

**DESIGN REVIEW COMMISSION
AGENDA**

Tuesday, June 18, 2019 7:00 PM.
Municipal Building, 355 East Central Street
2nd Floor, Room 205

TOWN OF FRANKLIN
TOWN CLERK
2019 JUN 13 A 10:44
RECEIVED

- 7:00 PM** Altitude Trampoline Park
Install Sign Faces & Channel Letter Style Sign
- 7:05 PM** Gentle Dental
Install Window Signs 7.5 Square Ft. per window
- 7:10 PM** Ira C. Yellin, Law
Install Blade sign and 3D letters
- 7:15 PM** NHS Print
Refacing (3) Existing Signs – Printed Graphics Only
- 7:20 PM** Dollar Tree
Installation of Store Front Signage

General Matters

Approval of Minutes: 05/21/2019

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: June 13, 2019
The next meeting of the Design Review Commission is scheduled for July 9, 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: Altitude Trampoline Park

Property Address 272 East Central St.

Assessors' Map # _____ Parcel # 285-107-000-000

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: 508-364-2905

Contact Person: Cam

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

Business Owner: Aaron Orlando Property Owner: Franklin Shoppers Fair, Inc.
Address: 82 Country Rd. 396 Washington St.
Methuen, MA Wellesley, MA
02739 02481

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

Cam Ojeda
Signature of Applicant

[Signature]
Signature of Owner

Cam Alfonso
Print name of Applicant

Marcia Alouizos
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.
837 Upper Union Street
Contact Person: _____ Suite C-18
Address _____ Franklin, MA 02038
Telephone Number: _____

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

E) Work Summary

Summary of work to be done: _____ Install Sign Faces +
_____ Channel Letter Style 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:

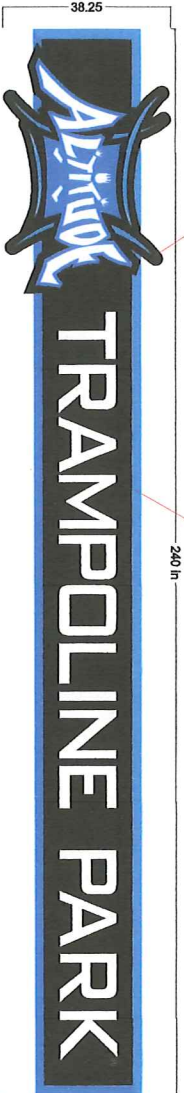
NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED W/APPLICATION

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

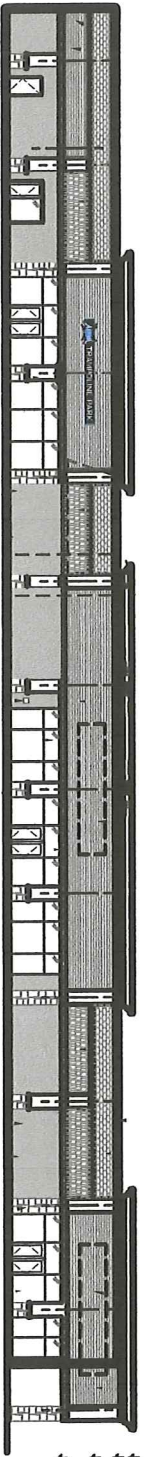
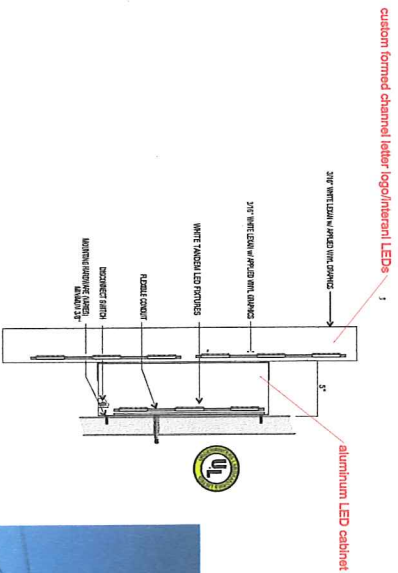
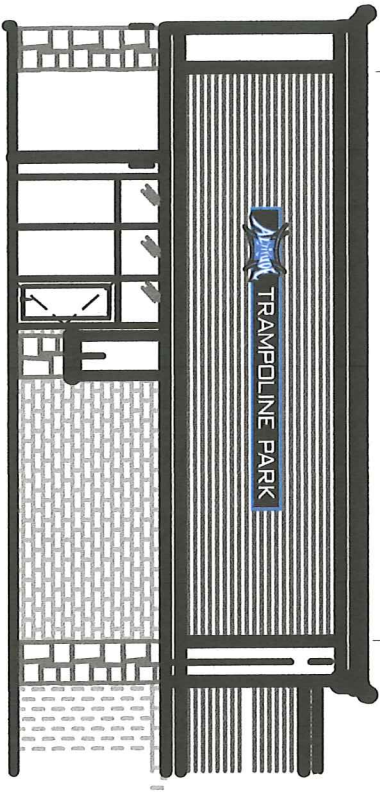
Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.

