

# DESIGN REVIEW COMMISSION

## AGENDA

December 13, 2022  
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/82506430676> or call on your phone at 1-929-205-6099, meeting ID is 82506430676

**7:00 PM**      **Dunkin Donuts – 541 West Central Street**  
Install new Dunkin signs

**7:05 PM**      **MKS – 8 Forge Parkway**  
Install 60” x 48” monolith non-illuminated signs, install door vinyl & shipping and receiving signs

**General Matters:**

**New Business:**

**Old Business:**

**Approval of Minutes:**      **November 8, 2022**  
   **November 22, 2022**

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: 12/5/2022  
Next meeting is 12/20/2022

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: BUNKIN DONUTS

Property Address 541 WEST CENTRAL ST.

Assessors' Map # PARCEL ID# 270-026-000-000 Parcel #

Zoning District (select applicable zone): COMMERCIAL II

Zoning History: Use Variance   
Non-Conforming Use

B) Applicant Information:

Applicant Name: VIEWPOINT SIGN & AWNING

Address: 35 LYMAN ST.  
NORTHBURRO, MA 01532

Telephone Number: 508 393 8200 x 21 OR 617 872 3064

Contact Person: LAUREN DELARDA (LDRONIN@VIEWPOINTSIGN.COM)

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

Business Owner: TONY PLACIDO Property Owner: CARLOS ANDRADE  
Address: 541 W. CENTRAL ST. 5 FOX HOLLOW LN.  
FRANKLIN, MA SITARON, MA 02067

All of the information is submitted according to the best of my knowledge  
Executed as a sealed instrument this 30<sup>TH</sup> day of NOVEMBER 20 22

Lauren Delarda  
Signature of Applicant

SEE ATTACHED  
Signature of Owner

LAUREN DELARDA  
Print name of Applicant

CARLOS ANDRADE  
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 & MARKING  
Contact Person: LAUREN DELARDA & SEAN DONOVAN  
Address 35 LYMAN ST. NORTHBROOK, MA 01532  
Telephone Number: 508 393 8200 OR 617 872 3064

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

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

**E) Work Summary**

**A) INSTALL (1) SET OF FACE-LIT CHANNEL LETTERS TO WEST ELEVATION, 18"H X 106"W (13.2 SF), "DUNKIN";**  
**B) INSTALL (1) SET OF FACE-LIT CHANNEL LETTERS TO SOUTH ELEVATION, 3'H X 70 1/2"W (17.6 SF)**  
**C) INSTALL (1) SET OF EXTERNALLY ILLUMINATED WALL SIGN, 31"H X 87 3/8"W (18.8 SF), "FRANKLIN (RUNS LOGO) DUNKIN";**  
**D) INSTALL (2) REPLACEMENT FACES FOR EXISTING DOUBLE SIDED POLE SIGN;**  
**E1 & E2) INSTALL REPLACEMENT FACES FOR (2) DOUBLE SIDED DIRECTIONALS;**  
**F) INFORMATION & MATERIALS TO BE SUBMITTED WITH APPLICATION**  
**E) INSTALL (1) DRIVE THRU CLEARANCE BAR;**  
**G) INSTALL (1) DRIVE THRU SPEAKER-MENU CANOPY**

**a) FOR SIGN SUBMISSIONS ONLY:**

**THE FOLLOWING MUST BE SUBMITTED ELECTRONICALLY TO [Mkinhart@franklinma.gov](mailto:Mkinhart@franklinma.gov)**

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:**

**THE FOLLOWING MUST BE SUBMITTED W/APPLICATION to [Mkinhart@franklinma.gov](mailto:Mkinhart@franklinma.gov)**

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



**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: 11/26/22

To whom it may concern:

Carlos Andrade

Owner of the property located at 541 West Central St. (DUNKIN')  
Franklin, MA 02038

Do hereby consent to allow **Sean Donovan or Lauren Delarda** 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 5 Fox Hollow Lane Sharon MA 02067

Telephone 781-575-8980

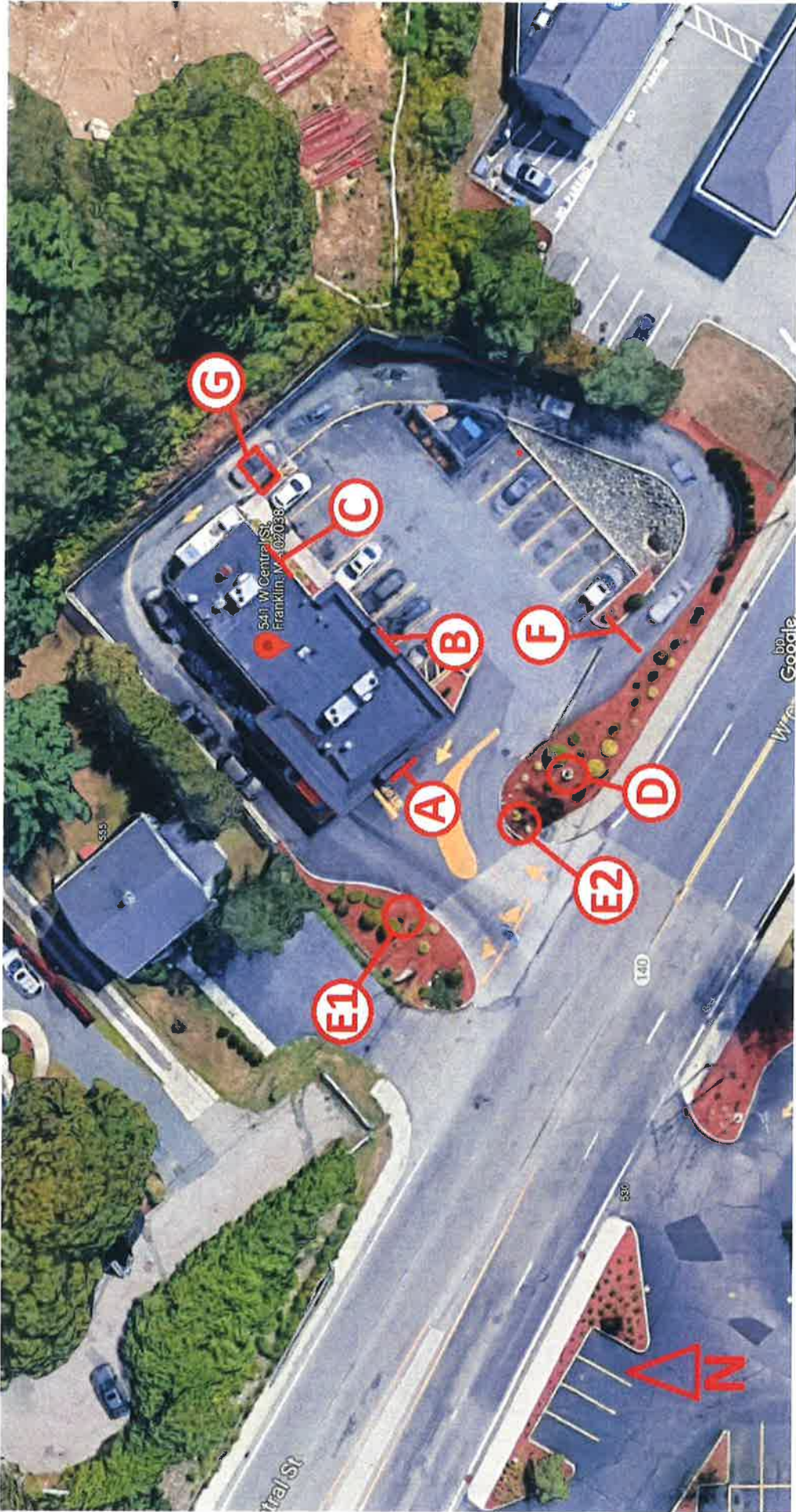
Email: andrade50@ComCast.net  
(Please print carefully)

Deeded name of property:

Sixth Realty LLC

5 Fox Hollow Lane

Sharon MA, 02067





**AHARONIAN  
& ASSOCIATES INC.  
ARCHITECTS**

310 George Washington Highway  
Suite 100  
Smithfield, Rhode Island  
02917

T 401-232-5010  
F 401-232-5080  
WWW.ARCH-ENG.COM

**DISCLAIMER**

OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE ARCHITECT.

REVISIONS

NUMBER	REMARKS	DATE

**PRELIMINARY  
NOT FOR CONSTRUCTION**

**FOR REVIEW**

PROJECT TITLE  
**DUNKIN'**  
PC# 308630  
IMAGE: NEXTGEN WARM/COOL PALETTE

541 WEST CENTRAL ST  
FRANKLIN, MA 02038  
NORFOLK COUNTY

DRAWING TITLE  
**SCHEMATIC SITE  
PLAN & DETAILS**

DATE NOV 4, 2022	PROJ NO 22091
DRAWN BY ECM	CHECKED BY XX

DRAWING NUMBER  
**A0.2**

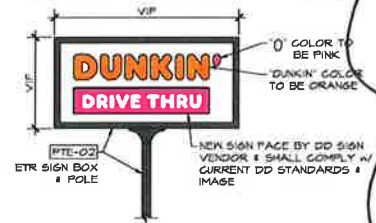
- SITE NOTES**
- CLEAN & PREP ALL SURFACES AS REQ'D PER PAINT MANUF. SPECIFICATIONS PRIOR TO PAINTING. VERIFY CONDITION OF EXISTING MATERIALS - REPAIR / REPLACE MATERIALS TO MATCH EXISTING AS REQ'D. APPLY PAINT IN STRICT ACCORDANCE W/ PAINT MANUF. SPECIFICATIONS.
  - SITE & SIGN DETAILS SHOWN ARE SCHEMATIC ONLY. COORDINATE LOCATIONS IN FIELD W/ FRANCHISEE.
  - CUT/PATCH/REPAIR EXISTING PAVEMENT AS REQ'D. COORDINATE W/ FRANCHISEE FOR EXTENT OF WORK.
  - SEALCOAT & RESTRIPE EXISTING PARKING LOT. SEE X/A0.2 FOR STRIPING DETAILS.
  - POWERWASH EXISTING SIDEWALKS, CURBS & CONC PADS. CLEAN, WEED & REMULCH ANY EXISTING LANDSCAPING.
  - PROVIDE NEXTGEN BOLLARD COVERS ON ALL ETR BOLLARDS ON SITE. COORD W/ NATIONAL ACCOUNTS FOR ORDERING. GC TO ENSURE ALL ETR BOLLARDS ARE PROPERLY SET & CONSULT WITH FRANCHISEE IF ADDITIONAL WORK IS REQ'D.
  - SEE A7.0 - A7.2 FOR MASTER FINISH SCHEDULES.

**SITE SIGN SCHEDULE**

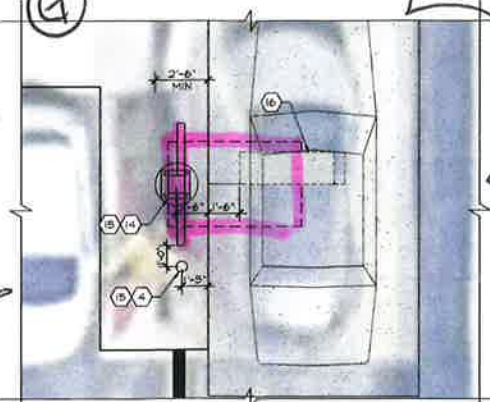
QTY	LOCATION	OVERALL DIMENSIONS	LETTERS	AREA
1	X PYLON	VERIFY IN FIELD	VIF	VIF
2	SITE (DIRECTIONAL)	VERIFY IN FIELD	VIF	VIF

- KEYED PLAN NOTES**
- SIGN VENDOR TO PROVIDE 'WELCOME BACK' FACE ON ETR DIRECTIONAL SIGN. SEE X/A0.2.
  - SIGN VENDOR TO PROVIDE 'SEE YOU SOON' FACE ON ETR DIRECTIONAL SIGN. SEE X/A0.2.
  - DRIVE THRU HEIGHT LIMIT BAR. SEE X/A0.2.
  - CONCRETE FILLED STEEL BOLLARD. SEE X/A0.2.
  - DRIVE THRU LANE GRAPHIC. SEE X/A0.2.
  - 'TRAFFIC ARROW BEFORE D/T LANE' [ TP-01 ] SEE X/A0.2.
  - 'DRIVE THRU START LANE GRAPHIC'. SEE X/A0.2.
  - TYPICAL 'TRAFFIC ARROW' [ TP-01 ] COORD FINAL LOCATIONS W/ OWNER. SEE X/A0.2.
  - LINE STRIPING - [ TP-01 ]
  - D/T STACK & MENU BOARD CAMERA MTD TO BUILDING. COORD FINAL LOCATION W/ OWNER.
  - ETR DRIVE THRU WINDOW LOCATION.
  - SIGN VENDOR TO PROVIDE NEW FACE ON ETR PYLON SIGN. SEE X/A0.2.
  - PROVIDE NEW VINYL SLATS & ETR CHAIN LINK FENCE. COLOR TO MATCH [ PTE-01 ]
  - ORDER GANTRY W/ DIGITAL MENU BOARDS & BUILT-IN CONFIRMATION DISPLAY & SPEAKER. SEE X/A0.2. CONNECT BACK TO EXISTING CONDUITS OR PROVIDE NEW AS REQ'D.
  - PATCH / REPAIR ALL SITE AS REQ'D TO MATCH EXIST IN ALL AREAS OF DEMOLITION. COORD W/ D.I.
  - ETR CONCRETE PAD & GROUND LOOP.
  - SIGN VENDOR TO REPLACE ALL SITE LIGHT FIXTURES TO BE LED. PAINT ETR LIGHT FIXTURES [ PTE-02 ]. VERIFY QUANTITY IN FIELD.

