

**DESIGN REVIEW COMMISSION
AGENDA**

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

TOWN OF FRANKLIN
TOWN CLERK

2019 MAY -2 A 8: 54

RECEIVED

- 7:00 PM** The Dog's Pace – 25 Kenwood Circle
Replace Existing Sign Faces
- 7:05 PM** Dynasty Models and Talent – 150 Emmons Street, Suite 2
Logo graphics color printed to existing Directory Pylons
- 7:10 PM** GlenPharmer Distillery – 860 West Central Street
Installation of Exterior Signage

General Matters

Approval of Meeting Minutes: 04-09-2019

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: May 2, 2019
The next meeting of the Design Review Commission is scheduled for May 21, 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: The Dog's Pace

Property Address 25 Kenwood Circle

Assessors' Map # _____ Parcel # 295-011-000-000

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: _____
Signs By Cam, Inc.

Address: _____
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: McKoy Cummins Property Owner: John Lambert / LMF Franklin

Address: 25 Kenwood Circle 1781 Braceline Ave. Corp
Franklin, MA 02038 Boystown, MA

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

Cam Allen
Signature of Applicant

[Signature]
Signature of Owner

Cam Allen
Print name of Applicant

John Lambert
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 St.
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: replace existing sign faces

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

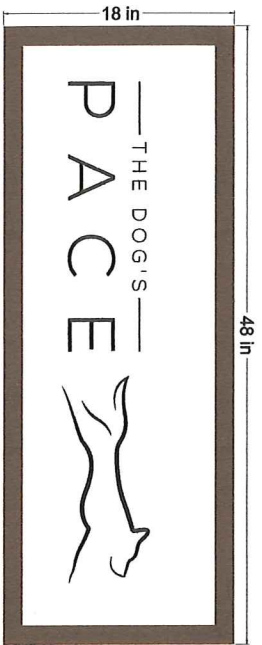
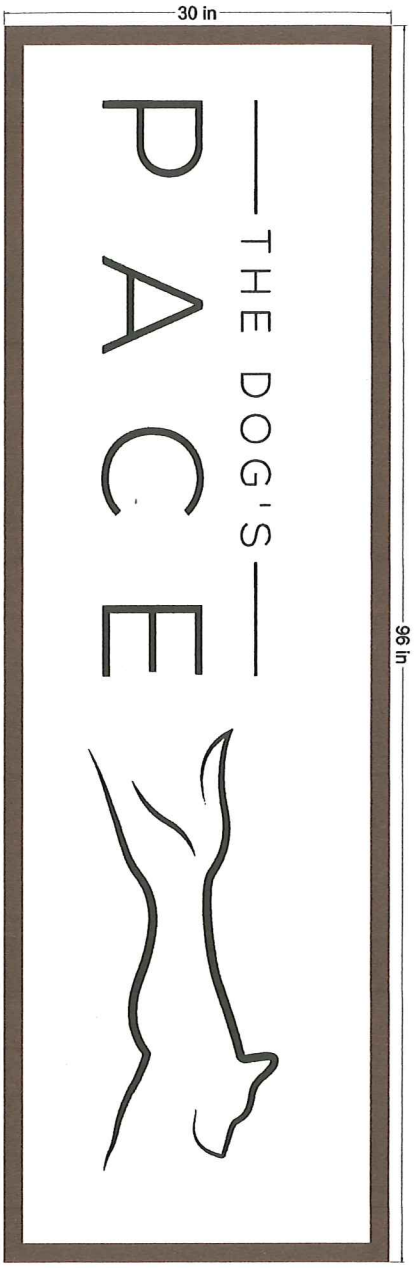
type of sign (wall, pylon etc.)	colors
size/dimensions	materials
style of lettering	lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously existing location)

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.