3D LOGO CHANNEL LETTERS/LAT GRAPHIC SIGN FACE

LIT CABINET WITH FLAT GRAPHIC SIGN FACE



SIDE VIEW



Signs By Cam

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 type="checkbox"/> NUEDGE: <input type="checkbox"/> |
| FAX: | | SINGLE SIDED: | <input type="checkbox"/> DOUBLE SIDED: <input type="checkbox"/> |
| JOB DESCRIPTION: | | | |

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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: Gentle Dental

Property Address 479 West Central St.

Assessors' Map # _____ Parcel # 270-031-000-000

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: 508-364-2908

Contact Person: Cam

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

Business Owner: _____ Property Owner: Roger Colanese

Address: _____

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

Cam Afors
Signature of Applicant

Roger Colanese
Signature of Owner

Cam Afors
Print name of Applicant

Roger Colanese
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 Window Signs _____
_____ 7.5 Square ft. Per window / _____

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.

30 in

BRACES

NO MONEY DOWN

\$147
AS LOW AS
PER MONTH
FREE CONSULTATION

INVISALIGN

Gentle Dental

NEW PATIENT OFFER

\$57
A \$100+ VALUE

- Exam
- X-rays
- Cleaning
- Treatment Plan

774-613-2300



48 in



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

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

SIGN MATERIAL SPECS

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

COLOR SPECS:

BACKGROUND: _____
COPY: _____

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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: Iva C. Yellon, Law

Property Address 13 Main St.

Assessors' Map # _____ Parcel # 279-024-000-000

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
Suite C-18
Address: Franklin, MA 02038

Telephone Number: _____

Contact Person: 508-364-2905

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

Business Owner: Iva Yellon Property Owner: Fouzeol, LLC
Address: 13 Main St Unit 4 13 Main St Unit 5
Franklin MA 02038 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____

Iva Yellon
Signature of Applicant

Mary Fouzeol
Signature of Owner

Iva Yellon
Print name of Applicant

Mary Fouzeol
Print name of Owner

***FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.
FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 - 4**

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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
Franklin, MA 02038
Telephone Number: _____

b. Architect/Engineer (when applicable)

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

E) Work Summary

Summary of work to be done: _____ Install blade sign + 30 letters

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:

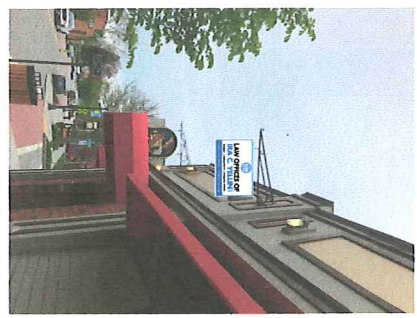
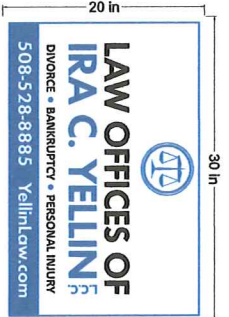
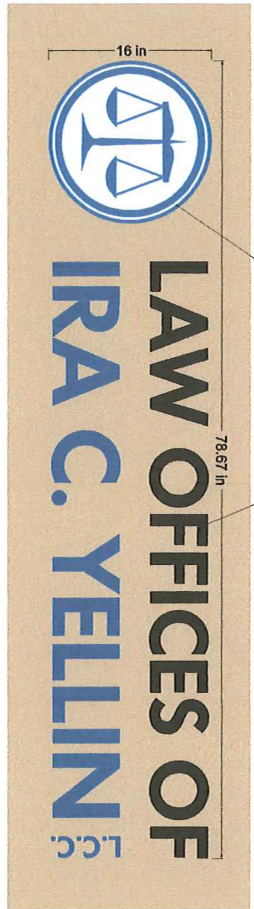
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3. Building drawings, indicating size and height of building(s); front, rear and side elevations (when there are no adjoining buildings) and floor plans
4. Drawings or pictures of existing conditions
5. If any signage on the building or site, provide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