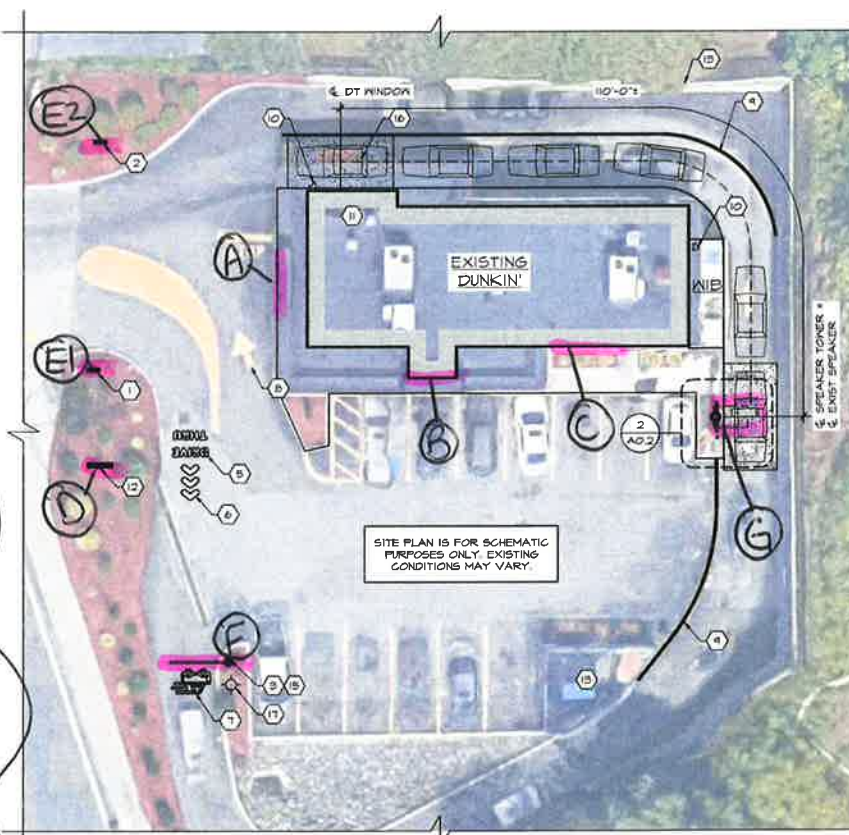
- PYLON SIGN NOTES**
- FACE TO BE FORMED CLEAR POLYCARBONATE, DECORATED SECOND SURFACE VINYL.
  - VINYL COLORS TO BE: DD ORANGE 3M #5650-5125, DD MAGENTA 3M #5650-1879.
  - ILLUMINATION: EXISTING INTERNALLY ILLUMINATED. SIGN VENDOR TO VERIFY IF LIGHTING IS LED & REPLACE W/ LEDS AS REQ'D.
  - SEE NATIONAL ACCOUNTS FOR ORDERING INFORMATION.
  - FRANCHISEE MAY OPT TO PROVIDE NEW SIGNS IN LIEU OF REPLACING SIGN FACES - COORDINATE WITH FRANCHISEE PRIOR TO FABRICATION.
  - SEE A7.0 - A7.2 FOR FINISH INFORMATION.



**3 PYLON SIGN DETAIL**  
SCALE: 1/4" = 1'-0"



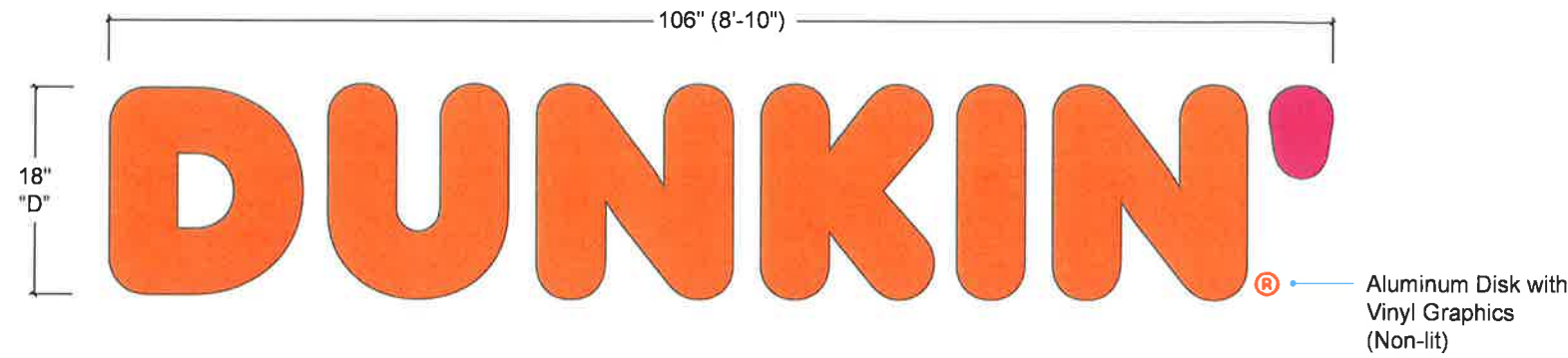
**2 MENU BOARD LOCATION**  
SCALE: 1/4" = 1'-0"



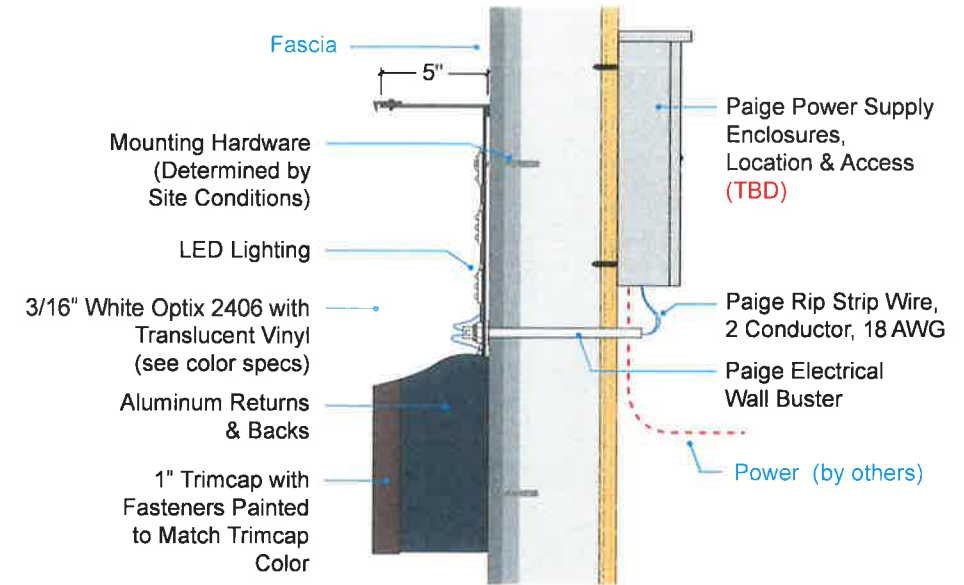
**1 SCHEMATIC SITE PLAN**  
SCALE: 1/16" = 1'-0"

West Elevation Face-lit LED Channel Letters

(A)



**E1** Elevation: (Qty 1) #13274.3 Face Illuminating Channel Letters (NextGen)  
 Scale: 3/4"=1' Square Footage: 18" x 106" = 13.2 Sq. Ft.



**SE** Side Elevation: Typical  
 Scale: NTS

**Description:**

- (Qty-1) Face-lit LED channel letters (NextGen)
- Stock aluminum returns and trimcap.
- Acrylic faces with translucent vinyl flooded on faces.
- .063 aluminum disk with vinyl ® graphics.
- Remote LED power supplies - Location/ Access (TBD)

**Logo/Typeface:**

Dunkin' Sans Display

**Colors:**

- Returns: - Stock Alumet Alum. Charcoal Gray (close match to PMS 7540c)
- Faces: - White Optix 2406 Acrylic
- Trimcap: - Stock Bronze Jewelite 313
- Channel Vinyl: - DD Orange 3M 3630-3123 translucent vinyl (flooded)
- DD Magenta 3M 3630-1379 translucent vinyl (flooded)
- ® Disc: - White .063 Aluminum
- DD Orange 3M 220-14 high performance vinyl
- LEDs - White

**Installation:**

By ViewPoint/ Note: 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.

Fasia Area Measurements (VIF)



**WEST ELEVATION**

Scale: 3/16"=1'



Existing

Existing Sign: 45 3/4" x 10'-3" (39.04 sq.ft.)

Job: Dunkin'  
 Location: 541 West Central Street - Franklin, MA

Account Manager: Sean Donovan  
 File: DD\_FrankMA-541WestCenSt\_Dunkin-West-Chnls\_1a.ai

Date: 11.15.22 1.0  
 Designer: Mathew Hoard

Revisions:

Revisions:

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**ViewPoint** SIGN AND AWNING 1.508.393.8200  
 FAX 1.508.393.4244

Customer Approval

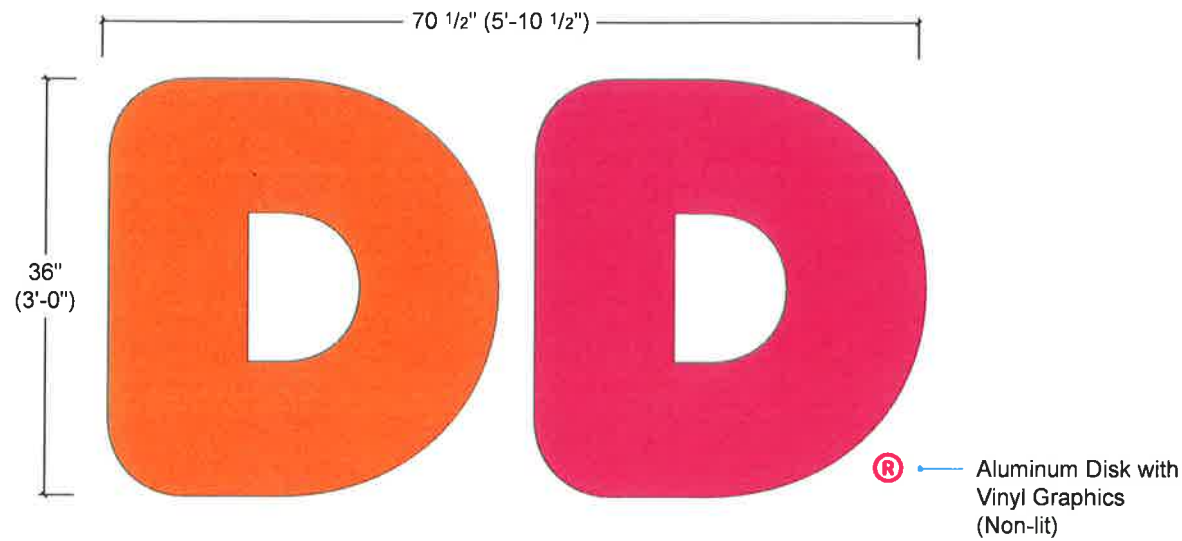
Acct. Manager Approval

Production Approval

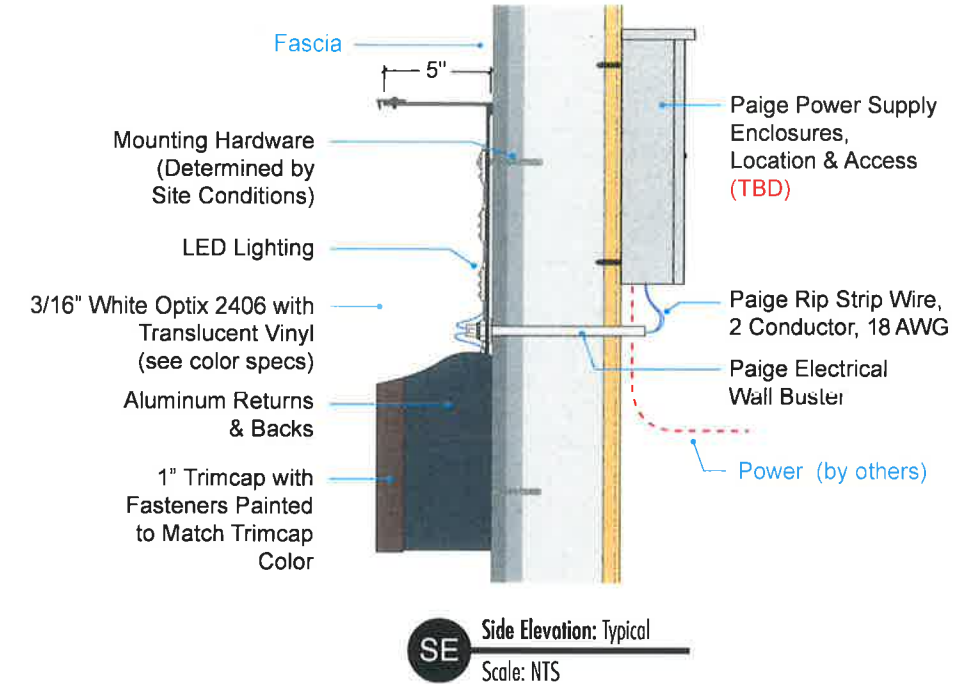
TBD/VIF

South Elevation Face-lit LED Channel Letters

(B)



**E1** Elevation: (Qty-1) #13274.3 Face Illuminating Channel Letters (NextGen)  
 Scale: 3/4"=1' Square Footage: 36" x 70.5" = 17.6 Sq. Ft.



**Description:**

- (Qty-1) Face-lit LED channel letters (NextGen)
- Stock aluminum returns and trimcap.
- Acrylic faces with translucent vinyl flooded on faces.
- .063 aluminum disk with vinyl ® graphics.
- Remote LED power supplies - Location/ Access (TBD)

**Logo/Typeface:**

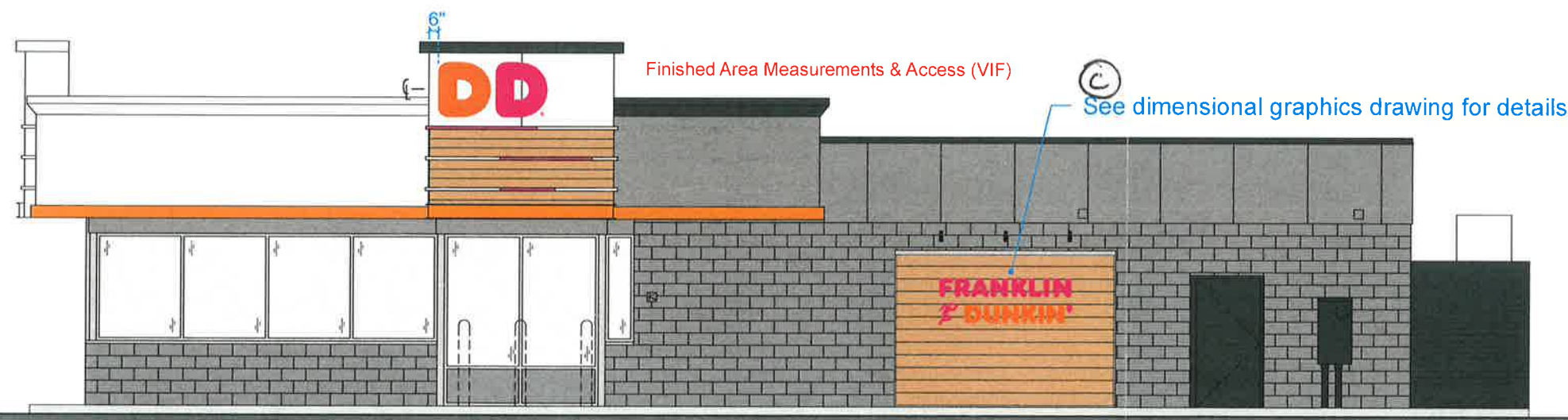
Dunkin' Sans Display

**Colors:**

- Returns: - Stock Alumet Alum. Charcoal Gray (close match to PMS 7540c)
- Faces: - White Optix 2406 Acrylic
- Trimcap: - Stock Bronze Jewelite 313
- Channel Vinyl: - DD Orange 3M 3630-3123 translucent vinyl (flooded)
- DD Magenta 3M 3630-1379 translucent vinyl (flooded)
- ® Disc: - White .063 Aluminum
- DD Magenta Arlon #58 HP vinyl
- LEDs - White

**Installation:**

By ViewPoint/ Note: 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.