**no lighting... slides into existing frames*



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		COLOR SPECS:	
JOB TITLE:	BANNER: <input type="checkbox"/>	COROPLAST: <input type="checkbox"/>	WOOD: <input type="checkbox"/>	BACKGROUND:	BACKGROUN:
CONTACT:	ACRYLIC: <input type="checkbox"/>	MAGNETIC: <input type="checkbox"/>	URETHANE: <input type="checkbox"/>	COPY:	OUTLINE:
PHONE:	PVC: <input type="checkbox"/>	ALUMINUM: <input checked="" type="checkbox"/>	NUEDGE: <input type="checkbox"/>	SHADOW:	SHADOW:
FAX:	SINGLE SIDED: <input checked="" type="checkbox"/>	DOUBLE SIDED: <input type="checkbox"/>	NUEDGE: <input type="checkbox"/>	BORDER:	BORDER:
JOB DESCRIPTION:					

© COPYRIGHT
ALL DRAWINGS ARE PROPERTY OF SIGNS BY CAM AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

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: Dynasty Models and Talent

Property Address 150 Emmons Street Suite # 2

Assessors' Map # 279 Parcel # 036

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: CAVALLARO SIGNS INC.

Address: 305 Union Street, Franklin MA

Telephone Number: 508-528-6545

Contact Person: Rocco Cavallaro

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

Business Owner: Navdeep Arora Property Owner: Navdeep Arora
Address: 29 Whitehall Way 29 Whitehall Way
Bellingham, MA 02019 Bellingham, MA 02019

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

✓ Rocco Cavallaro
Signature of Applicant

✓ NA
Signature of Owner

✓ Rocco Cavallaro
Print name of Applicant

Navdeep Arora
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: Cavallaro Signs inc.
Contact Person: Rocco Cavallaro
Address: 205 Union Street
Telephone Number: 508-528-6545

b. Architect/Engineer (when applicable)

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

E) Work Summary

Summary of work to be done: (4) LOGO graphics Color printed
Applied to existing Directory Pylons (2) (like other
Tenants)

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.



Cavallaro Signs
INCORPORATED

305 Union St., Franklin, Ma phone/fax 508-528-6545

(4) 49" x 9.5" prints onto existing PVC slots



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: GlenPharmer Distillery

Property Address 860 West Central Street, Franklin, MA 02038

Assessors' Map # _____ Parcel # _____

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: GlenPharmer Distillery, LLC

Address: 860 West Central Street
Franklin, MA 02038

Telephone Number: 508-654-6577

Contact Person: Patrick Downing

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

Business Owner: Patrick Downing Property Owner: Brookdale Mill Realty, LLC

Address: 20 Cranberry Drive 860 West Central Street
Franklin, MA 02038 Franklin, MA 02038

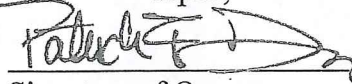
Attn: Patrick Downing

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

Executed as a sealed instrument this 24th day of April, 2019



Signature of Applicant



Signature of Owner

Patrick Downing, President
Print name of Applicant

Patrick Downing, President
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: Design & Co., Inc.
Contact Person: Timothy Downing
Address 44 Canterbury Court, Carlisle, MA 01741
Telephone Number: 617-792-7791

b. Architect/Engineer (when applicable)

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

E) Work Summary

Summary of work to be done: Installation of Exterior 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.
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.



New freestanding sign to replace existing - Wood with carved lettering. Sign to be illuminated using existing ground mounted LED lighting - see page 2 for detail.

New building mounted sign location - Halo-lit channel letters with internal multi-colored LED's - see page 3 for detail.

New vinyl or metal banner to be hung from existing exterior beam. Banner to be illuminated from both sides with new building/side mounted LED lights - see page 3 for detail.

New building mounted sign location - Halo-lit channel letters with internal multi-colored LED's - see page 3 for detail.





EAST ELEVATION 1/8"=1'-0"



Existing exterior beam

New vinyl or metal banner to be hung from existing exterior beam - see pages 3 and 7 for detail.

New building/side mounted LED light locations (typical for 2)

New building mounted canopy to replace existing - Plate aluminum to match existing canopy profile - see page 5 for detail.

EXISTING CONDITIONS - NORTH ELEVATION NOT TO SCALE



New building mounted sign location
- Halo-lit channel letters with internal
multi-colored LED's - see page 7 for
detail.....

New vinyl or metal banner to be
hung from existing exterior beam.
Banner to be illuminated from both
sides with new building/side mount-
ed LED lights - see page 7 for detail.
.....



Illuminated channel letters/logo - Fabricated aluminum Halo-lit channel letters painted metallic silver with internal multi-colored LED's. Faces to be aluminum painted metallic silver. Returns and trim cap to be painted metallic silver. Sign mounts with studs to building.