3/4" WHITE PVC WITH VINYL GRAPHIC FACES

3/4" WHITE PVC WITH VINYL GRAPHIC FACES



*** NO LIGHTING**

APPROVED FOR PRODUCTION:

X

JOB INFORMATION

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

SIGN MATERIAL SPECS

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

COLOR SPECS:

BACKGROUND:
COPY:

OUTLINE:
SHADOW:
BORDER:

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Signs By Cam

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

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: NHS PRINT

Property Address 333 E. CENTRAL STREET

Assessors' Map # 285 Parcel # 109

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: NHS PRINT

Address: 333 E. CENTRAL STREET
FRANKLIN, MA 02038

Telephone Number: (508) 541-8900

Contact Person: JOHN MARINO

Email Address: JOHN@NHSPRINT.COM

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

Business Owner: JOHN MARINO Property Owner: E. CENTRAL STREET REALTY
Address: _____ JOSEPH LENZI
(508) 528-7644

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

JOHN P. MARINO / NHS PRINT
Print name of Applicant

Signature of Owner

Michael J Lenzi
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: NHS PRINT
Contact Person: JOHN MARINO
Address 333 E. CENTRAL STREET, FRANKLIN MA
Telephone Number: (508) 541 - 8900

b. Architect/Engineer (when applicable)

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

E) Work Summary

Summary of work to be done: WE ARE RE-FACING (3) EXISTING SIGNS.
PRINTED GRAPHICS ONLY.

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



- 1/8" Alumilite Panel Signs
- Custom Printed Graphics
- Single-sided
- Replacement Panels In Existing Frame Construction



144" 36"