**SOUTH ELEVATION**

Scale: 1/8"=1'



Existing

Job: Dunkin'  
 Location: 541 West Central Street - Franklin, MA  
 Account Manager: Sean Donovan  
 File: DD\_FrankMA-541WestCenSt\_DD-South-Chnls\_1a.ai  
 Date: 11.15.22 .75  
 Designer: Malhe Hoard

Revisions: Revisions:

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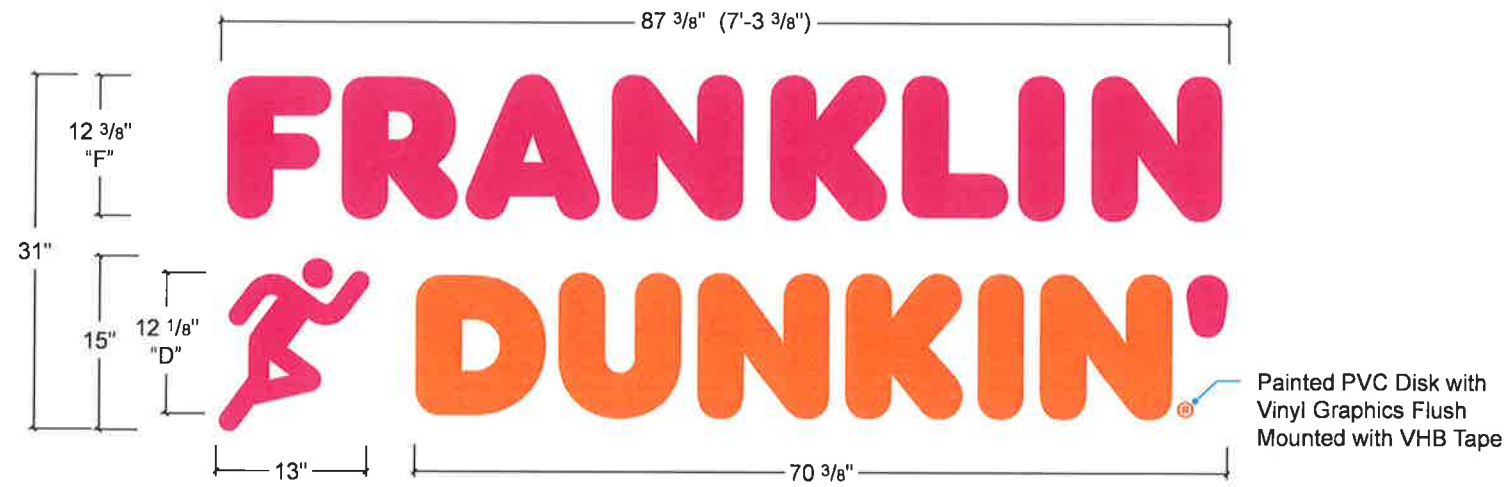
**ViewPoint** SIGN AND AWNING  
 1.508.393.8200  
 FAX 1.508.393.4244

Customer Approval | Acct. Manager Approval | Production Approval

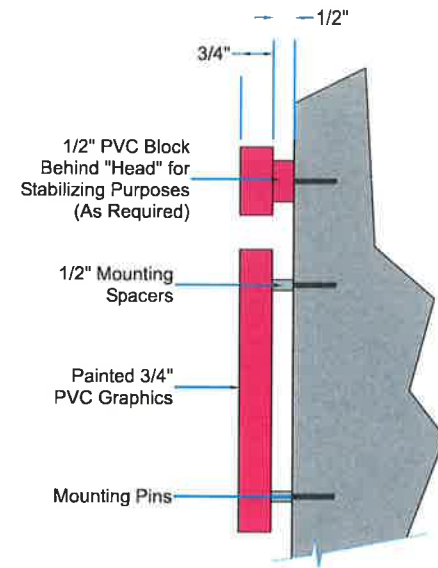
TBD/VIF



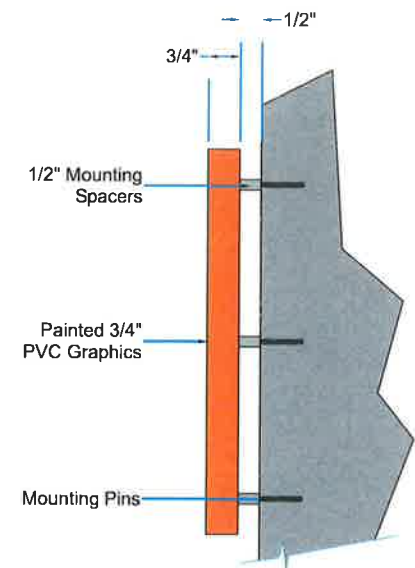
Dimensional Graphics (non-lit)



**E1** Elevation: (Qty 1) #13274.4 Dimensional Graphics (NextGen)  
Scale: 3/4"=1' Square Footage: 31"x 87.375" = 18.80 sf.

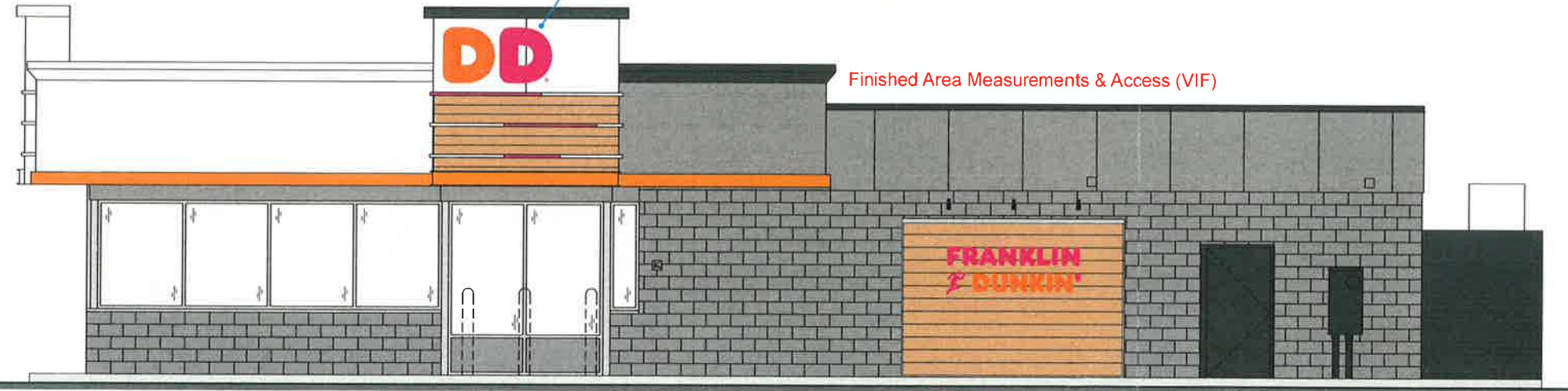


**M1** Mounting Detail  
Scale: NTS



**M2** Mounting Detail  
Scale: NTS

**B** See channel letter drawing for details.



**SOUTH ELEVATION**

Scale: 1/8"=1'

**Description:**

- (Qty-1) Dimensional PVC graphics.
- Painted 3/4" PVC graphics
- Painted 3/4" PVC disk with vinyl "R" graphics (VHB flush mount)
- Mounting pins with 1/2" spacers for wall mounting.
- Note: "Head" of running icon to have painted 1/2" PVC block affixed to back for stabilizing purposes. Mounting pin(s) to be affixed to 1/2" block

**Typeface/Logo:**

Dunkin' Sans Display/ NextGen Art on File

**Colors:**

- PVC Graphics: - Painted DD Orange PMS 165C (faces & returns)
- Painted DD Magenta PMS 219C (faces & returns)
- Vinyl Graphics: - Oracal 010 White HP vinyl

**Installation:**

By ViewPoint

Existing Sign: 45 1/4" x 10'-3" (39.04 sq.ft.)



Existing

Job: Dunkin'  
Location: 541 West Central Street - Franklin, MA  
Account Manager: Sean Donovan  
File: DD\_FrankMA-541WestCenSt\_FROD\_1.a.ai

Date: 11.15.22 .75  
Designer: Mathew Hoard

Revisions: Revisions:

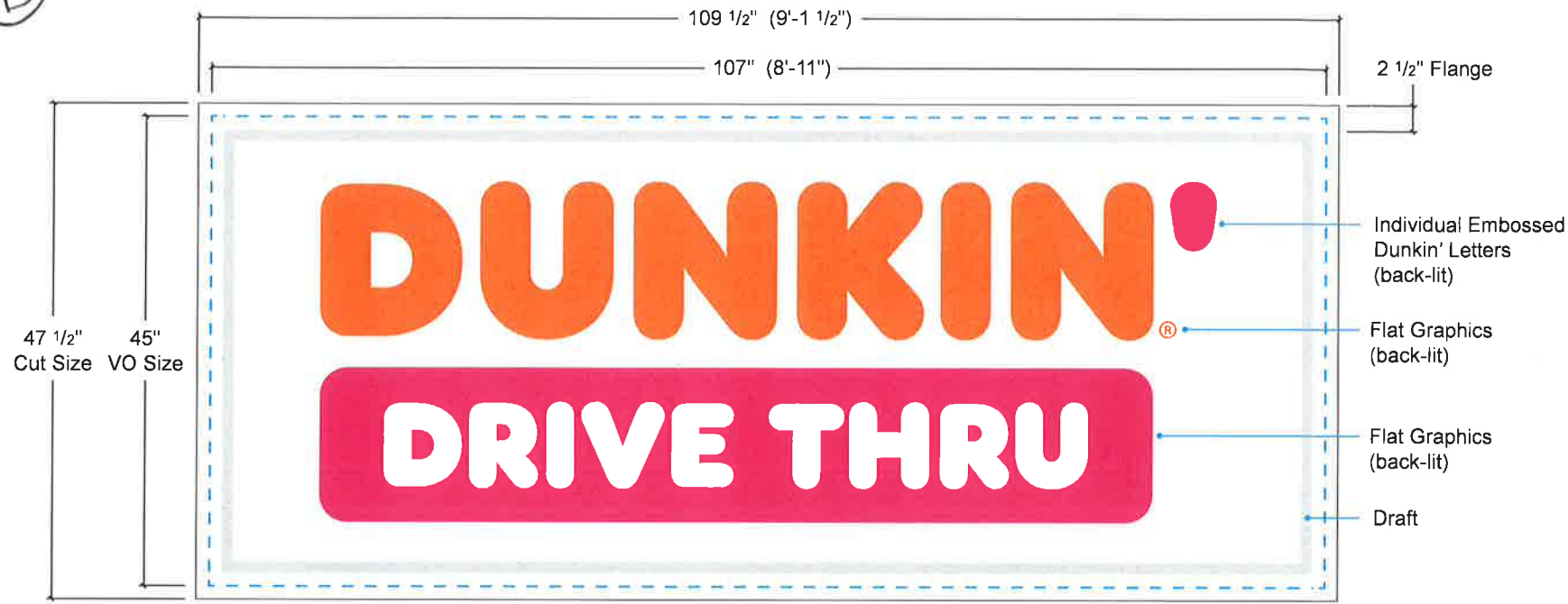
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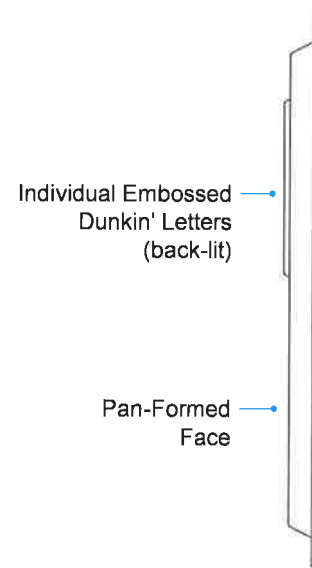
Customer Approval Acct. Manager Approval Production Approval

VIF

Pylon Face Replacements



**E1** Elevation: (Qty 2) 13274.1 Pylon Faces  
Scale: 3/4"=1'



**SE** Side Elevation  
Scale: 3/4"=1'

**Description:**

- (Qty 2) Pan-formed replacement faces.
- Pan-formed polycarbonate face.
- Embossed Dunkin' letters & flat translucent vinyl graphics.
- Translucent White backspray.
- Background is White Opaque (only graphics are back-lit)
- Re-paint existing cabinet and post.

