"w GE LED illuminated channel letters and graphic icon, a total of 40 Sq. Ft. and replace with new 29.5"h x 233.4"w GE LED illuminated channel letters having updated graphic icon, a total of 35.5 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.



Corporate Headquarters
928 Carmans Road
Massapequa, NY 11758
516.767.6492

July 16, 2021

The Sign Center
40 Orchard Street
Haverhill, MA 01830

RE: Proposed Signage | Franklin Village | Wild Birds Unlimited | Space #25
Franklin, MA

Dear Vendor Contact,

On behalf of *CSC Franklin LP* and Cedar Realty Trust Partnership, LP, the proposed sign package for *Wild Birds Unlimited*, provided by *The Sign Center*, is hereby approved as noted. 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 *Wild Birds Unlimited* sign(s).

Location: Wild Birds Unlimited
Franklin Village Shopping Center
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

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

CC: Mike Amenabar, Casey Fennell, Project File



Your Backyard Birdfeeding Specialist®

BIRDSEED • BIRDFEEDERS • BIRDBATHS • OPTICS • NATURE GIFTS

Town of Franklin, Massachusetts
Building Department
335 East Central Street, 1st Floor
Franklin, MA 02038

06/30/21

RE: Wild Birds
215 Franklin Village Drive
Franklin, MA 02038

To whom it may concern:

Please accept this letter as formal authorization for The Sign Center of Haverhill, MA to act on our behalf and as our "agent" for the purposes of securing all the necessary permits and approvals (including signing of all documents relating to these matters) required by the Town of Franklin, MA for the proposed signs to be built and installed at the addresses listed above.

Should you have any questions or concerns,
please contact Stacy Davis at 508 654 8528.

Stacy Davis

Wild Birds Unlimited – KDCinc.
215 Franklin Village Drive
Franklin MA 02038
phone(508)541-6800 fax(508)541-6866
EJDKCD@msn.com

Wild Birds Unlimited®



Existing

26" x 220" OD (40 S/F)

Raceway
7"H x 20"W x 7"D

24" x 24" Icon
25"H "W", "B" & "U"
Letters & Icon 5.5"D



Proposed


29.5" x 233.4" OD




Total Square Footage: 47.8 S/F


Square Footage of 22"H Icon and Letters: 35.5 S/F

 PMS 187CP
Arlon 2500-253

 PMS 299CP
Arlon 2500-57

 PMS 729CP
8500-060 (Printed)

 PMS 1235CP
Arlon 2500-125

 PMS 555CP
8500-060 (Printed)

 Black
2500-22

Tenant is responsible for removal of existing signs, repair, paint and patch of storefront

PROPERTY	<u>Franklin Village</u>
SPACE #	<u>25</u> DATE <u>7/16/21</u>
<input type="checkbox"/>	APPROVED
<input checked="" type="checkbox"/>	APPROVED AS NOTED
<input type="checkbox"/>	REVISE AND RESUBMIT
<input type="checkbox"/>	NOT APPROVED
BY:	<u>Christine Smith</u>
	AS AGENT FOR OWNER



Wild Birds Unlimited
215 Franklin Village Drive, Franklin MA
Sales Associate Julie Colombini

date 6/24/21
designed by K Hansen
file name I34876 Wild Birds Unlimited Channel Letters.plt
details 4"D Internally Illuminated LED Channel Letters
Translucent Vinyl Graphics Applied to Faces
Black Trim / Black Returns; Mounted to 7"H Raceway