JOB NAME
NHS Print Signage

LOCATION
33 E. Central Street
Franklin, MA 02038

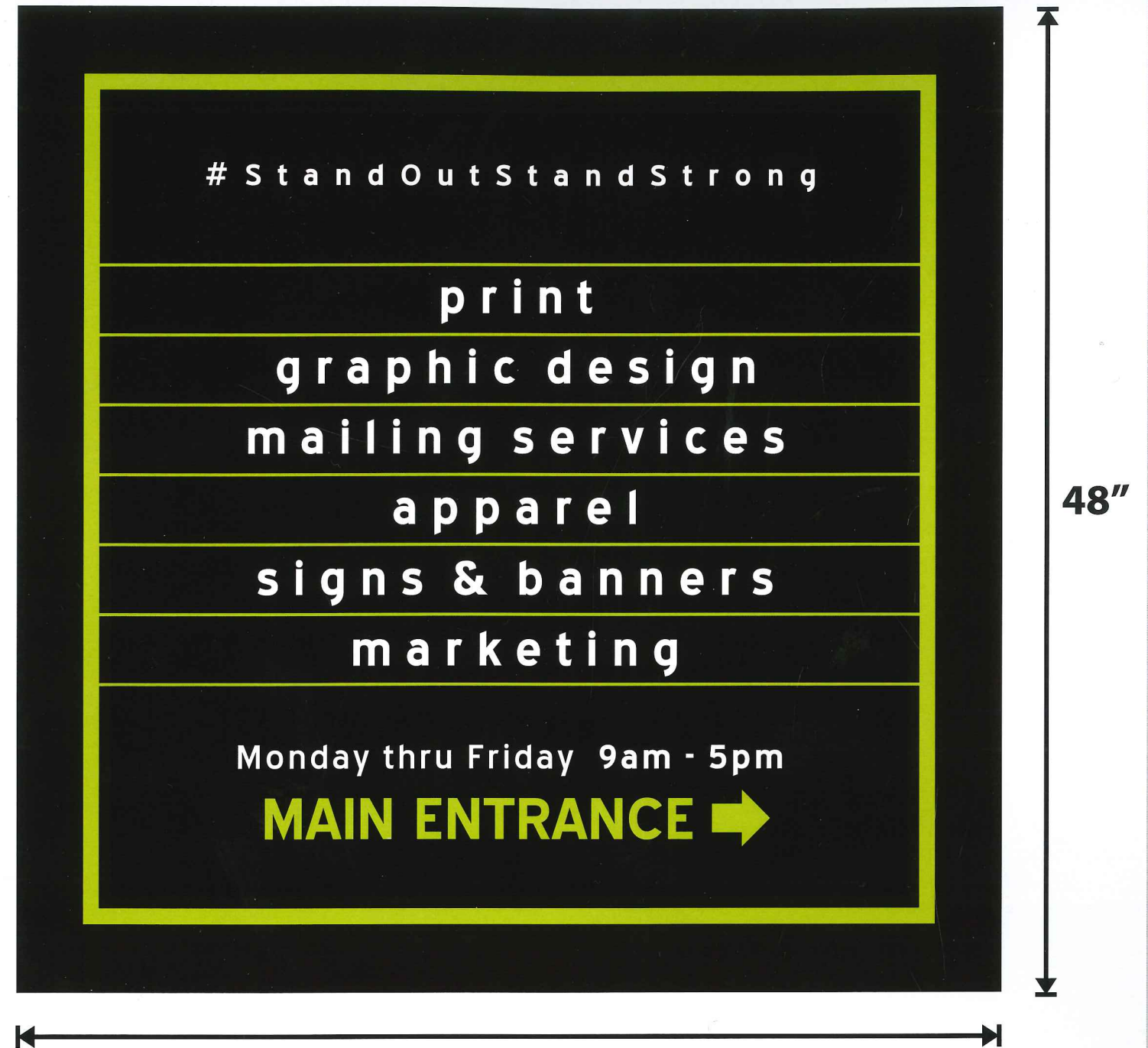
DESIGN | PRINT | MAIL | APPAREL | SIGNS | MARKETING



NHS Print

333 E. Central Street | Franklin, MA
(508) 541-8900 | www.nhsprint.com

#StandoutStandStrong



- 1/8" Alumilite Panel Signs
- Custom Printed Graphics
- Single-sided
- Replacement Panels In Existing Frame Construction

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DB NAME
NHS Print Signage

LOCATION
33 E. Central Street
Franklin, MA 02038



NHS Print
333 E. Central Street | Franklin, MA
(508) 541-8900 | www.nhsprint.com
#StandoutStandStrong

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: Dollar Tree
Property Address 500 Franklin Village Drive
Assessors' Map # 270 Parcel # 014
Zoning District (select applicable zone): Commercial Business Corridor District
Zoning History: Use Variance N/A
Non-Conforming Use N/A

B) Applicant Information:

Applicant Name: Anchor Sign
Address: 2200 Discher Avenue
Charleston, SC 29405
Telephone Number: 800-213-3331
Contact Person: Tom Carr

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

Business Owner: Dollar Tree Property Owner: CSC - Franklin Village, LP
Address: 500 Volvo Parkway 445 Bayles Avenue
Chesapeake, VA 23320 Port Washington, NY 11050

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this 6th day of June, 2019

Thomas A. Carr
Signature of Applicant

Thomas A. Carr
Print name of Applicant

Casey Fennell
Signature of Owner

Casey Fennell
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: Anchor Sign
Contact Person: Tom Carr
Address 2200 Diskher Avenue, Charleston, SC 29405
Telephone Number: _____

b. Architect/Engineer (when applicable)