**Typeface/Logo:**  
Dunkin Sans Display

**Colors:**

- Faces: - Clear Polycarbonate
- Backspray: - Painted trans White
- Background: - White Opaque (only graphics are back-lit)
- Graphics: - DD Orange trans 3M #3630-3123 (2nd Surface)
- DD Magenta trans 3M #3630-1379 (2nd Surface)
- Cabinet & Post: - Painted BM Raccoon Fur 2126-20 (Dark Gray PMS 7540c)

**Installation:**  
By ViewPoint

**Proposed**



**PE** Photo Elevation  
Scale: NTS

**Existing**



Simulated Night View:

Job: Dunkin'  
Location: 541 West Central Street - Franklin, MA  
Account Manager: Sean Donovan  
File: DD\_FrankMA-541WestCenSt\_PylonFaces\_1b.ai

Date: 11.15.22 1.0  
Revisions: 11.28.22 .75  
Designer: Mathew Hoard

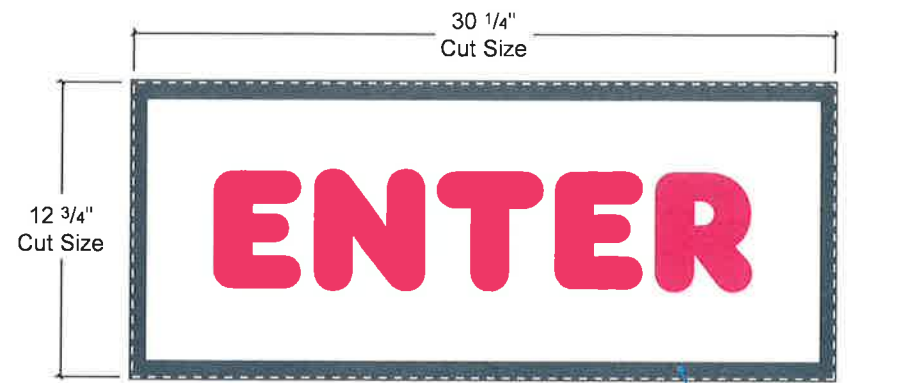
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**ViewPoint** SIGN AND AWNING  
1.508.393.8200  
FAX 1.508.393.4244

Customer Approval \_\_\_\_\_ Acct. Manager Approval \_\_\_\_\_ Production Approval \_\_\_\_\_

Directional Sign Face Replacements

(E)

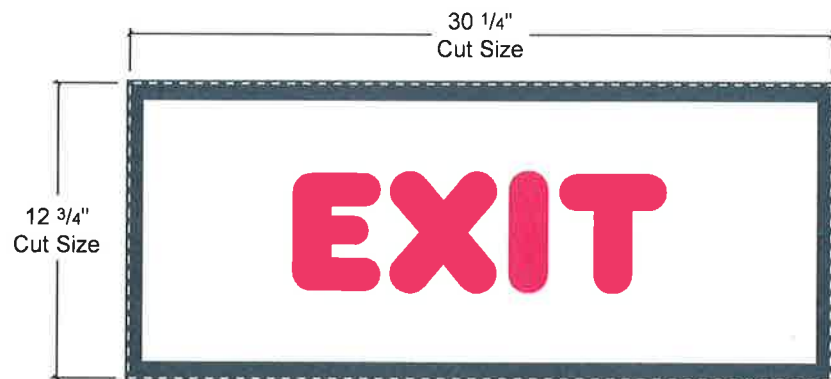


Existing Cabinet Size: 13" x 30 1/2"  
Existing VO Size: 11 1/4" x 29"

Existing Retainer

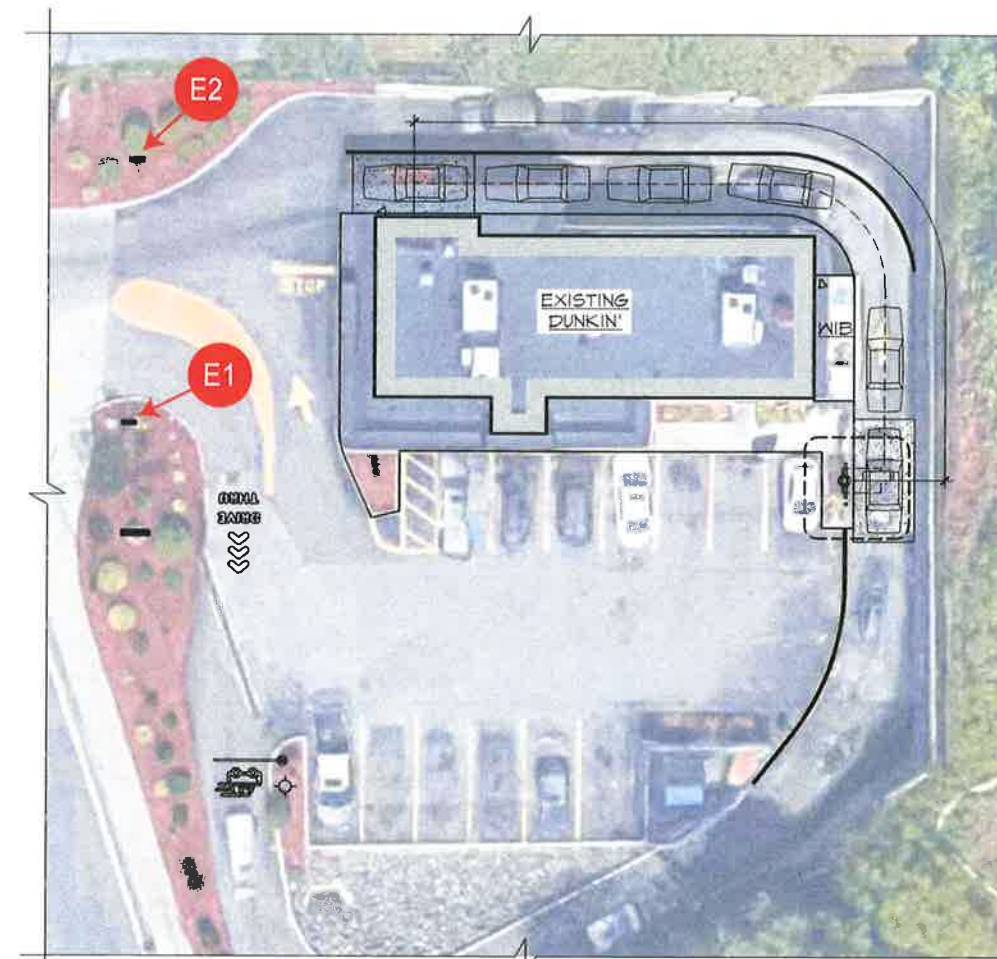
**E1** Elevation: (Qty 2) #13274.1 Face Replacement  
Scale: 1 1/2"=1'

(E1)



**E2** Elevation: (Qty 2) Face Replacement  
Scale: 1 1/2"=1'

(E2)



Site Map:

**Description:**

- (Qty 4) Directional sign face replacements (back-lit).
- Flat clear polycarbonate faces.
- 2nd surface applied vinyl graphics with white translucent backspray.
- Re-paint existing sign and post as needed.

**Logo/Typeface:**

NextGen Art on File/ Dunkin' Sans Display

**Colors:**

- Faces - Clear Polycarbonate
- Graphics - DD Orange trans 3M 3630-3123 (2nd surface)
- DD Magenta trans 3M 3630-1379 (2nd surface)
- Backspray - White Translucent
- Cabinet & Post: - Painted BM Raccoon Fur 2126-20 (Dark Gray PMS 7540c)

**Installation:**

By ViewPoint



Existing:

Job: Dunkin'  
Location: 541 West Central Street - Franklin, MA  
Account Manager: Sean Donovan  
File: DD\_FrankMA-541WestCenSt\_DirFaces\_1a.ai

Date: 11.15.22 .75  
Designer: Mathew Hoard  
Revisions:   
Revisions:

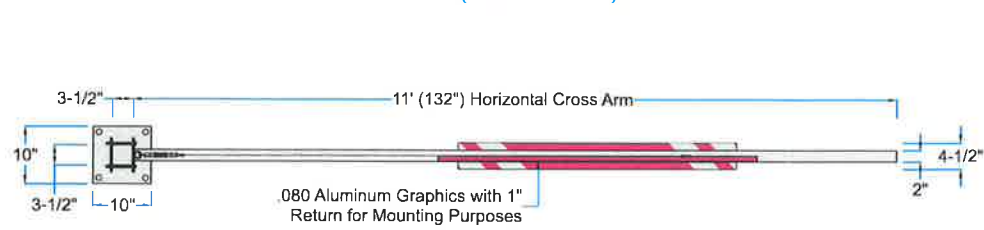
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**ViewPoint**  
SIGN AND AWNING  
1.508.393.8200  
FAX 1.508.393.4244

Customer Approval  
Acct. Manager Approval  
Production Approval  
TBD

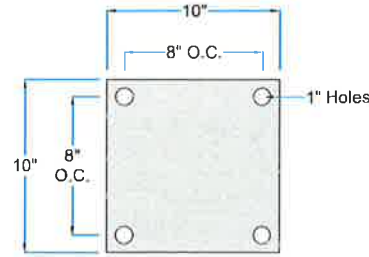
DD-SS-DT-07 - Clearance Bar (NextGen)

F



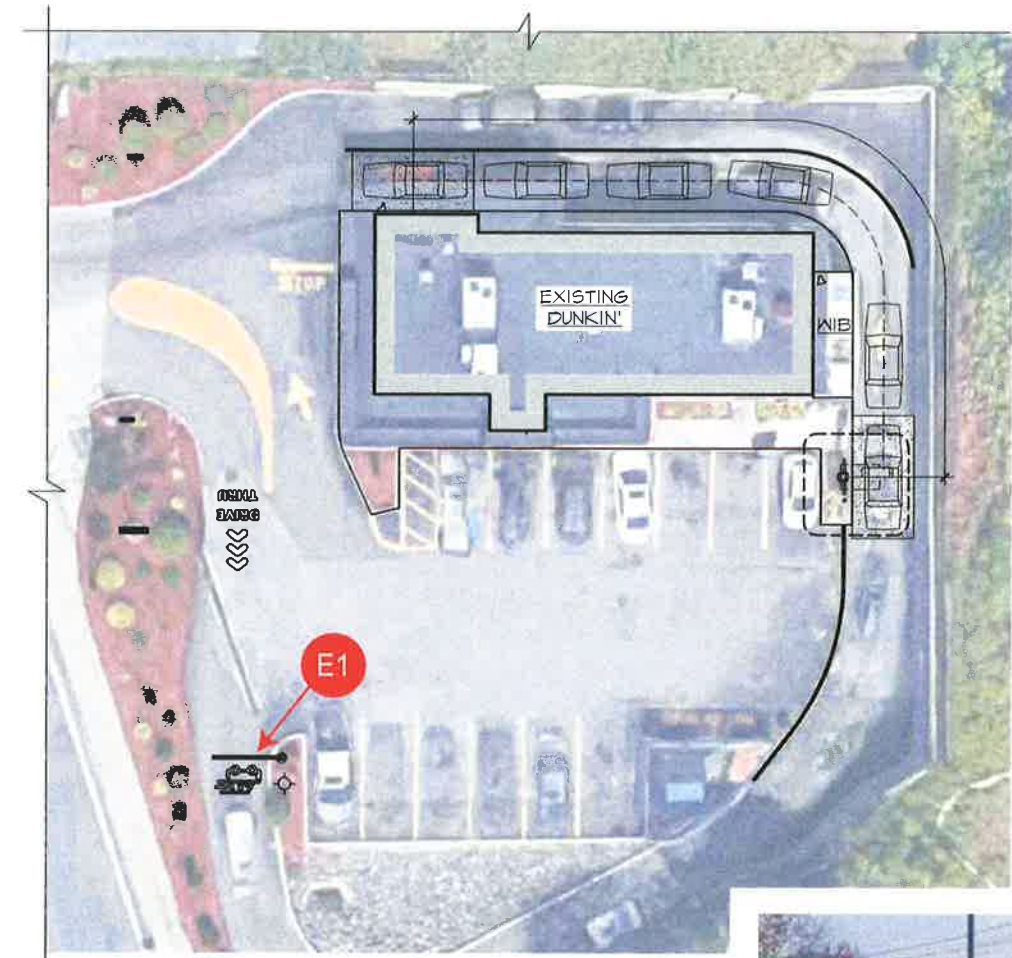
T1 Top View

Scale: 3/8"=1'



SP Standard Plate Detail

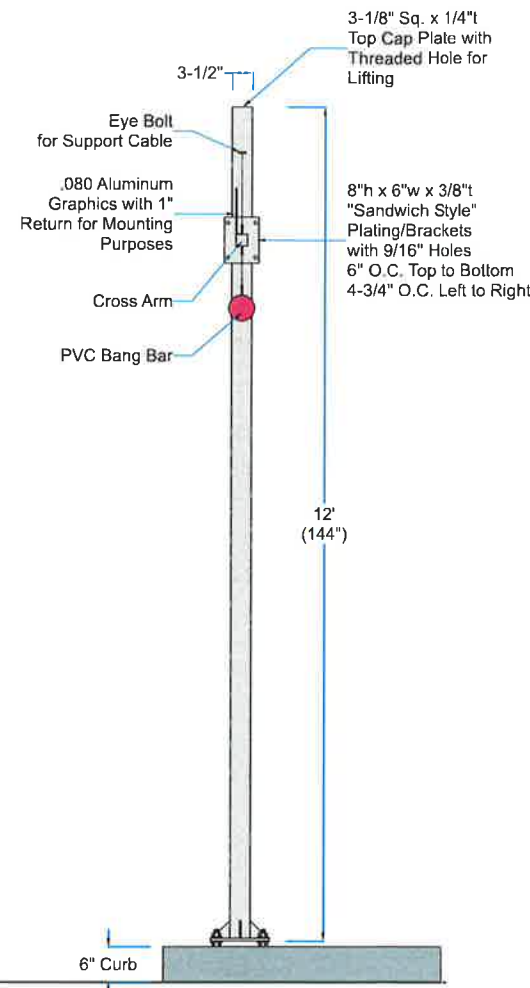
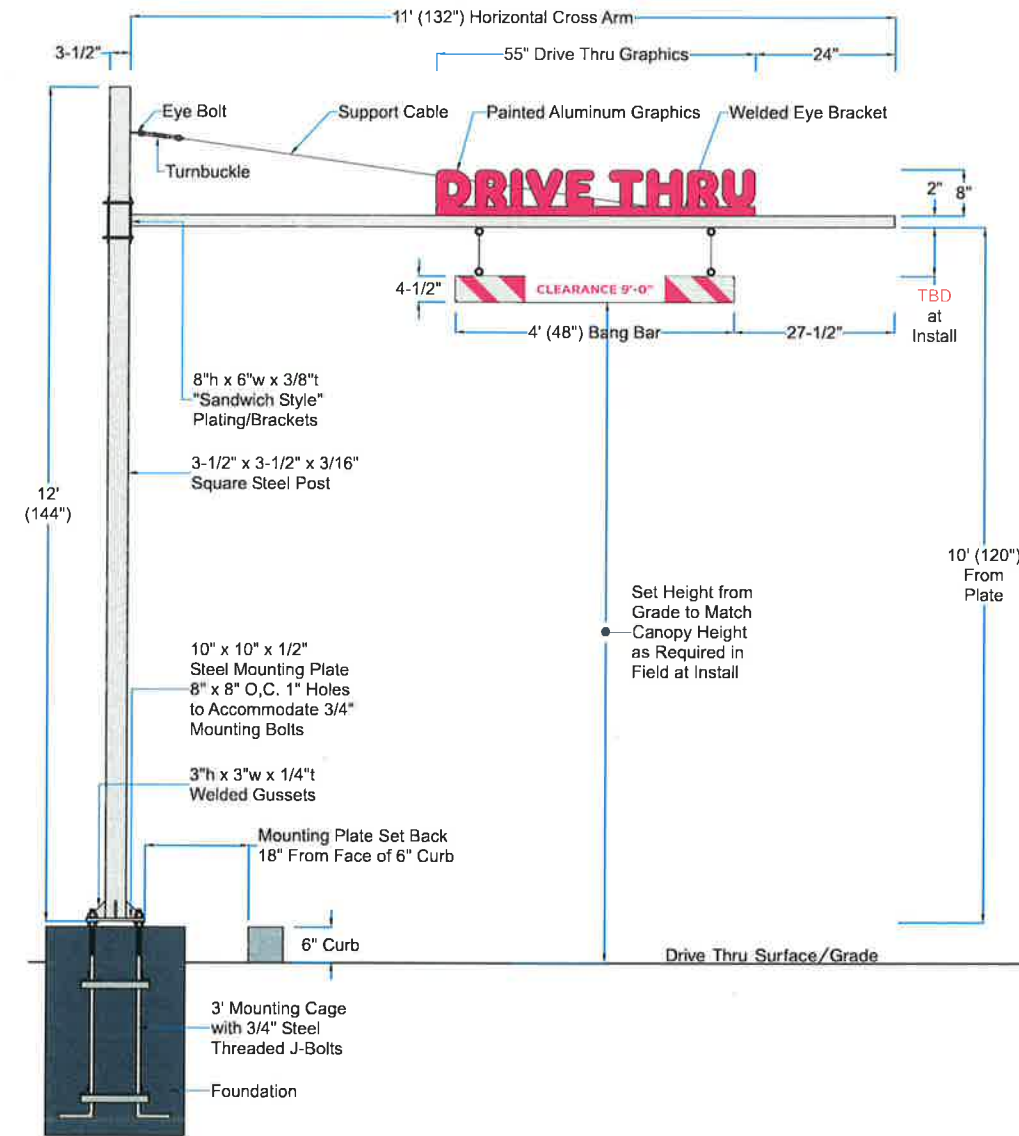
Scale: 3/8"=1'