Overall sign dimensions 6'-4" wide x 4'-7" high

GP_x
DISTILLERY

Existing exterior beam

Charcoal gray/white vinyl or metal banner to be hung from existing exterior beam. Banner to be illuminated from both sides with new building/side mounted LED lights - see page 3 for additional detail.

Overall banner dimensions 4'-6" wide x 10'-0" high

GLENPHARMER

New building mounted canopy to replace existing - Clear anodized plate aluminum to match existing canopy profile.



First Floor-Addition
2' - 4 1/4"

**DESIGN REVIEW COMMISSION
MINUTES OF MEETING
April 9, 2019**

A meeting of the Design Review Commission was held on Tuesday, April 9, 2019, at 7:00 PM, at the Franklin Municipal Building, 355 East Central Street, Room 205, Franklin, Massachusetts. Members present were Chris Baryluk, Claudine Fitzgerald, Ralph Niemi, James Bartro, and Samuel Williams.

Vice Chair Chris Baryluk opened the meeting at 7:00 PM.

Motion: To **Authorize** Associate Members Jim Bartro and Ralph Niemi to vote. Motioned by C. Baryluk. Seconded by C. Fitzgerald. Voted 5-0-0.

Items taken out of order from agenda.

1. Bourque Bros – 511 East Central Street – Install new pylon panels

Cam Afonso of Signs by Cam stated that they were splitting the face of the existing pylon sign in half; it is very straightforward.

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

2. Encore Music – 3 Bent Street – Replace existing signs

Cam Afonso of Signs by Cam stated that they are replacing the existing signs; the bylaws have changed since the existing sign was done 12 years ago. Mr. Afonso stated they are maxed out on the allowed requirements with 23 sq. ft. on the building and the existing street sign. Everything is aluminum and non-lit. He noted that he spoke with Building Commissioner Gus Brown about the maximum square footage allowed. He stated that Mr. Brown approved this package; he is here for the concept approval.

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

3. Car Quest – 550 East Central Street – Install new faces and channel letter set

Cam Afonso of Signs by Cam stated that they are reusing the existing pylon; they are putting in new blue faces for the applicant's logo colors. He stated that they are maxed out on the size of the building sign. The sign will be acrylic. At a later date they may install some blue canvas awnings with the same blue color as the logo.

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

4. Dress Code – 58 East Central Street – Lettering and logo on windows

Rocco Cavallaro of Cavallaro Signs, Inc. stated that the owner wanted to put signs on the window surface displaying two logos that specifically indicate her association with the Miss America organization. The graphics proposed include black, white, silver and gray colors; the hours will also be posted on the door. Ms. Fitzgerald questioned if the hours were included in the 10 percent. Commission members discussed the allowed square footage and requested that the applicant include dimensions of signage relative to store front area in the submission package. The bylaw was reviewed and discussed.

Motion: To **Approve** the sign package with provision that all signage proposed and measurements will comply with bylaw of 6 sq. ft. or 10% of windows whichever is less. Measurements will be submitted to Town by Mr. Cavallaro prior to permit being issued. Motioned by C. Fitzgerald. Seconded by R. Niemi. Voted 3-2-0. Mr. Bartro and Mr. Baryluk voted No.

5. Stemsential – 150 Emmons Street – New carved sign, (4) Directory panels on 2 Directories
Rocco Cavallaro of Cavallaro Signs, Inc. stated that the shape of the new carved sign would match the other panels on the building. The applicant would like to use a white background with the logo colors.

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

6. Glen Meadow Apartments Leasing/Amenity Center – Glen Meadow Road – Construction of Leasing/Amenity Center and related recreational amenities and landscaping

Albert Rodiger of the Schochet Companies, representing the owners and managers of Glen Meadow, stated that they would like approval for the proposed leasing building and amenities building. He stated that they were already before the Planning Board to review the Site Plan; he is here to answer any questions about the building design. He stated the plan is to move the leasing office out of its current location in a residential unit to a separate location on the property. Commission member confirmed that the applicant is requesting that the Design Review Commission recommend for approval three things: landscaping, architectural features of the building, and photometric/light plan. Mr. Rodiger reviewed the Site Plan and provided Commission members with additional photographs. He discussed the overall site and noted it directly abuts the Town Hall. The location for new building is on the left side/Chestnut Street side of the property. A reconstructed playground will be included. They will retain the dog run, but it will be rebuilt to make it nicer. They will rebuild the roof over the mailboxes. The leasing office will be in the center of this area. The proposed structure will be a high-end, two-piece, pre-fabricated building. The building is about 1,400 sq. ft. which will include two offices and a reception area. He discussed the indoor dog wash space as part of the amenities. They are planning to have a small patio space outside the leasing office. The site currently has some grills and picnic tables; they will improve those to make the area more family oriented. He stated that the exterior finishes will be a vinyl siding type low maintenance material. The general design is 1970's colonial. The new building will be white with a colonial architectural style to attempt to match well with the existing brick buildings with white trim. Mr. Rodiger said the railings would most likely be vinyl, low maintenance material; he noted the ramp will comply with accessibility requirements. He reviewed the renderings. Commission member noted that they do not approve, but rather make recommendations on the design.

Motion: To **Conditionally Recommend** the architectural features with the condition that upon submission for the permit a specification sheet for the building materials is provided. Motioned by J. Bartro. Seconded by C. Fitzgerald. Voted (5-0-0).

Mr. Rodiger reviewed the photometric light plan. He stated that the existing site has a number of light fixtures relative to the dog walk area. The site also has sidewalk fixtures all the way around. All of those are expected to remain in place. The new building will have some additional lighting as marked on the Site Plan to illuminate, as needed, the walkway and ramps. He stated that they will not have excessive light splash but will have the light needed for safety. He noted that the dog wash area will be closed at night. Ms. Fitzgerald indicated that the photometric plan looked like there was some light spillage but that spillage may be within the property line; it is not clear. Mr. Rodiger reviewed the property lines and stated that the light was not outside of the property. He noted that the property line was lined with full growth deciduous trees and behind the trees are the loading docks of a mall. He noted that when purchasing this property his company maintained some of the affordable component which helped the Town remain compliant with 40B. He noted that they want to have the parking lots well lit to not have anything go on there that should not go on there such as crime.

Motion: To **Recommend** the photometric lighting plan as submitted. Motioned by S. Williams. Seconded by J. Bartro. Voted (5-0-0).

Mr. Rodiger discussed the landscaping plan. He noted that the investors are very green and propose smart growth principles and green principles. He stated that at the initial meeting the Planning Board indicated the plan was not acceptable as there was not enough parking. The Planning Board did not like the street-side

parking and requested that they build a parking lot in front of the building. Mr. Rodiger stated that his company is not very excited about that, but they are in the process of designing a few different parking lots for the Planning Board to review. He noted that this may impact the landscaping plan as the Planning Board is asking them to put the parking up to the front of the building. He stated that there has been parking on the loop road since 1973; however, the Planning Board does not want people to have to parallel park. He stated that for the most part the landscaping will remain, but it may not end up looking exactly the same.

Motion: To **Recommend** the landscaping with the provision that if the landscaping is changed within the 15 ft. perimeter around the proposed building, they will come back to Design Review Commission. Motioned by S. Williams. Seconded by J. Bartro. Voted (5-0-0).

7. Horace Mann Plaza – 265-303 East Central Street – Interior redemise and exterior modifications from 1 larger tenant to 5 smaller tenants. Scope of work includes new entries storefront and expanded arcade on the side of building.

Motion to **Recommend** the architecture/façade as submitted. Motion by J. Bartro. Seconded by S. Williams. Voted (5-0-0).

Motion: To **Table** the sign. Motioned by Chris Baryluk. Seconded by Jim Bartro. Voted (5-0-0).

General Matters: None.

Meeting Minutes: February 19, 2019 and March 5, 2019

Motion: To **Approve** February 19, 2019 Meeting Minutes. Motioned by J. Bartro. Seconded by C. Fitzgerald. Voted (5-0-0).

Motion: To **Approve** March 5, 2019 Meeting Minutes. Motioned by C. Fitzgerald. Seconded by S. Williams. Voted (3-0-2). (Mr. Baryluk and Mr. Bartro abstained).

Motion to Adjourn by Chris Baryluk. Seconded by Claudine Fitzgerald. Adjourned at 8:30 P.M.

Respectfully submitted,

Judith Lizardi
Recording Secretary