Business Name: N/A
Contact Person: _____
Address _____
Telephone Number: _____

E) Work Summary

Summary of work to be done: Installation of store front signage

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.
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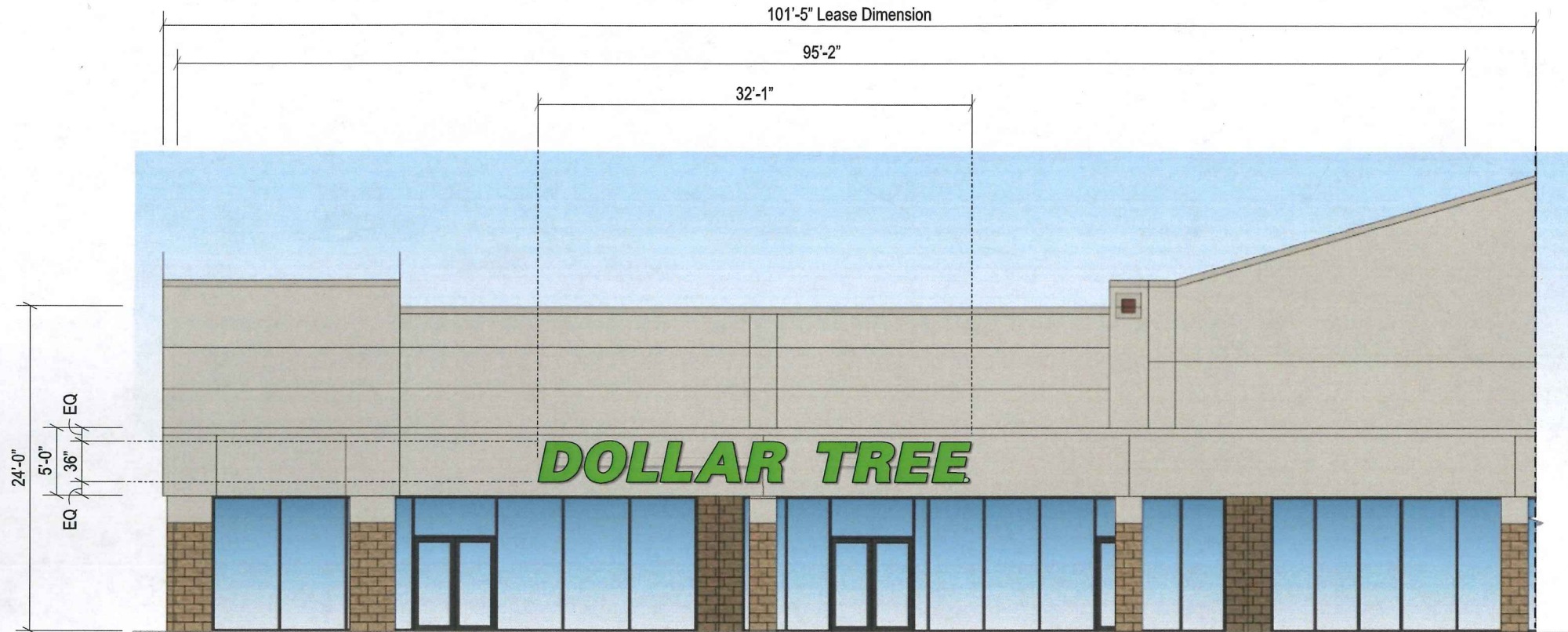
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5. If any signage on the building or site, provide information from above Signage Checklist

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

| | |
|-----------------|---|
| SIGN A | 36" Dollar Tree [Linear] |
| Type: | Channel Letters on a Raceway |
| Illumination: | Internally Illuminated LED |
| Square Footage: | 96.25 |
| To Grade: | Top of Sign to Grade = 14'-0 1/4" Bottom of Sign to Grade = 11'-0 1/4" |



Existing



Front Elevation (Northeast)
Scale: 3/32" = 1'-0"

| | |
|--|-------|
| Allowable Square Footage this Elevation: | 48 |
| Formula: | |
| Actual Square Footage this Elevation: | 96.25 |