Site Map:



Existing:



S1 Side Elevation

Scale: 3/8"=1'

E1 Elevation: (Qty-1) #13274.2 Clearance Bar (NextGen)

Scale: 3/8"=1'

Description:

- (Qty-1) NextGen style clearance bar.
  - 3-1/2" square with 3/16" wall Steel main post
  - 2" square Steel cross arm with eye-bolt & turnbuckle hardware to accommodate support cable and 8" h x 6" w x 3/8" t sandwich style plating brackets with 9/16" holes 6" on center top to bottom & 4-3/4" on center left to right
  - 10" x 10" x 1/2" Steel mounting plate with 1" holes 8" on center & 3" h x 3" w x 1/4" welded gussets
  - Painted .080 Aluminum header graphics with 1" bent-back return for mounting to cross-arm.
  - Painted 4-1/2" PVC crash-tube with vinyl "clearance" copy & White Reflective vinyl striping
  - Crash tube affixed to cross arm with aircraft cable and required hardware.
- Note: cross-arm eye bolts to be removable for maintenance purposes

Logo/Typeface:

- Header Gfx - Dunkin' Sans Display
- Clearance Gfx - Gotham Bold

Colors:

- Post & Plate - Painted to match Nebulous White PTE-04 (PMS Cool Gray 1c) (gloss)
- Cross Arm - Painted to match Nebulous White PTE-04 (PMS Cool Gray 1c) (gloss)
- Crash Tube - Painted DD Magenta PMS #219c
- Header Gfx - Painted DD Magenta PMS #219c (face, returns & back)
- Vinyl Graphics - White Reflective 3M #280-10
- DD Magenta H.P. Arlon #58
- Hardware - Painted to match Nebulous White PTE-04 (PMS Cool Gray 1c) (gloss)

Installation:

By ViewPoint

Job: Dunkin'  
 Location: 541 West Central Street - Franklin, MA  
 Account Manager: Sean Donovan  
 File: DD\_FrankMA-541WestCenSt\_CB\_DBI\_DD-SS-DT-07\_1.a.i  
 Date: 11.15.22 .5  
 Designer: Mathew Haard

Revisions: Revisions:

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 1.508.393.8200  
 FAX 1.508.393.4244

Customer Approval Acct. Manager Approval Production Approval

## KEY FEATURES:

1. **SAMSUNG APPROVED** ENCLOSURE  
(FOR OH55F AIRFLOW)
2. PIVOTING CANOPY TOP
3. LOCKABLE/HINGED REAR ACCESS DOOR
4. OPTIMIZED FOR FLAT PACK SHIPPING
5. ENGINEERED FOR HIGH SNOW/WIND LOADS
6. UNI-STRUCTURES PATENTED ALL-IN-ONE DESIGN  
(US-PATENT No. 10,796,611)

(G) DRIVE THRU SPEAKER / MENU CANOPY  
(PAGE 1 OF 2)

## COLOR NOTES:

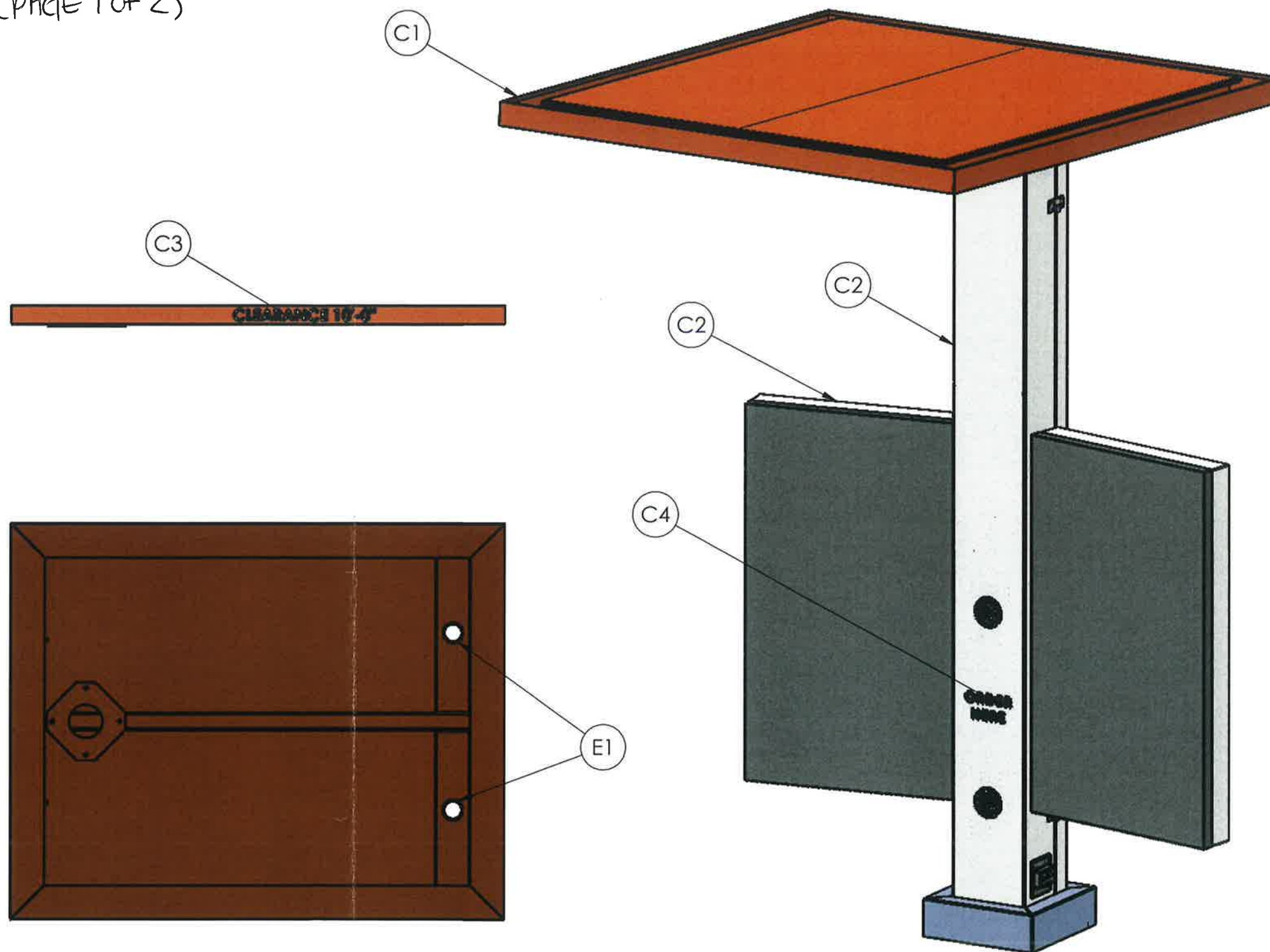
- C1. PMS 165C "DUNKIN ORANGE"  
 C2. PMS 7063 "NEBULOUS WHITE"  
 C3. 3M HP WHITE VINYL  
 C4. 3M HP BLACK VINYL

## ELECTRICAL NOTES:

- E1. 3' LED LIGHT FIXTURE  
 E2. QUAD 120V/AC OUTLET WITH WEATHER COVER LOCATED INSIDE PYLON COVER

## MISC. NOTES:

1. CANOPY TOP SIZED TO PROPERLY PIVOT
2. ALL ELECTRICAL AND DATA WIRING TO BE RUN THRU DISPLAY SUPPORT ARMS  
(NO EXPOSED WIRING **UL APPROVED**)