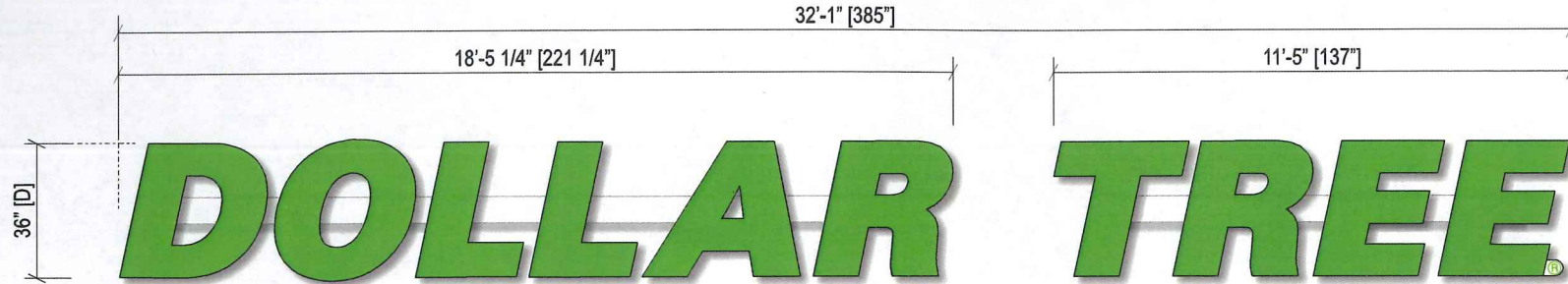
| | |
|----------|--|
| Client: | Dollar Tree |
| Site #: | DL-A24695 |
| Address: | 500 Franklin Village Drive Franklin, MA 02037 |

| | | | |
|---------------|------------|-------------------------|----|
| REVISION INFO | 05/15/2019 | Original Renderings | SD |
| | 06/05/2019 | Added Raceway to Sign A | SD |
| | | | |
| | | | |
| | | | |

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| | |
|-----------------|---|
| SIGN A | 36" Dollar Tree [Linear] |
| Type: | Channel Letters on a Raceway |
| Illumination: | Internally Illuminated LED |
| Square Footage: | 96.25 |
| To Grade: | Top of Sign to Grade = 14'-0 1/4" Bottom of Sign to Grade = 11'-0 1/4" |



Sign Layout Detail

Scale: 1/4" = 1'-0"

Electrical Detail:

- P-LED Green LEDs
- (2) 60w Transformers @ 1.1 amps each
Total Amps: 2.2
- (1) 20 amp 120V Circuit Req.



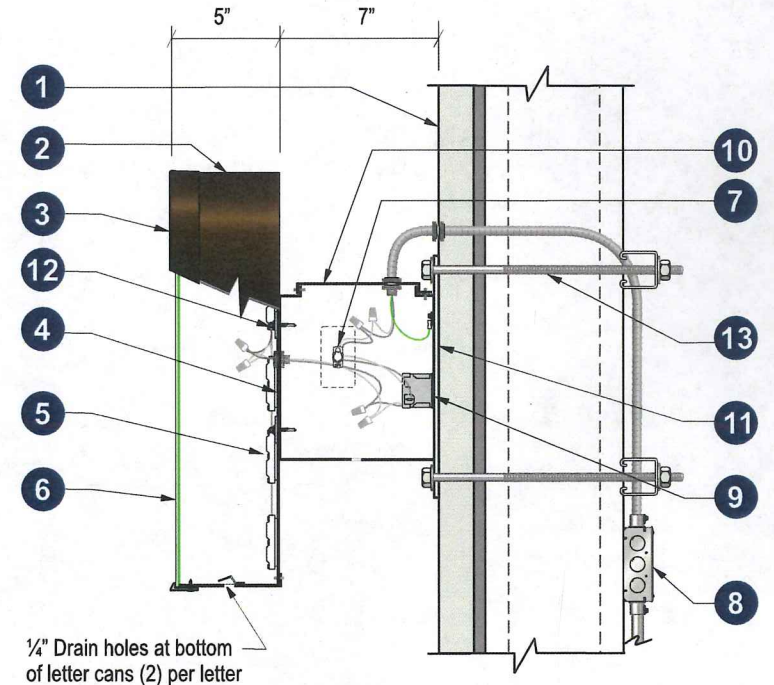
General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
*For multiple signs, a disconnect is permitted but not required for each section

Specifications: Channel Letters on a Raceway

1. Existing Facade: EIFS/Densglass/Metal Studs
2. 0.040" Aluminum letter returns painted to match Bronze
3. 1" Jewelite trimcap (Bronze) bonded to face and #8 pan head screws to returns
4. 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration. (interior of sign can painted white for maximum illumination)
5. Green LEDs
6. 3/16" Clear lexan faces w/ second surface vinyl
 - 3M 3630-156 Vivid Green (Translucent)
 - 3635-70 diffuser
7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. Transformers
10. 0.080" Aluminum raceway painted to match the facade
11. 15" x 2" x 0.1875" Aluminum mounting tabs welded to raceway - Maximum 6" from each end and every 48" o.c.
12. #12 x 1" TEC screws with 1 1/4" fender washers
13. 3/8" Thru Bolts w/ 1 5/8" x 1 5/8" 12 gauge Uni-Strut backer



Section @ LED Channel Letter Raceway (Center)
Scale: N.T.S.

DOLLAR TREE

Client: Dollar Tree
 Site #: DL-A24695
 Address: 500 Franklin Village Drive
 Franklin, MA 02037

REVISION INFO

| | | |
|------------|-------------------------|----|
| 05/15/2019 | Original Renderings | SD |
| 06/05/2019 | Added Raceway to Sign A | SD |

This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.

AnchorSign
1.800.213.3331

DOLLAR TREE

Franklin, MA

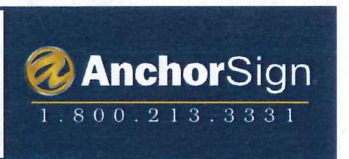
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|-----------------|---|
| SIGN A | 36" Dollar Tree [Linear] |
| Type: | Channel Letters on a Raceway |
| Illumination: | Internally Illuminated LED |
| Square Footage: | 96.25 |
| To Grade: | Top of Sign to Grade = 14'-0 1/4" Bottom of Sign to Grade = 11'-0 1/4" |



Client: Dollar Tree
 Site #: DL-A24695
 Address: 500 Franklin Village Drive
 Franklin, MA 02037

| REVISION INFO | DATE | DESCRIPTION | STATUS |
|---------------|------------|-------------------------|--------|
| | 05/15/2019 | Original Renderings | SD |
| | 06/05/2019 | Added Raceway to Sign A | SD |
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**DESIGN REVIEW COMMISSION
MINUTES OF MEETING
May 21, 2019**

A meeting of the Design Review Commission was held on Tuesday, May 21, 2019, at 7:00 PM, at the Franklin Municipal Building, 355 East Central Street, Room 205, Franklin, Massachusetts. Members present were Mark Fitzgerald, Chris Baryluk, Ralph Niemi, and Sam Williams.

Mark Fitzgerald, Chairman, opened the meeting at 7:00 PM.

1. Heidi's Boutique – 32 Main Street – Install Wall Sign

Cam Afonso of Signs by Cam stated this is a ¾ in. solid PVC wall-mounted sign. They are under the allowed 24 sq. ft. There is an existing, working flood light that was already there. Chairman Fitzgerald said the business owner could put hours of operation without coming back, but no other window lettering.

Motion: To **Approve** the sign package as submitted. Motioned by S. Williams. Seconded by C. Baryluk. Voted 4-0-0.

2. Benjamin Franklin Classical Charter Public School – 500 Financial Park Drive – Install Carved Sign

Cam Afonso of Signs by Cam stated this is a new sign which will be by the building. It is a carved urethane sign with granite posts. There is no lighting there now, but he does not know if there will be later. He stated the sign is internal to the park, not on Washington Street.

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

3. As Built Brewing – 40 Alpine Row – Interior and Exterior Renovation of an existing 6,100 sq. ft. building for a brewery and taproom