**Uni-Structures, Inc.**

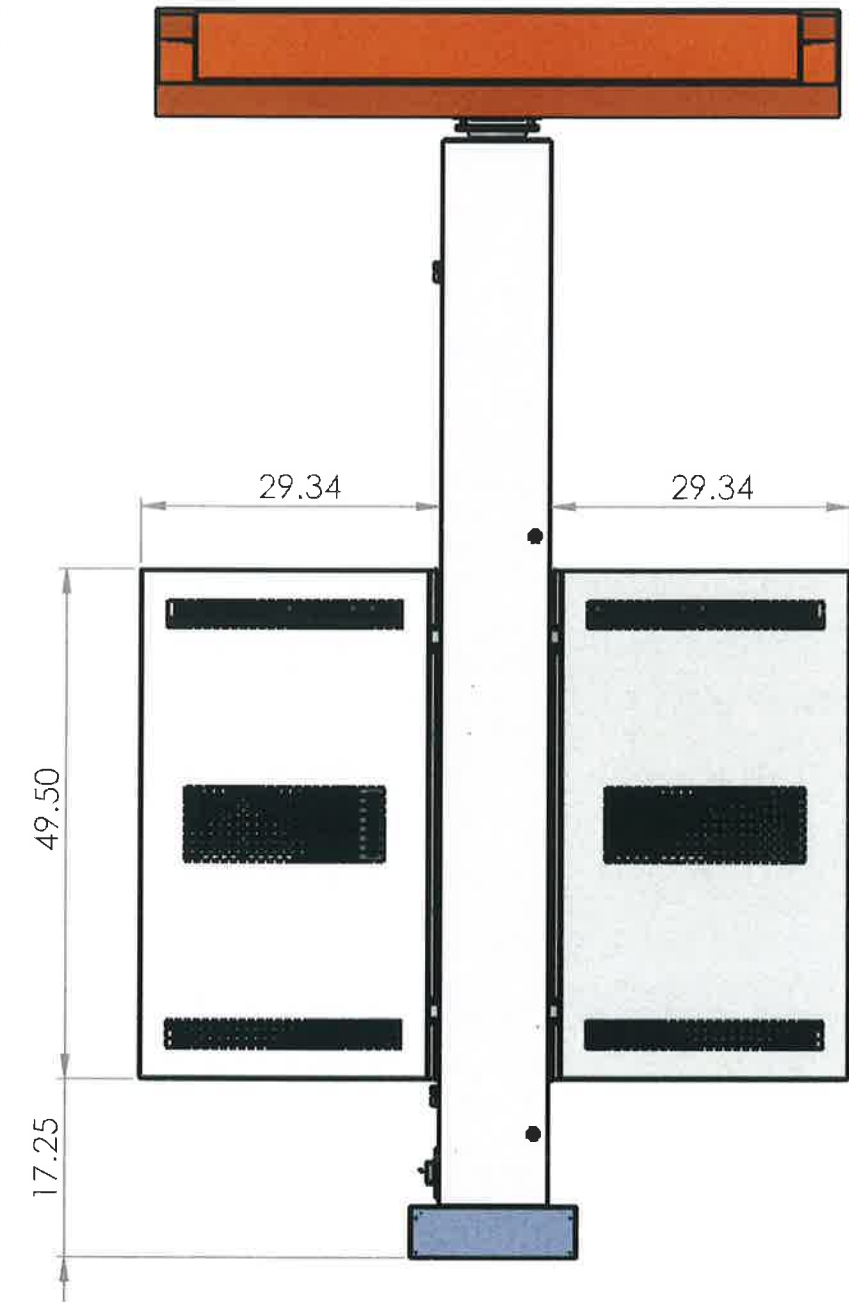
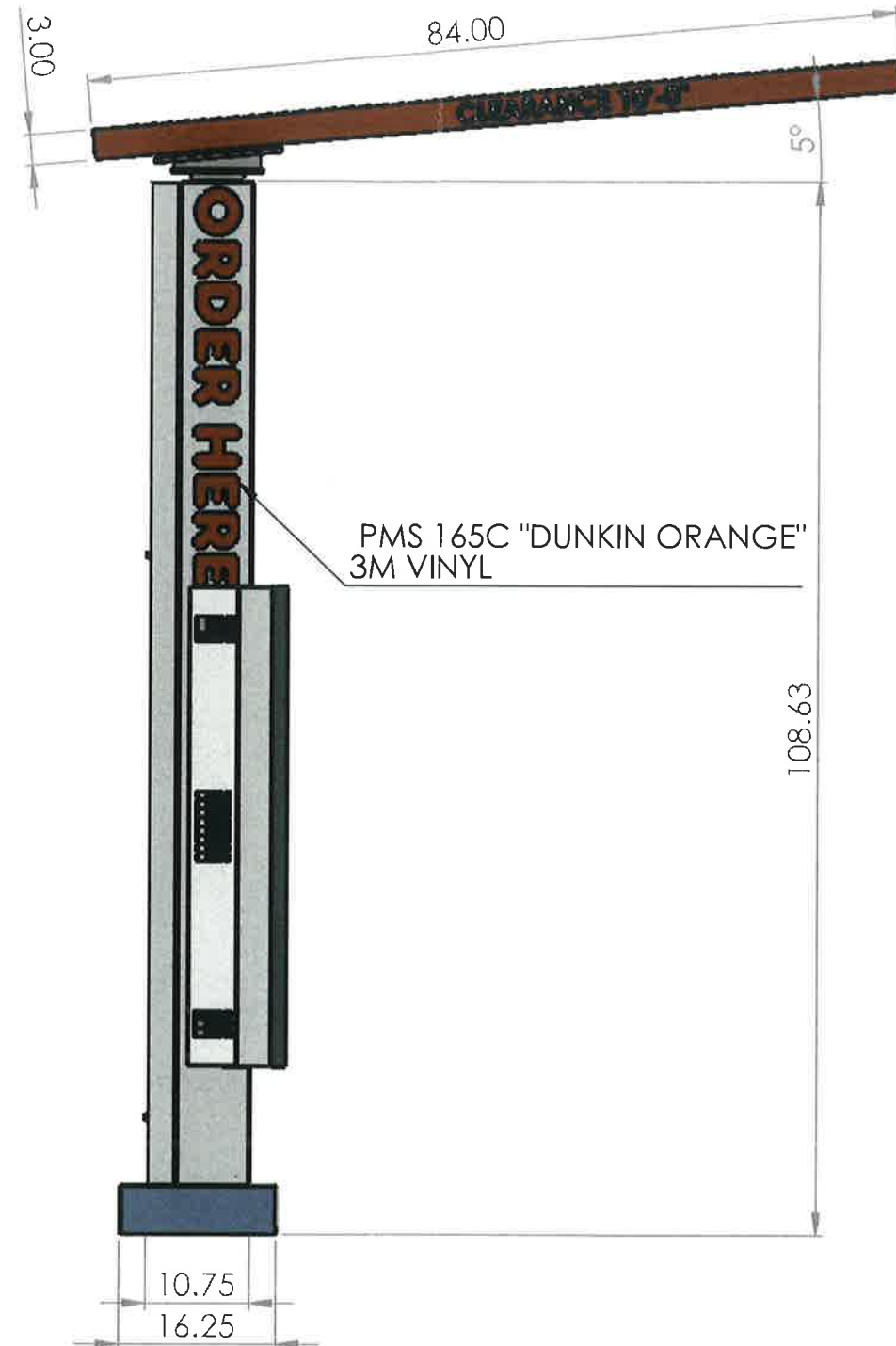
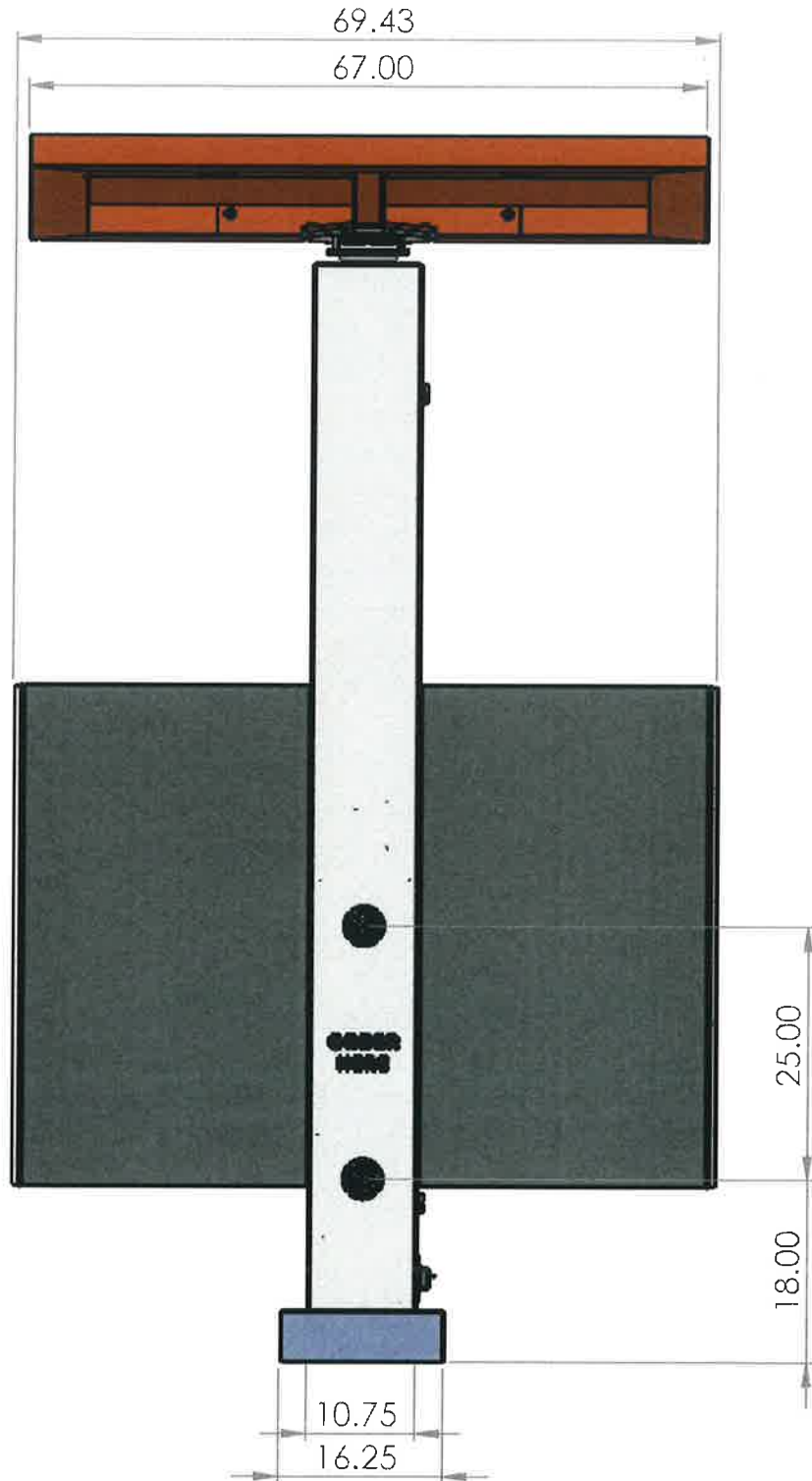
8540 COBB CENTER DR.  
 STE 100 KENNESAW, GA 30152  
 PHONE: (770)-499-2000  
 PHONE: (800)-386-9864

CLIENT: <b>DUNKIN'</b>	MADE IN THE USA
LOCATION: CITY, ST	DATE: 07.21.2021
STORE: ####	DWG #: #####
ASSEMBLY #: 210162-01	
FILE LOCATION: z:\0----SolidWorks Files\	
SALES: D. FREDERICKS	DESIGNER: CJ MAYS
	SCALE: NTS

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ASSEMBLY #:  
**210162-01**

⑨ DRIVE THRU SPEAKER | MENU CANOPY  
(PAGE 2 OF 2)



**Uni-Structures, Inc.**

8540 COBB CENTER DR.  
STE 100 KENNESAW, GA 30152  
PHONE: (770)-499-2000  
PHONE: (800)-386-9864

CLIENT: **DUNKIN'**

LOCATION: CITY, ST

STORE: #####

DWG #: #####

ASSEMBLY #: 210162-01

FILE LOCATION: Z:\0----SolidWorks Files\

SALES: D. FREDERICKS

DESIGNER: CJ MAYS

MADE IN THE USA

DATE: 07.21.2021

SCALE: NTS

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ASSEMBLY #:

**210162-01**

SHEET: 2 OF 4

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: MKS  
Property Address 8 Forge Parkway  
Assessors' Map # \_\_\_\_\_ Parcel # 275-001-000 000  
Zoning District (select applicable zone): R + D  
Zoning History: Use Variance N/A  
Non-Conforming Use N/A

B) Applicant Information:

Applicant Name: Pretorius Electric & Sign Co Ltd  
Address: 267A S. Main St  
W. Bridgewater Ma 02379.  
Telephone Number: 508-584-4624  
Contact Person: Richard Pretorius

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

Business Owner: MKS Property Owner: Goldman Sachs Co  
Address: 2 Tech Drive 200 West St  
Andover, MA 01810 NY, NY 10281

All of the information is submitted according to the best of my knowledge  
Executed as a sealed instrument this 6 day of December 2022

Richard Pretorius  
Signature of Applicant  
Richard Pretorius  
Print name of Applicant

See Attached  
Signature of Owner  
See Attached  
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: Pretorius Electrical Sign Co.  
Contact Person: Rich Pretorius  
Address: 267 A. S. Main St. W. Bridgewater, Ma  
Telephone Number: 508-584-4626 02379

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

N/A

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

**E) Work Summary**

Summary of work to be done: Install 2- 60" x 48" Monolith  
non-illuminated signs as per drawings provided  
Install door vinyl signs  
shipping + receiving signs as per drawing

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

**a) FOR SIGN SUBMISSIONS ONLY:**

**THE FOLLOWING MUST BE SUBMITTED ELECTRONICALLY TO**  
**Mkinhart@franklinma.gov**

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:**

**THE FOLLOWING MUST BE SUBMITTED W/APPLICATION to Mkinhart@franklinma.gov**

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



Date:

To Whom It May Concern:

RE: Signage change for MKS

Dear Sir/Madam:

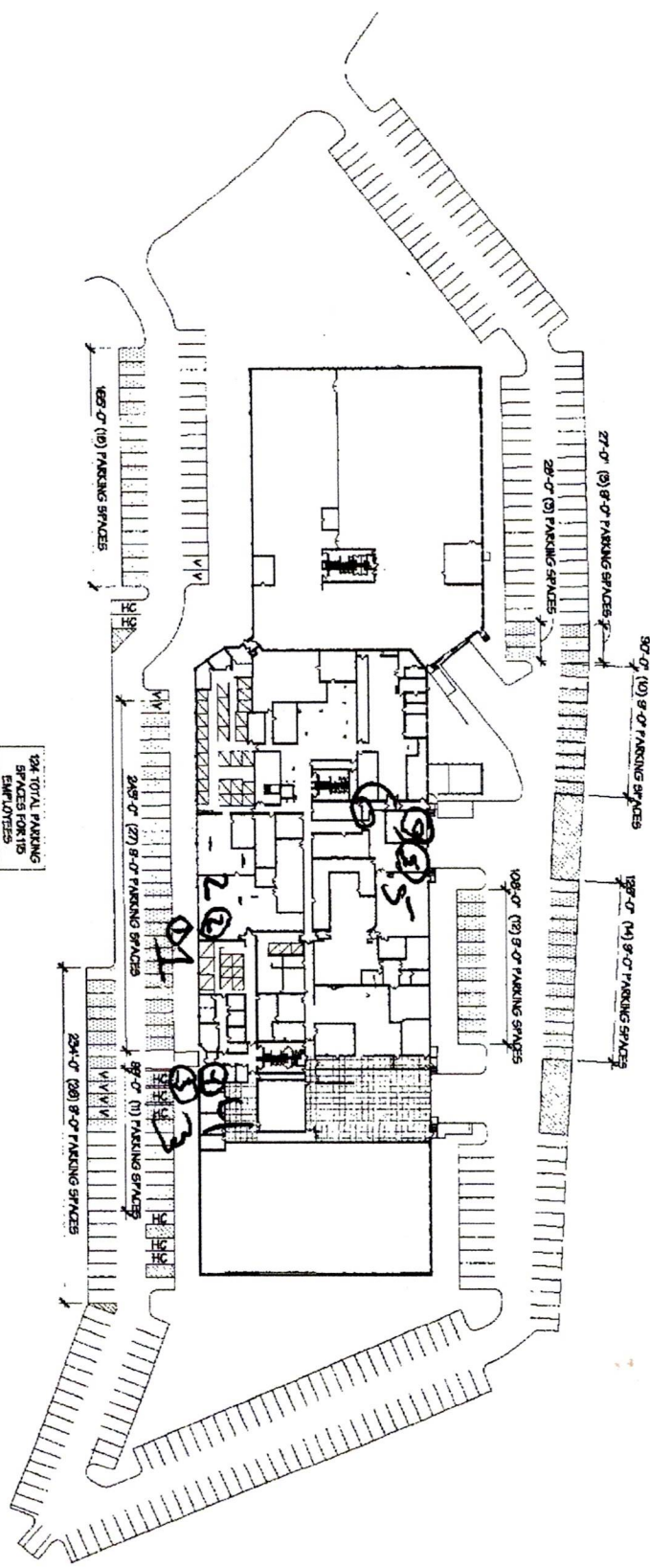
We Goldman Sachs Co., the owners of the property located at 8 Forge Park, Franklin, MA are writing this letter as formal notice authorizing our approval and support for the exterior changes to the building at the above address.

Pretorius Electric has our permission to submit for and acquire the signage permits on our behalf.

Should you have any questions or require any additional information relative to the above, please let me know.

Sincerely

*Jenna Cardarelli* 12/2/22



**LEGEND:**

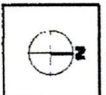
- PROPOSED NEWPORT PARKING AREA
- HANDICAP PARKING
- VISITOR PARKING
- NO PARKING ZONE

124 TOTAL PARKING SPACES FOR THE ENTIRE LOT

PARKING LOT DESIGNATION PLAN  
DATE: 10-1-07

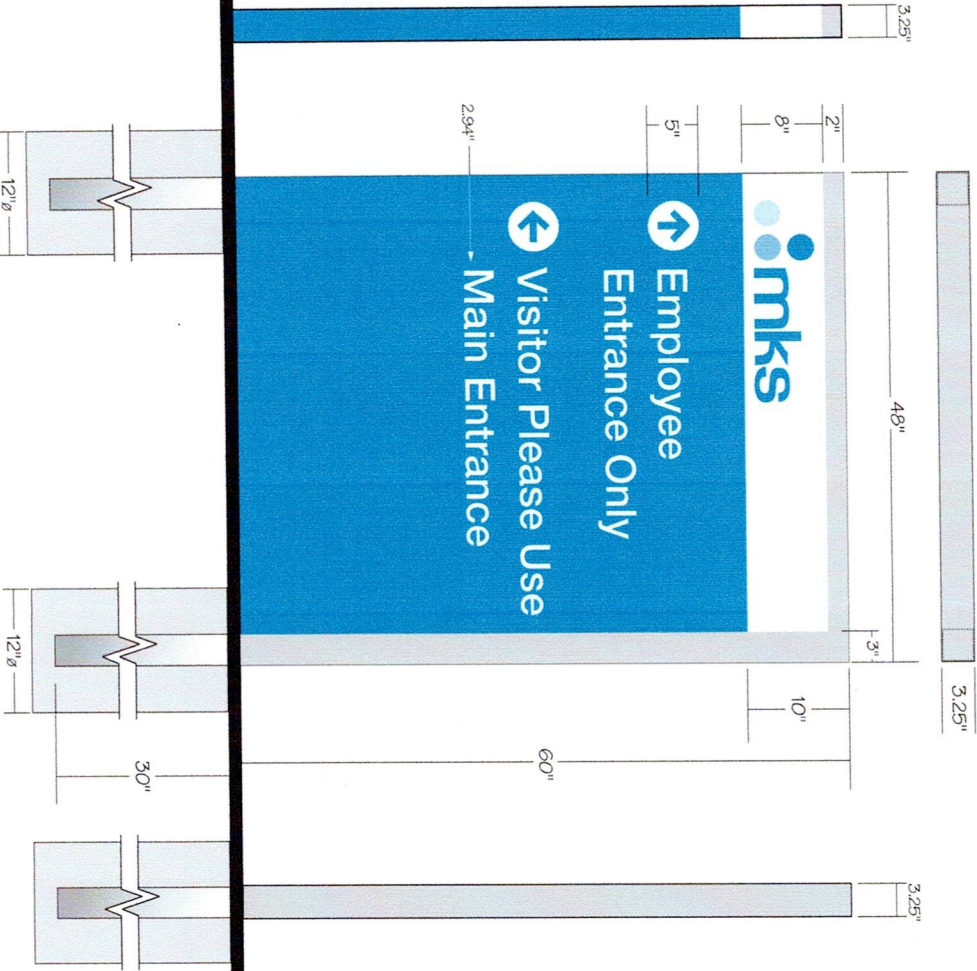
*Newport Franklin, Va*

06180  
A101



**NEWPORT FRANKLIN - PARKING DESIGNATION**  
DATE: 10-1-07  
PROJECT: NEWPORT FRANKLIN  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: 10-1-07

NO.	DATE	BY	DESCRIPTION



**Existing Sign**

- MONOLITH - Single Sided - Non Illuminated**
- 60" x 48" x 3.25" overall size
  - 60" grade to top of sign
  - 60" x 48" x 3.25" fabricated aluminum cabinet w/ integrated posts
  - 1 x 3 frame construction
  - 1/8" bleed aluminum faces
  - Panel faces and returns are painted (3) colors:
    - PMS 647 Blue
    - Gray - TBD
    - MAP 11477 Natural White
  - Logo is a surface applied, digitally printed logo in (3) colors
  - Copy and arrows are surface applied White reflective vinyl
  - Dual 3" square aluminum posts - extended 30" for direct burial in 12" dia. concrete footers



**8 East Forge Pkwy Franklin MA**

<b>PROJECT:</b> R22424 MKS Instruments Inc. • 252	<b>LOCATION:</b> 03	<b>QTY:</b> 01	<b>RELEASE DATE:</b> 09/31/22
<b>TYPEFACE:</b> Helvetica Neue Medium Cond.	<b>COLOR:</b>		
<input type="checkbox"/> MAP Natural White	<input type="checkbox"/> PMS 645C Blue	<input type="checkbox"/> Black HF Vinyl	<input type="checkbox"/> Gray (TBD)
<input checked="" type="checkbox"/> PMS 647C Blue	<input type="checkbox"/> PMS 643C Blue	<input type="checkbox"/> White Reflective Vinyl	

**SCALE:** 1" = 1'-0"

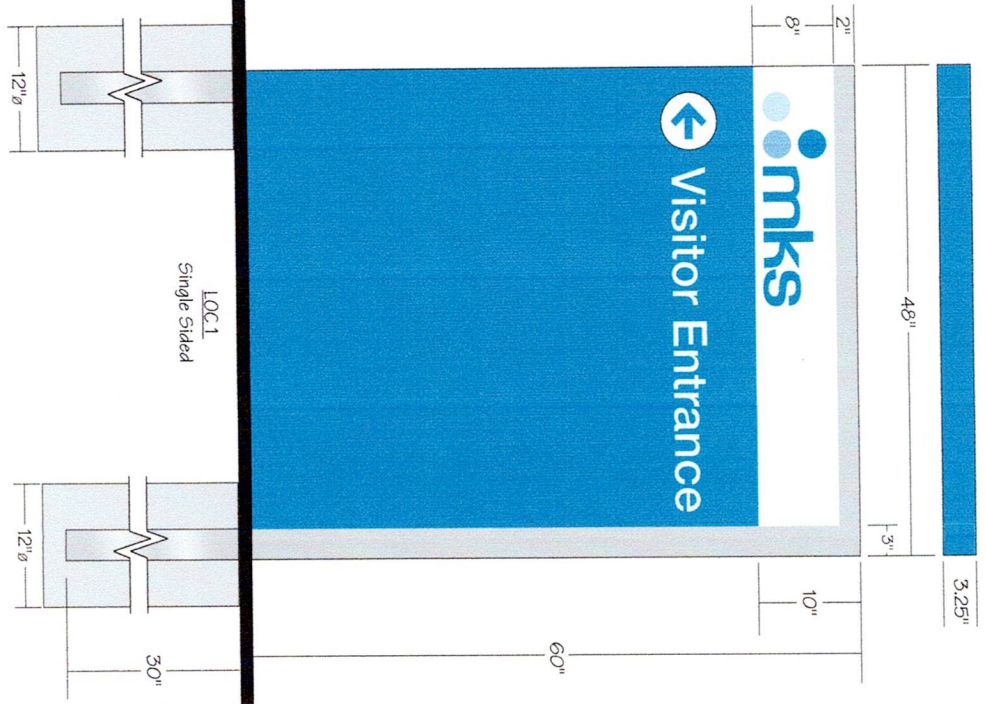
**DRAWN BY:** TB

**APPROVAL:** X

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

<b>Project #:</b> R22424	<b>Client:</b> MKS Instruments Inc.	<b>Material:</b> White HF Vinyl	<b>Color:</b> PMS 647, PMS 643	<b>Qty:</b> 01
<b>Date:</b> _____	<b>By:</b> _____	<input checked="" type="checkbox"/> Contour Cut	<input type="checkbox"/> Surface Print	<input type="checkbox"/> Flat bed
<b>Order:</b> _____	<b>Rev:</b> _____	<input type="checkbox"/> Reverse Print	<input type="checkbox"/> UV Laminated	

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- MONOLITH - Single Sided - Non Illuminated**
- 60" x 48" x 3.25" overall size
  - 60" grade to top of sign
  - 60" x 48" x 3.25" fabricated aluminum cabinet w/ integrated posts
  - 1 x 3 frame construction
  - 1/8" bleed aluminum faces
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    - Gray - TBD
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  - Copy and arrows are surface applied White reflective vinyl
  - Dual 3" square aluminum posts - extended 30" for direct burial in 12" dia. concrete footers

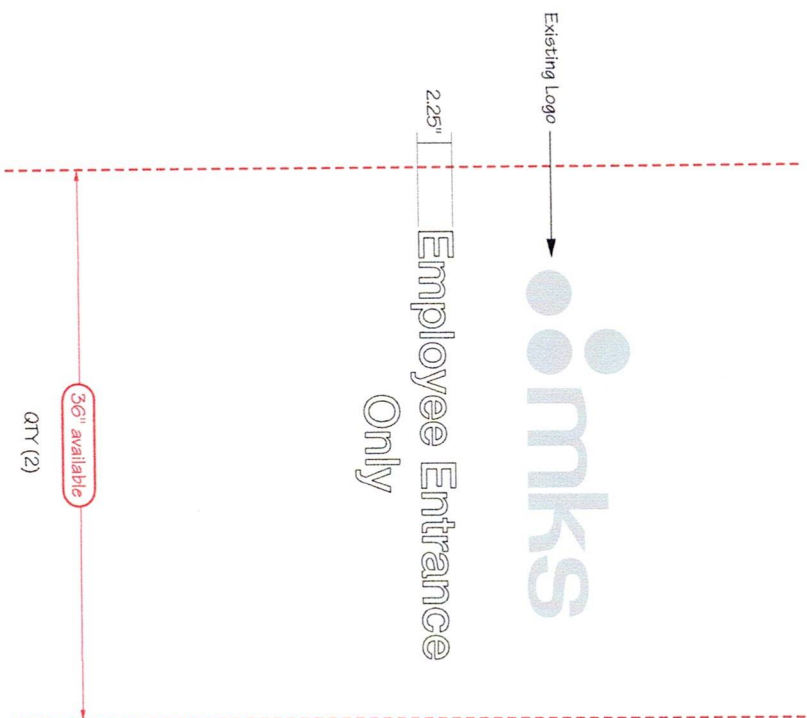
<b>PROJECT:</b>	R22424 MKS @ E Forge Pkwy 1	<b>LOCATION:</b>	@ E Forge Pkwy, Franklin MA	<b>QTY:</b>	1	<b>RELEASE DATE:</b>	8-8-22
<b>TYPEFACE:</b>	Halv Neue Medium Cond.	<b>COLOR:</b>	- PMS 647 Blue - PMS 645 Blue	<b>SCALE:</b>	1" = 1'	<b>DRAWN BY:</b>	AVH
			- PMS 643 Blue - White reflective vinyl	<b>APPROVAL:</b>	<input checked="" type="checkbox"/>	<b>DATE:</b>	
			- MAP 11477 Natural White - Gray - TBD				

**AVH**

Project #:	R22424	<input type="checkbox"/> Contour Cut
Date In:	White HP	<input type="checkbox"/> Surface Print
Substrate:	PMS 647, 645, 643	<input type="checkbox"/> Push-thru
Color:	(1) for a 55 sign	<input type="checkbox"/> Flat Bed
Qty:		<input type="checkbox"/> Reverse Print
Need By:		



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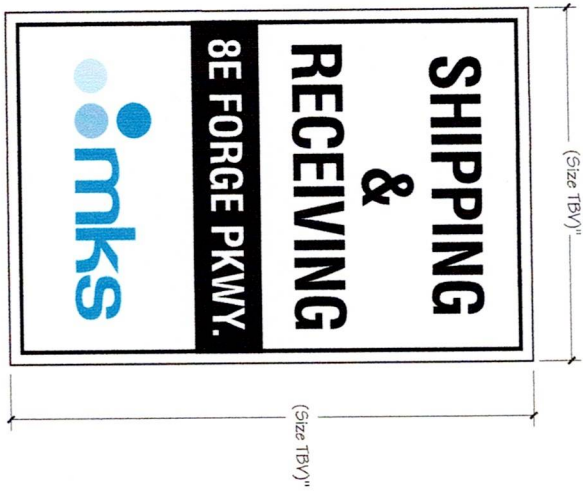
DOOR VINYL - First Surface Application  
- (1) set 2.25" high White HP vinyl letters for application to existing glass doors

<b>PROJECT:</b>	<b>LOCATION:</b>	<b>QTY:</b>	<b>RELEASE DATE:</b>	<b>APPROVAL:</b>	<b>SCALE:</b>	<b>DRAWN BY:</b>	<b>Date:</b>
R22424 MKS @ E Forge Pkwy 2	Ø E Forge Pkwy, Franklin MA	1 set	8-8-22 8-29-22	<b>X</b>	1" = 1'	avh	
<b>TYPEFACE:</b>	<b>COLOR:</b>						
Helv. Neue Medium Cond.	White HP vinyl						



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Quoted at  
24" h x 18" w



- FLAT ALUMINUM PANEL**
- \_\_\_" x \_\_\_" x 1/8" flat aluminum panel
  - Screw mounted to exterior brick wall
  - Panel is painted MAP Natural White
  - Logo is a surface applied, digitally printed logo in (3) colors
  - Copy is surface applied Black HP vinyl



Existing Sign

**\*\*NOTE:** Size measurements of the frame need to be verified prior production.

8 East Forge Pkwy Franklin MA

<b>PROJECT:</b> R22424 MKS Instruments Inc. • 252	<b>LOCATION:</b> 04	<b>QTY:</b> 04	<b>RELEASE DATE:</b> 08.29.22	<b>SCALE:</b> 3/4" = 1'-0"	<b>APPROVAL:</b> X
<b>TYPEFACE:</b> Helvetica Neue Medium Cond.	<b>COLOR:</b> <input type="checkbox"/> MAP Natural White <input checked="" type="checkbox"/> Black HP Vinyl	<input type="checkbox"/> PMS 643C Blue <input type="checkbox"/> PMS 647C Blue	<input type="checkbox"/> PMS 643C Blue <input type="checkbox"/> PMS 647C Blue		<b>DRAWN BY:</b> TB

Project #: R22424

Date In: \_\_\_\_\_

Substrate:  White HP Vinyl  Surface Print

Color: PMS 647C, 643C, 643S  Flat Red  Reverse Print

Loc.: 04 Qty: 04  UV Laminating

Need By: \_\_\_\_\_

Contour Cut  Surface Print

Flat Red  Reverse Print

UV Laminating

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Town of Franklin



Design Review Commission

**Tuesday, November 8, 2022  
Meeting Minutes**

Vice Chair Sam Williams called the above-captioned meeting to order this date at 7:00 PM, as a remote access virtual Zoom meeting. Members in attendance: Vice Chair Sam Williams, Gerald Wood, Paul Lopez, Cassandra Bethoney. Members absent: Chair James Bartro, Associate Chris Baryluk. Also present: Maxine Kinhart, Administrative Staff.

As stated on the agenda, due to the continued concerns regarding the COVID-19 virus, this meeting will be conducted as 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, or citizens can participate by using the Zoom link provided on the agenda. This meeting was recorded.

**1. PCI – 1 Fisher Street - Install building signs.**

Mr. Cam Afonso of Signs by Cam addressed the Commission. He stated that this is an industrial building that is actually on two streets so it is allowed 90 sq. ft. as it is on a corner lot. He stated that they distributed the square footage into two signs with the main channel letter set above the front door and lit internally. On a lower wall the signage will be raised PVC stud-mounted to the wall. He stated that this will go up in the spring as the wall has to be painted; there is no lighting. He stated that all this was shown on the drawings. Ms. Bethoney asked the purpose of the free-standing sign jutting out. Mr. Afonso stated it is an existing concrete wall and they are advertising/marketing space.

**Motion:** To **Accept** the sign package as submitted. Motioned by P. Lopez. Seconded by G. Wood. Roll Call Vote: Williams-YES; Wood-YES; Lopez-YES; Bethoney-YES. Voted 4-0-0.

**2. Glen Meadows – 257-288 Glen Meadow Road - Replace existing 20-year-old signs.**

Mr. Cam Afonso of Signs by Cam addressed the Commission. He stated that after 20 years they are rebranding and making nicer signage. He stated that there are two entrances. He stated that the Chestnut Street entrance has two monuments on either side of the driveway which have been there for 40 years; they are replacing what is there. He stated that there are existing lower floodlights. He stated that on the Rt. 140 side, there is an existing monument that they are upgrading to a newer style to match the other signage; it is internally lit. Mr. Lopez asked what district this is in. Mr. Afonso stated that he believed it was commercial district. Vice Chair Williams confirmed that it was commercial. Mr. Lopez reviewed the allowed square footage and that there are monuments on each side of the roadway which is two signs. Mr. Afonso stated that it has been there for so long that it is grandfathered; the signs need to be upgraded. Mr. Lopez stated that it is grandfathered until it requires replacement and this is replacement due to rebranding. He stated that the monuments are brick and they will probably not tear them down; the alternative would be to not replace the signs. Mr. Afonso noted that the applicants are putting a lot of

money into improvement for the property. Vice Chair Williams noted that on a tax map, this is technically more than one address; as such, you would get the square footage for each address. Commission members discussed the allowed signage size, the flaws in the current bylaw, and that they are exercising discretion in approving this. Mr. Afonso noted that there are many properties in town that the bylaws just do not work; that is why these are taken on a case-by-case basis. Mr. Lopez said that the two monument signs at the entrance of the property are bizarre as they are identical signs on the opposite side of the road. He stated that from his perspective there is no reason to have two signs. Mr. Wood stated that he had no comments. Ms. Bethoney stated that she appreciated the plantings in the front; they look nice.

**Motion:** To **Accept** the sign package as submitted. Motioned by G. Wood. Seconded by C. Bethoney. Roll Call Vote: Williams-YES; Wood-YES; Lopez-YES; Bethoney-YES. Voted 4-0-0.

- 3. 704 Washington Street – 704 Washington Street** - Develop property to create two new five-bedroom group homes for adults in the Amego program. Houses are located adjacent to the Amego property line with backyards along the property line.

Vice Chair Williams reviewed that the Commission is a recommending board for the site plan including landscaping, façade, and lighting, and an approval board for signage.

Mr. William Masiello, architect of William J. Masiello Architect Inc., and Mr. Adam Hunt, civil engineer of Level Design Group, on behalf Amego Inc., the applicant, addressed the Commission. Mr. Masiello stated that there will be no signage. Mr. Hunt reviewed the submitted package. He stated that a different design was presented to the Planning Board in August; it has been redesigned. He reviewed the changes including the driveway, drainage, and septic system. Mr. Masiello stated that the houses used to be in the front; however, they were pushed to the right-hand side of the property so they are abutting the other Amego property with the six dormitory style homes that were just built. He stated that there are some large trees there that they want to maintain. He stated that it is a big field. He explained that the buildings are pushed off the road from where they were. He showed and described the renderings. He described the two homes that have a strong residential character; both are one level. He reviewed the materials for the houses, windows, roofing, and plantings/landscaping regarding the look of the homes. He reviewed that each house is about 3,500 sq. ft. He stated that the rest is open green space. He discussed that the changed plan allowed the houses to be further away from the abutters which the abutters asked for. He reviewed the floor plans and the elevations. He noted that they are not tall houses. He noted that they have a dumpster location, but that they could possibly use town trash pickup. Vice Chair Williams stated that the applicant did make some considerable changes for the neighbors.

Ms. Bethoney stated that she had questions related to stormwater, parking, and plantings. She asked that regarding parking, what are the accommodations for handicapped parking. Mr. Hunt stated that they have one space and pointed it out on the plans. Mr. Masiello discussed the handicapped space and stated that the ramp and handrails are being developed. Ms. Bethoney stated that there are two parking spots that seem difficult regarding pulling in and out. Mr. Hunt discussed the noted parking spaces. Ms. Bethoney asked what the applicant was intending for the screening of the dumpster. Mr. Masiello stated that they used solid vinyl fencing at the location next door. He stated that it would probably be white. Ms. Bethoney asked about the stormwater and was concerned that there was one curb cut on the driveway, but it may not capture all the water and asked what the stormwater basin would look like. Mr. Hunt stated that it would be grass with perimeter plantings. Ms. Bethoney stated that on a planting list, botanical names, quantities, and sizes of plants should be called out on the plans. She encouraged the applicant to go on the Town's website and use plants that are on that list. She stated that there should be more clarification where the plantings and mulch are located on the plans. Mr. Wood and Mr. Lopez had no comments. Vice Chair Williams stated that he noted a little light spillage on the sidewalk. Ms. Bethoney stated that she would like to see planting details and other details on the plans.



Vice Chair Williams confirmed that the materials were not called out on the plans; he asked that the materials be provided. He stated that the Commission would like to see more details included in the site plan and landscape/planting plan. He stated that the Commission could make a recommendation of the lighting plan. He stated that the applicant should return to the Commission for the other items. Ms. Kinhart stated that a motion was not needed; she would put this item on the next meeting scheduled for November 22, 2022.

**Motion:** To **Recommend** the lighting plan as submitted. Motioned by S. Williams. Seconded by P. Lopez. Roll Call Vote: Williams-YES; Wood-YES; Lopez-YES; Bethoney-YES. Voted 4-0-0.

Vice Chair Williams asked the applicant that when they return, they put together a material board for the Commission. Mr. Masiello stated that he would do that. Mr. Hunt reviewed what Ms. Bethoney would like for the basins.

**Approval of Minutes: October 18, 2022 & October 25, 2022**

**Motion:** To **Approve** the October 18, 2022 Meeting Minutes as presented. Motioned by S. Williams. Seconded by P. Lopez. Roll Call Vote: Williams-YES; Wood-ABSTAIN; Lopez-YES; Bethoney-ABSTAIN. Voted 2-0-2.

**Motion:** To **Approve** the October 25, 2022 Meeting Minutes as presented. Motioned by G. Wood. Seconded by P. Lopez. Roll Call Vote: Williams-YES; Wood-YES; Lopez-YES; Bethoney-ABSTAIN. Voted 3-0-1.

**General Matters – New Business**

Vice Chair Williams stated that regarding the Bob's Discount Furniture sign that the Commission rejected which is the stand alone sign at the law office, it has been covered by a Bob's banner despite being not approved; therefore, enforcement action is going on.

**General Matters - Old Business**

Vice Chair Williams stated that the Commission has been going through the York, Maine, ordinances and trying to pick out the items they like and do not like; however, without Chair Bartro at tonight's meeting, the Commission will get back to this item at the next meeting.

**Motion to Adjourn** by G. Wood. Seconded by P. Lopez. Roll Call Vote: Williams-YES; Wood-YES; Lopez-YES; Bartro-YES. Voted 4-0-0.

Meeting adjourned at 7:48 PM.

Respectfully submitted,

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Judith Lizardi  
Recording Secretary

## Town of Franklin



## Design Review Commission

**Tuesday, November 22, 2022  
Meeting Minutes**

Chair James Bartro called the above-captioned meeting to order this date at 7:00 PM, as a remote access virtual Zoom meeting. Members in attendance: Chair James Bartro, Vice Chair Sam Williams, Paul Lopez, Cassandra Bethoney. Members absent: Gerald Wood, Associate Chris Baryluk. Also present: Maxine Kinhart, Administrative Staff.

As stated on the agenda, due to the continued concerns regarding the COVID-19 virus, this meeting will be conducted as 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, or citizens can participate by using the Zoom link provided on the agenda. This meeting was recorded.

- 1. 704 Washington Street – 704 Washington Street** – Create two new five-bedroom group homes for adults in Amego program.

Mr. Edward Cannon, attorney on behalf of applicant Amego Inc.; Mr. John Randall, CEO Amego Inc.; and Mr. William Masiello, architect of William J. Masiello Architect Inc., addressed the Commission. Chair Bartro stated that for items like this where it is a commercial development for residential purposes, this Commission is a recommending committee; we will be looking to talk about the materials, the façade, lines of sight, mechanicals on a roof, landscaping, photometrics, aesthetics of the property as proposed to make sure it fits in with the neighborhood and community, and things like that. He stated that if the Commission votes and it is favorable, the recommendation would then go to the Planning Board. Vice Chair Williams stated that the last time the applicant was before the Commission, the Commission recommended the applicant's lighting plan. He stated that for the façade, the Commission asked the applicant to bring back the materials, and the Commission provided feedback to the applicant regarding the site plan.

Mr. Masiello stated that some of the concerns the last time involved the exterior materials and plantings. He noted the six Amego homes that were just completed next door; he stated that the materials for this will be very similar. He showed and reviewed the renderings and discussed the proposed exterior materials. He reviewed the resubmitted elevations and stated that all materials were identified. He reviewed the materials list which was provided with the submitted documents and stated that everything is really dependent on availability. He stated that they would be picking colors that were in the tan/taupe/warm beige colors with the trim white or off white. He stated that these products are all from CertainTeed. He stated that the color scheme is changed from the buildings next door which was more silver/gray. He confirmed the colors selected will be in the same color family, as available, as shown in the renderings submitted. He noted that the roof shingles will be a warm gray.

Vice Chair Williams stated that based on the renderings it looks good. Chair Bartro noted an applicant who was previously before the Commission indicated the materials/colors they were going to use, but then used something different which fundamentally changed the look of the buildings; the building commissioner had to get involved and it slowed down the project. He asked the applicant to keep that in mind. Mr. Masiello confirmed that he understood.

Mr. Masiello requested that Mr. Daniel Campbell and Mr. Adam Hunt, both of Level Design Group, talk about the tweaks on the site plan. Mr. Campbell showed and explained the revised site plan. He stated that the basic site plan has not changed. He reviewed the location of the buildings, driveway, and turnaround for emergency vehicles. He stated that the changes they made are somewhat subtle to the overall site plan. Mr. Hunt reviewed the parking space of concern that was discussed at the last Commission meeting and explained that the angle was revised and a space was added on the other side. He stated that the stormwater is being revised, but is the same as shown previously with some minor modifications. He stated that another concern was the dumpster area; they have provided 8 ft. for the turnaround, and they pushed the grading back. Chair Williams asked about the walkways to the doors. Mr. Hunt stated that it may be revised, but is generally the same. He stated that no handrails are needed.

Ms. Bethoney stated that she noticed there were three areas of temporary storage for stockpiling and asked what the purpose of the three was rather than localizing it to one larger location. Mr. Hunt stated that could be revised to make one larger area. Mr. Campbell noted that the Planning Board will hold the applicant to where it is shown; therefore, it is better to have two locations shown. Ms. Bethoney noted her preference to consolidate the three locations to two locations. She noted that it would be good to try to protect more of the tree canopy and do a little less cutting of existing trees; it is a suggestion and not a requirement. She encouraged them to look at the grading around the stormwater infiltration basin and make it feel less hard engineered and more like they are naturally occurring in the landscape; again, not a requirement, just a suggestion. She stated that she did not notice any temporary construction fencing along the road. Mr. Campbell stated that they do not show construction fence, but they do have a limit of disturbance out at the road. Chair Bartro stated that this is usually more of a Planning item.

Mr. Cannon stated that they have been to the Planning Board and would like to finish with the Design Review Commission before they return to the Planning Board. Ms. Bethoney asked about the planting plan. Mr. Masiello stated that as requested they looked at more trees that were in keeping with native species. He showed and reviewed the landscaping plan. He stated that in terms of vegetation on the side, he introduced a native ivy and evergreen shrub. He discussed the plan for around the basin. He stated that Amego wants adults to participate with vocation and having plant beds for growing tomatoes/herbs and a garden is a great way to do that. He stated that there are planting details on the provided plans.

**Motion:** To **Recommend** the façades and materials as submitted. Motioned by S. Williams. Seconded by C. Bethoney. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES; Bartro-YES. Voted 4-0-0.

**Motion:** To **Recommend** the site and landscaping as submitted. Motioned by S. Williams. Seconded by C. Bethoney. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES; Bartro-YES. Voted 4-0-0.

**2. Hickey & Luciano – 4 West Street – Remove existing hanging panel – apply new lettering.**

Mr. Rocco Cavallaro of Cavallaro Signs addressed the Commission. Chair Bartro confirmed that the applicant was adding an additional blade. Mr. Cavallaro stated that the blade is already hanging there; there is a blank one up there. He stated that he is going to take it down and letter it in the same type of vinyl. He stated that there is ground lighting so it is illuminated. Chair Bartro stated that the applicant was well under the square footage.

**Motion:** To **Accept** the sign package as submitted. Motioned by S. Williams. Seconded by P. Lopez. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES; Bartro-YES. Voted 4-0-0.

**General Matters – New Business – Proposed 2023 Meeting Dates**

After discussion, Chair Bartro requested the elimination of the February 14<sup>th</sup> and December 26<sup>th</sup> meeting dates.

**Motion:** To **Accept** the Proposed 2023 Meeting Dates as submitted with the date changes as noted. Motioned by S. Williams. Seconded by P. Lopez. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES; Bartro-YES. Voted 4-0-0.

**General Matters - Old Business**

Chair Bartro stated that he is still working on the document regarding what Commission members discussed about the York, Maine, ordinance; he will get the Commission something to review. He stated that he sent a note to the building commissioner about the sign for Bob's Discount Furniture regarding the temporary sign. He stated that the temporary sign has been removed; he has no further update. Ms. Kinhart stated that she received an email from them and it sounded like they were going to keep the status quo and not really go further for that at this time.

**Approval of Minutes**

None.

**Motion:** To **Adjourn** by S. Williams. Seconded by P. Lopez. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES; Bartro-YES. Voted 4-0-0.

Meeting adjourned at 7:38 PM.

Respectfully submitted,

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Judith Lizardi  
Recording Secretary