Nick Erickson, project proponent; Erik Trowbridge, project proponent; and Alex Siekierski of Joe The Architect, LLC addressed the Design Review Commission for interior and exterior renovation of an existing 6,100 sq. ft. building for a brewery and taproom. Chairman Fitzgerald stated in this case, they are a recommending board, an adjunct to the Planning Board, looking at finishes, neighborhood impacts, colors, and positioning of machine spaces. He stated we do not have approval authority but have a good working rapport with the Planning Board; we take care of some of the aesthetic issues for them. Our recommendations are usually followed. Applicant stated they did have an unofficial meeting with abutters onsite; they have already incorporated a few abutter inputs, and abutters are excited about the project. He stated they have also been in touch with some of the downtown agencies about how they can integrate themselves. They have joined with the Downtown Partnership. Chairman Fitzgerald stated the plans already look better than the existing building. Applicant reviewed each page of the plan set and features of the site. Chairman Fitzgerald noted the site abuts the railroad tracks and is behind Maguro House. Applicant stated the goal is site safety and site illumination for the parking. Currently, there are three points of entry for vehicles; they want to eliminate that to one point of entry to eliminate congestion. They plan to have site illumination with a little illumination for signage. They plan to restripe the parking. He reviewed the proposed landscaping along the entire edge to tie in with downtown plant species to bring the site back to life. The canopy is already there. He mentioned the gas-powered backup generator and stated they do not plan to use it often. Chairman Fitzgerald discussed the generator test routine. Applicant said they will make sure it is not tested late at night or at any odd hours. Chairman Fitzgerald confirmed the dumpster location. Applicant said it will be enclosed with a fence and be removed two to four times per month. Chairman Fitzgerald said he liked the layout of the lot and the restricting of the access. Applicant stated one of the garages will be used by the property owner for landscaping equipment storage. He stated there is some existing equipment on the roof which will be replaced with newer, more efficient equipment. He discussed the AC plans and noted they are looking into solar panels. He stated there will be three new skylights for the taproom and reviewed the mechanical equipment of which some will be housed in the building. They like the

building as is with the current awning. Hours of operation will not exceed 10:00 PM; there will be no noise late at night. There will be some repainting needed. He reviewed the proposed signage and said those are the sizes based on information Gus Brown provided to them. They plan on a black and white pallet. Chairman Fitzgerald noted that Design Review Commission is an approval board for the signage. Applicant said there is one light in the middle on the back; it is a dark site. They are trying to get ambient light around the building for security. They will make sure any trees on their side are cut back and trimmed for visibility. Applicant reviewed the signage. He stated for signage it is considered part of the business and commercial corridor; he has an email from Gus Brown. Chairman Fitzgerald said this is not considered the Downtown District. Applicant and Chairman Fitzgerald discussed the total sign square footage and noted a sign total of 184 square feet allowable. The total proposed signage was determined to be within allowable square footage. Chairman Fitzgerald stated the hours of operation on the window is not counted as part of the window total as it is considered informative, not advertising the business. He stated there can be no light spillage on adjoining properties on the outside of the building or from inside the building. He stated the signage looks great. Applicant stated they were going to power wash the brick as the brick is staying.

Motion: To **Recommend** the Design - Building Elevations/Finishes as submitted. Motioned by C. Baryluk. Seconded by S. Williams. Voted 4-0-0.

Applicant and Commission members discussed the Site Plan, the pole mounted lights, that the mechanicals were shown to the neighbors during an informal abutters' meeting, and the size of the mechanical equipment on the roof.

Motion: To **Recommend** the Site Plan and the externals as submitted with the stipulation that if the applicant is adding things in the future, it will have to go through the engineering part and the Planning Board. Motioned by M. Fitzgerald. Seconded by C. Baryluk. Voted 4-0-0.

Motion: To **Approve** the sign package as submitted. Motioned by M. Fitzgerald. Seconded by S. Williams. Voted 4-0-0.

Meeting Minutes: April 23, 2019 and May 7, 2019

Motion: To **Approve** the April 23, 2019 Meeting Minutes as presented. Motioned by M. Fitzgerald. Chairman Fitzgerald stated he had an action item to check with Gus Brown that the attachment method for the Central Auto Body sign was actually submitted prior to granting the permit. Seconded by R. Niemi. Voted (2-0-2). (C. Baryluk and S. Williams abstained as they were not at the meeting.)

Motion: To **Approve** the May 7, 2019 Meeting Minutes as presented. Motioned by M. Fitzgerald. Chairman Fitzgerald stated he had an action item to check with Gus Brown to make sure there was a detailed mounting spec submitted for GlenPharmer Distillery on the exterior channel mounted letters prior to getting their permit; they did not show their attachment method into the stone. Seconded by S. Williams. Voted (4-0-0).

General Matters: None.

Motion to Adjourn by M. Fitzgerald. Seconded by C. Baryluk. Voted 4-0-0. Meeting adjourned at 7:45 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary