

**DESIGN REVIEW COMMISSION  
AGENDA**

Tuesday, October 8, 2019 7:00 PM  
Municipal Building, 355 East Central Street  
2<sup>nd</sup> Floor, Room 205

TOWN OF FRANKLIN  
TOWN CLERK  
2019 OCT -3 A 11: 54  
RECEIVED

- 7:00 PM** Best Western Plus – 835 Upper Union Street  
Remove existing signage and install new front wall sign, rear wall sign, and monument sign on existing base
- 7:05 PM** Franklin Transmission & Auto Care – 505 East Central Street  
Replace existing awning and Pylon Faces
- 7:10 PM** Chateau Italian Kitchen & Bar – 466 King Street  
Repairing sills, re-painting exterior walls and trim, new stone column covers at entry and new stone wainscot, new Pylon sign and building signage

**General Matters**

Approval of Minutes: 09/10/2019  
09/24/2019

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: October 03, 2019**  
The next meeting of the Design Review Commission is scheduled for October 22, 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: Best Western Plus

Property Address 835 Upper Union Street Franklin, MA

Assessors' Map # 314 Parcel # 023-000-000

Zoning District (select applicable zone): C-Hotel

Zoning History: Use Variance  
Non-Conforming Use

B) Applicant Information:

Applicant Name: Callahan Sign, LLC

Address: POB 744  
Pittsfield, MA 01202

Telephone Number: 413-443-5931

Contact Person: James or Grayson Callahan

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

Business Owner: \_\_\_\_\_ Property Owner: Giri Franklin LLC  
Address: \_\_\_\_\_ 225 W. Squantum #200  
\_\_\_\_\_ Quincy, MA 02171

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

James P. Callahan  
Signature of Applicant

Lorraine Sheehan  
Signature of Owner

James P. Callahan  
Print name of Applicant  
Callahan Sign, LLC

Lorraine Sheehan  
Print name of Owner  
Giri Hotels

**\*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: Callahan Sign, LLC  
Contact Person: James P. Callahan  
Address POB 744 Pittsfield, MA 01202 (8 Federico Dr. Pittsfield, MA)  
Telephone Number: 413-443-5931  
jcallahan@callahansign.com

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

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

**E) Work Summary**

Summary of work to be done: Remove existing "Hawthorn" signage from hotel and install new 10'X9' "Best Western Plus" front wall sign, 7.3X6.75' rear wall sign, and 3'X11.3' monument sign on existing base.

**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.







2



EXISTING:  
7'-17/16" X 12'-0"

PROPOSED



GRAPHIC DETAIL  
SCALE: 1/4" = 1'-0"

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

**NOTE:** Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

|  |                |                 |  |
|--|----------------|-----------------|--|
| Customer: BEST WESTERN PREMIER/<br>EXECUTIVE RESIDENCY | Date: 08/16/19 | Prepared By: KH | DISTRIBUTED BY SIGN UP COMPANY<br>700 21st Street Southwest<br>PO Box 210<br>Watertown, SD 57201-0210<br>1.800.843.9888 · www.personasigns.com |
|--|----------------|-----------------|--|

|                        |                                  |        |  |
|------------------------|----------------------------------|--------|--|
| Location: FRANKLIN, MA | File Name: 199416 - FRANKLIN, MA | Eng: - | <b>persona</b><br>SIGNS   LIGHTING   IMAGE |
|------------------------|----------------------------------|--------|--|



1



EXISTING:  
7'-1 7/16" X 12'-0"



PROPOSED

height per face is  
3'8-3/8"



GRAPHIC DETAIL  
SCALE: 1/4" = 1'-0"

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

**NOTE:** Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: **BEST WESTERN PREMIER/  
EXECUTIVE RESIDENCY**

Date: **08/16/19**

Prepared By: **KH**

Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to the drawing will be made.

Location: **FRANKLIN, MA**

File Name: **199416 - FRANKLIN, MA**

Eng:

-

**persona**  
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY  
700 21st Street Southwest  
PO Box 210  
Watertown, SD 57201-0210  
1.800.843.9888 · www.personasigns.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: Franklin Transmission + Auto Care

Property Address 505 East Central

Assessors' Map # \_\_\_\_\_ Parcel # 284-607-000-000

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: ~~Joe Haligan~~ Richard Williams Property Owner: Joe Haligan  
Address: 505 E. Central 511 E. Central  
Franklin, MA Franklin, MA

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

Cam Afonso  
Signature of Applicant

[Signature]  
Signature of Owner

Cam Afonso  
Print name of Applicant

Joe Haligan  
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: \_\_\_\_\_  
replace existing awning band  
+ Pylon 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

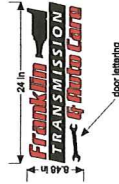
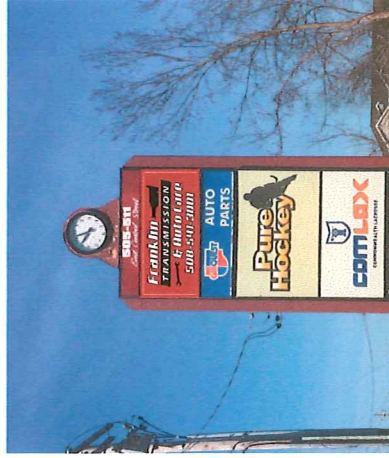
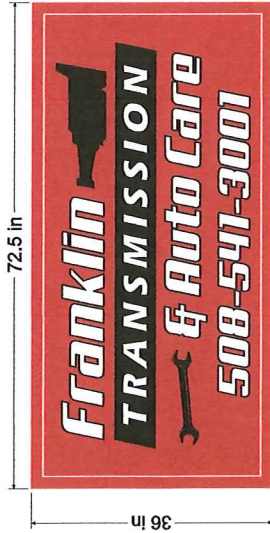
Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.



228 in

Franklin  & Auto Care  
TRANSMISSION

30 in



APPROVED FOR PRODUCTION:

**© COPYRIGHT**

ALL DRAWINGS ARE PROPERTY OF SIGNS BY CAM. ANY REUSE OR REPRODUCTION BY ANY OTHER PERSON(S) WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

**SIGN MATERIAL SPECS**

BANNER:  COROPLAST:  WOOD:   
ACRYLIC:  MAGNETIC:  URETHANE:   
PVC:  ALUMINUM:  NUEDGE:

COLOR SPECS:  
BACKGROUND:  
COPY:

OUTLINE:  
SHADOW:  
BORDER:

**JOB INFORMATION**

JOB TITLE: \_\_\_\_\_  
CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
FAX: \_\_\_\_\_  
JOB DESCRIPTION: \_\_\_\_\_

**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: CHATEAU Italian Kitchen & Bar

Property Address 466 KING ST

Assessors' Map # \_\_\_\_\_ Parcel # 303-048-000-000

Zoning District (select applicable zone): Commercial II

Zoning History: Use Variance \_\_\_\_\_  
Non-Conforming Use \_\_\_\_\_

B) Applicant Information:

Applicant Name: Gerry Fruggiero

Address: 195 School St  
Waltham, MA 02451

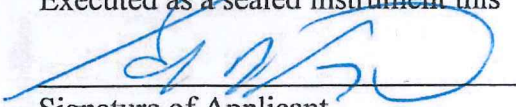
Telephone Number: 617-633-1651

Contact Person: Gerry Fruggiero

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

Business Owner: Chateau Restaurant Property Owner: Tage Capital Partners  
Address: 195 School St P.O. Box 386  
Waltham, MA 02451 WESTON, MA 02493

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

\_\_\_\_\_  
Signature of Owner

Gerard D. Fruggiero  
Print name of Applicant

\_\_\_\_\_  
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 Electric and Sign  
Contact Person: Rich Pretorius  
Address \_\_\_\_\_  
Telephone Number: (508) 584-4626

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

Business Name: Whitlock Design Group  
Contact Person: Bill Whitlock AIA/NCARB  
Address 681 Main Street, Suite 331 Waltham, MA 02451  
Telephone Number: (781) 608-0920

**E) Work Summary**

Summary of work to be done: Repairing rotten sills, re-painting exterior walls and trim, new stone column covers at entry and new stone wainscot, new pylon sign and new building signage.

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

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size/dimensions                              materials  
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**DESIGN STANDARDS**

Explain how each of the design standards outlined below has been incorporated into the design of the proposed development. Fill in the information in the spaces provided or use a separate sheet.

1. **Height**—The height of any proposed alteration shall be compatible with the style and character of the surrounding buildings, within zoning requirements. No change

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2. **Proportions of Windows and Doors** – The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the surrounding area.

2 sets of small windows being removed on front facade \_\_\_\_\_

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3. **Relations of Building Masses and Spaces** – The relationship of a structure to the open space between it and adjoining structures shall be compatible. No change

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4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. No change

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5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. No change

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6. **Facade, Line, Shape & Profile** – Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context: No change

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7. **Architectural Details** – Architectural details, including signs, materials, colors and textures shall be treated so as to be compatible with the existing and adjacent architectural character, thereby preserving and enhancing the surround area. \_\_\_\_\_

New stone column covers at entry and new stone wainscot to add scale and \_\_\_\_\_

character to front facade \_\_\_\_\_

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8. **Advertising Features** – The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures shall not detract from the use and enjoyment of the proposed buildings and structures and the surrounding properties. \_\_\_\_\_

Removal of large roof sign and added wall sign and pylon sign \_\_\_\_\_  
\_\_\_\_\_

9. **Heritage** – Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable. \_\_\_\_\_

No change \_\_\_\_\_  
\_\_\_\_\_

10. **Energy Efficiency** – To the maximum extent reasonably practicable, proposals shall utilize energy-efficient technology and renewable energy resources and shall adhere to the principles of energy-conscious design with regard to orientation, building materials, shading, landscaping and other elements. \_\_\_\_\_

No change \_\_\_\_\_  
\_\_\_\_\_

11. **Landscape** - The landscape should improve the character and appearance of the surrounding area and parking areas should be located to the side or rear of buildings when reasonably possible.

Replacing landscaping with new plants. Added bed in front where large \_\_\_\_\_  
 concrete patio is greatly reduced. This area is now made ADA compliant \_\_\_\_\_  
\_\_\_\_\_

**SEE ADDENDA ATTACHED FOR INSTRUCTIONS TO ASSIST IN COMPLETING APPLICATION.**

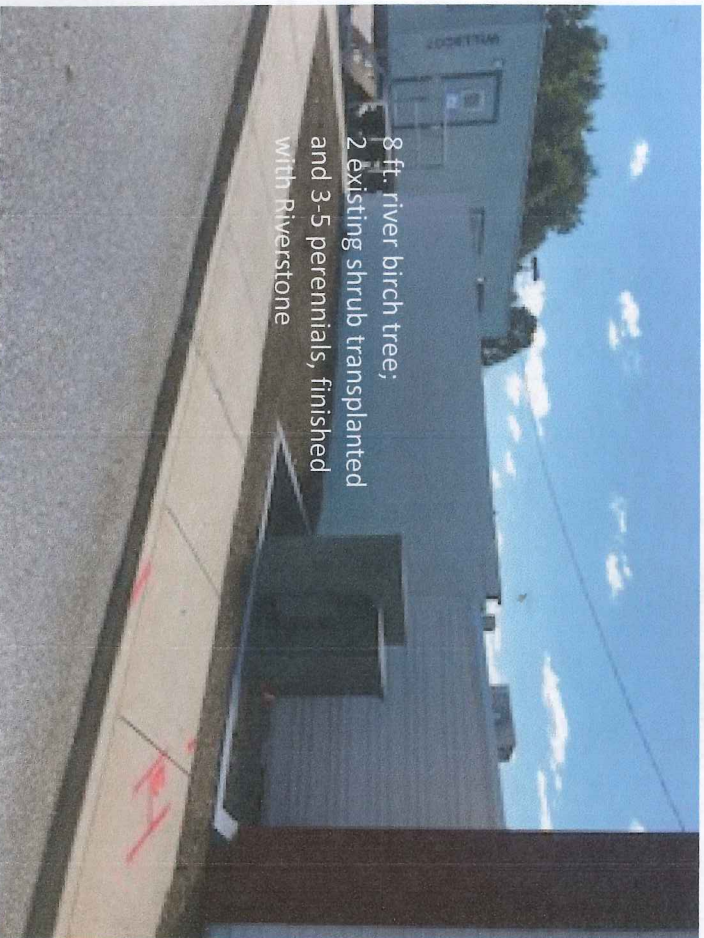
# Chateau Franklin Landscape Proposal

Christopher Woodley Company

September 16, 2019



# Chateau Franklin



8 ft. river birch tree;  
2 existing shrub transplanted  
and 3-5 perennials, finished  
with Riverstone

A

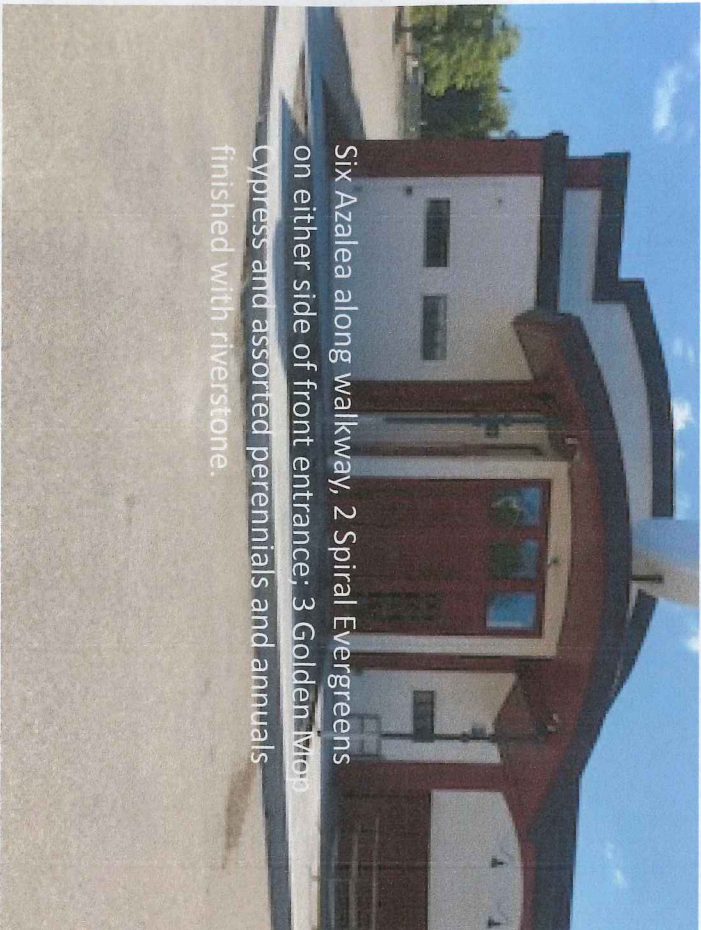


Three (4-5 foot) Arborvitae interspersed with  
8-12 Boxwoods, finished with Riverstone

B

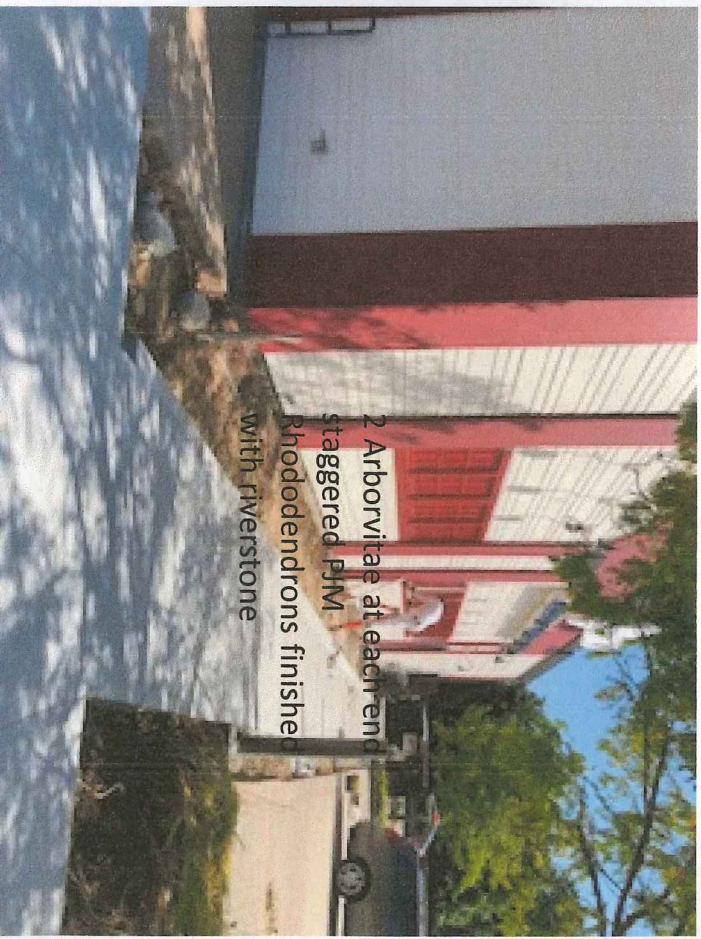


# Chateau Franklin



Six Azalea along walkway, 2 Spiral Evergreens on either side of front entrance, 3 Golden Wreath Cypress and assorted perennials and annuals finished with riverstone.

C

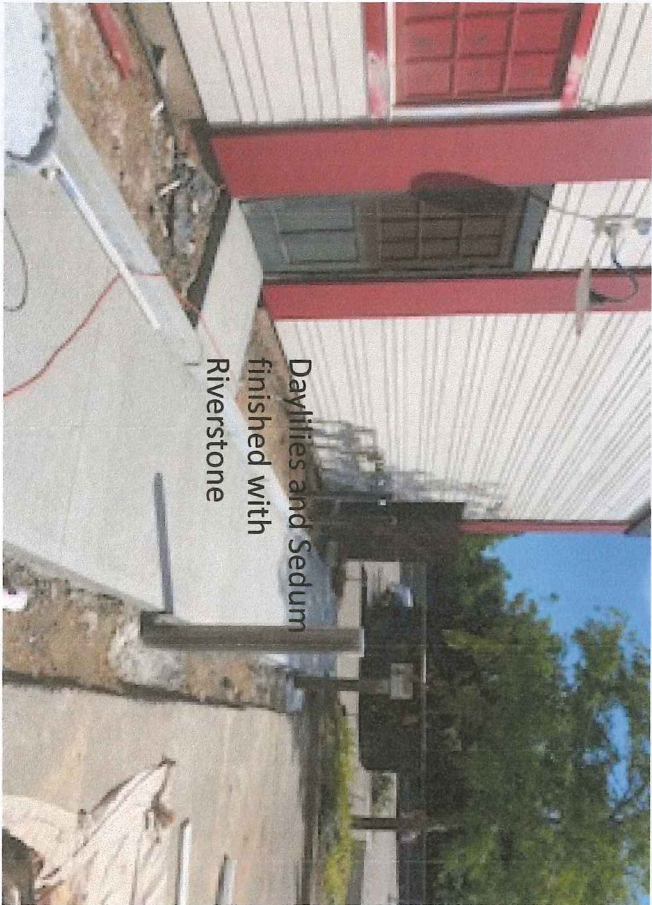


2 Arborvitae at each end staggered P/M Rhododendrons finished with riverstone

D



# Chateau Franklin

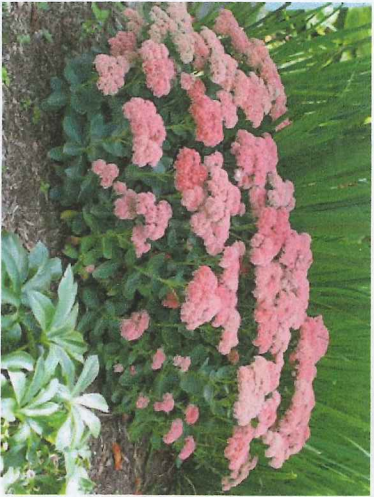


E



F



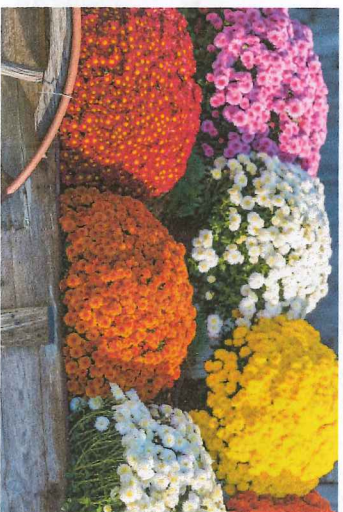


SEDUM



PERENNIALS

DAY LILIES



MUMS



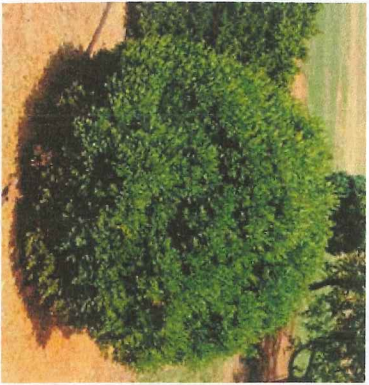
JUNIPER GROUND COVER



SALVIA



**SHRUBS**



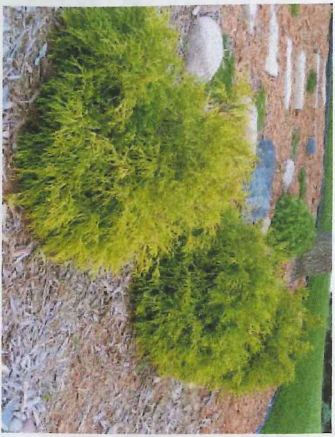
**COMMON BOXWOOD**



**AZALEA**



**PIMI RHODODENDRON**



**GOLDEN MOP CYPRUS**



**RIVER BIRCH TREE**

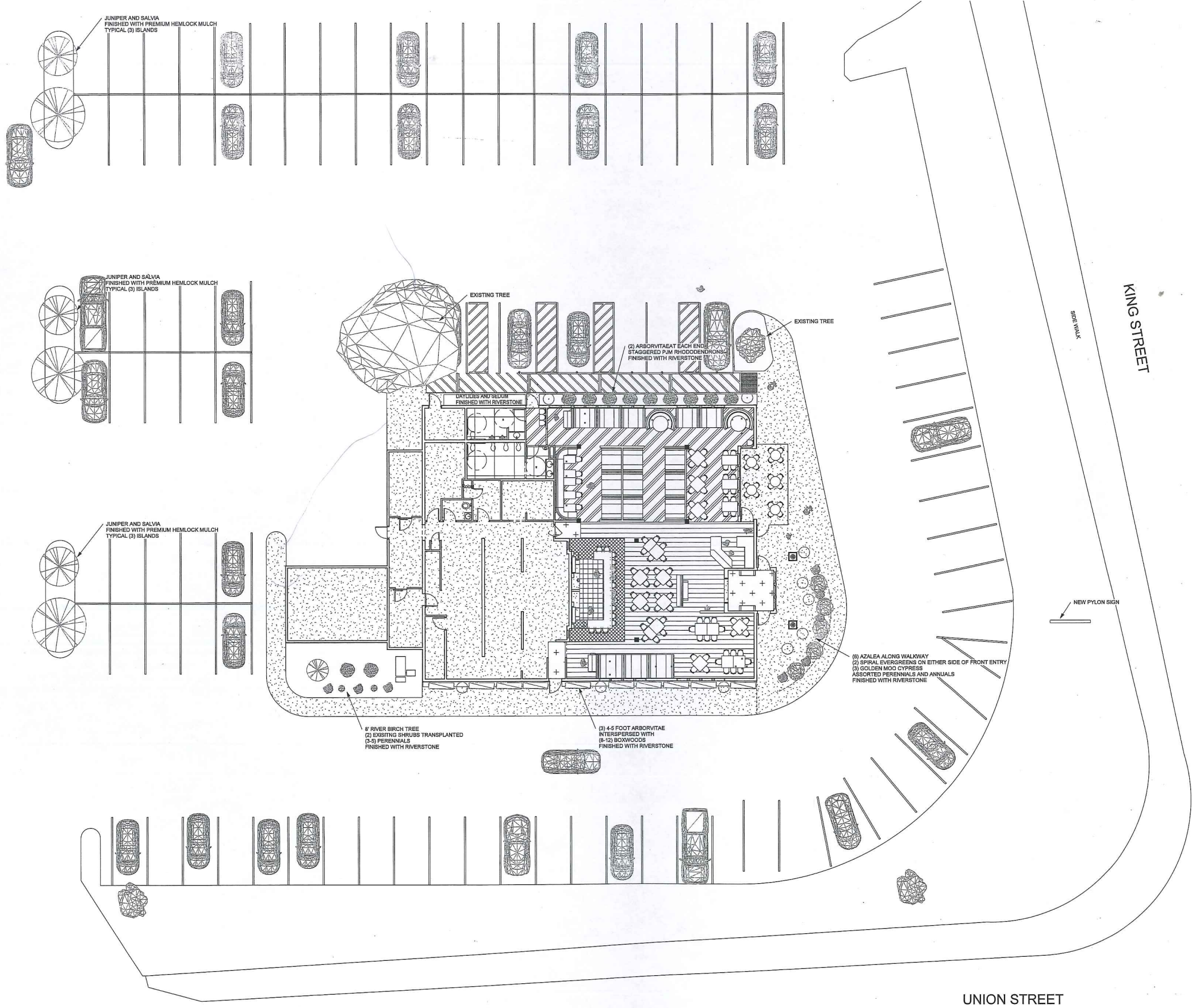


**SPIRAL EVERGREEN**



**ARBORVITAE**





ISSUED  
 10/01/19

| REVISIONS |        |             |
|-----------|--------|-------------|
| Date      | Number | Description |
|           |        |             |

PROJECT NAME  
**CHATEAU  
 FRANKLIN**  
 PROJECT ADDRESS  
 466 KING ST,  
 FRANKLIN, MA 02038

SEAL

DRAWING TITLE  
 SITE PLAN

SCALE  
 1" = 10'-0"

SHEET NUMBER

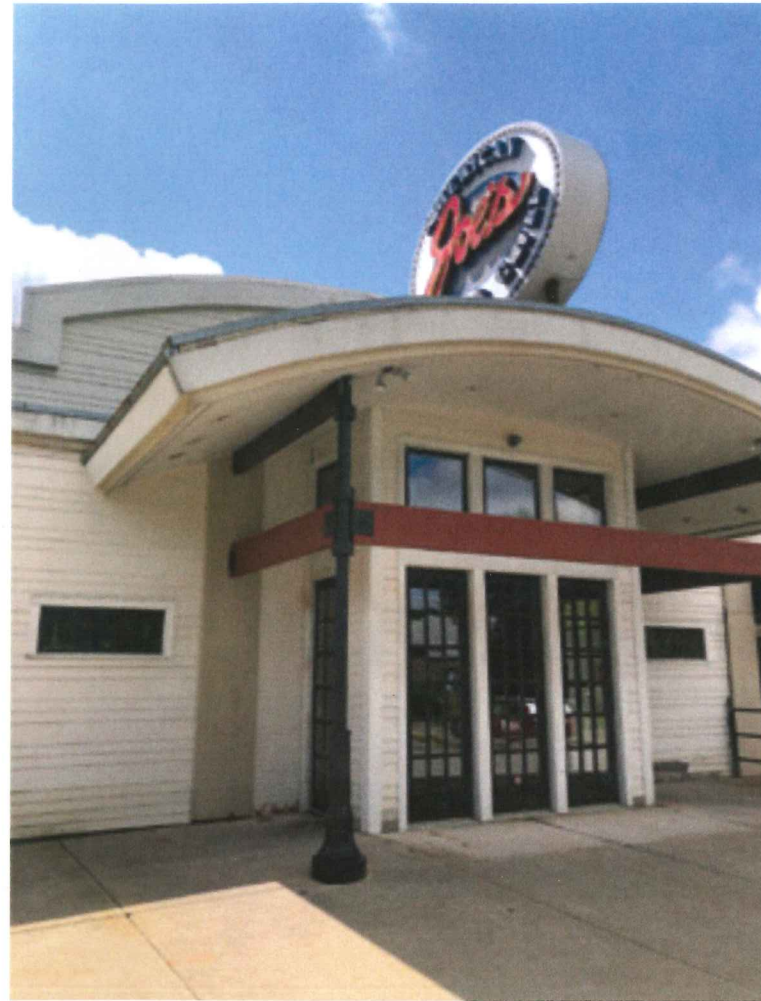
**G0.2**



Exterior Before



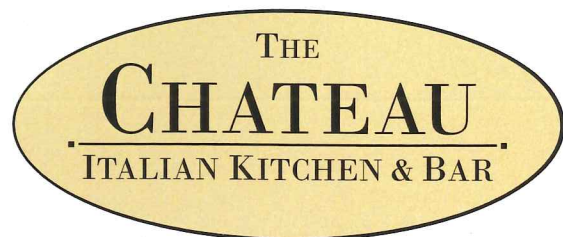
Front View



Entrance Detail



Outdoor Dining Detail





# Exterior Before



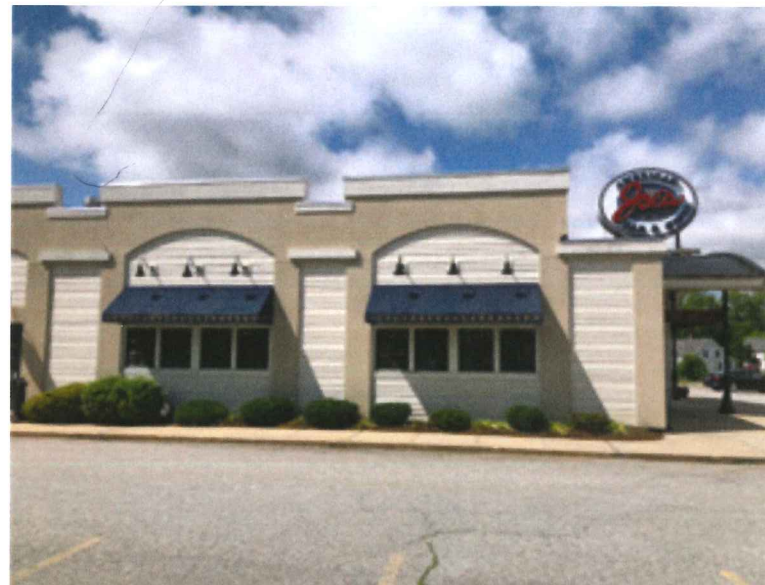
Right Side View



Right Side View



Left Side View



Left Side View



Front View

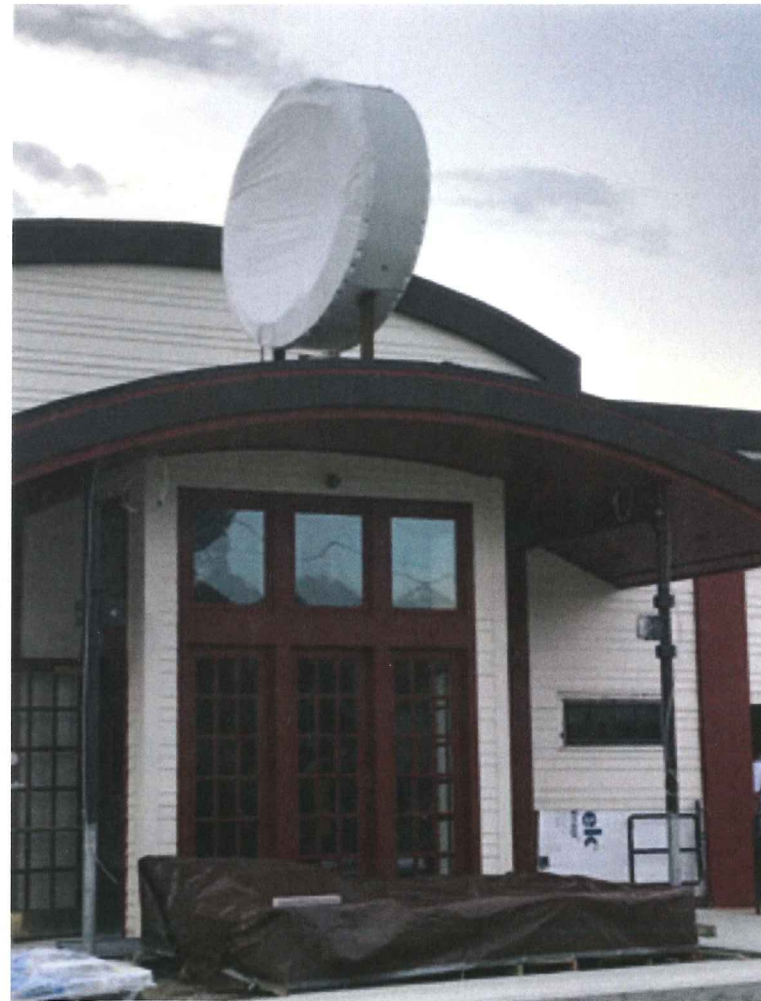




# Exterior During Construction



Front View



Entrance Detail



Outdoor Dining Detail





# Exterior During Construction



Right Side View



Right Side View



Back View



Left Side View



Front View





**CHATEAU**  
ITALIAN KITCHEN BAR  
Est. 1933





## Town of Franklin



### Design Review Commission

#### Tuesday, September 10, 2019 Meeting Minutes

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

#### **Vice Chairman Baryluk opened the meeting at 7:00 PM.**

1. **Dean at Franklin Station 117 – 117 Dean Avenue** – Installation of Main ID, Leasing Center and Building Numbers as Shown on Supporting Documents

Janice Carroll, owner's representative for Fairfield Residential reviewed the proposed signage. She stated there is a proposed sign directly after the leasing center; there will only be a little lighting coming up from the landscaping below the sign. She stated the fire department has looked at it and approved the design. The signs on the buildings will not be lit. She stated the fire department is reviewing whether it should be the building numbers or the addresses of the buildings.

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

#### **Meeting Minutes: August 20, 2019**

**Motion:** To **Approve** the August 20, 2019 Meeting Minutes as presented. Motioned by S. Williams. Seconded by R. Niemi. Voted 2-0-2. (J. Bartro and C. Baryluk abstained as they did not attend this meeting.)

**General Matters:** None.

**Motion to Adjourn** by J. Bartro. Seconded by S. Williams. Voted 4-0-0. Meeting adjourned at 7:06 PM.

Respectfully submitted,

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Judith Lizardi  
Recording Secretary



## Town of Franklin



### Design Review Commission

**Tuesday, September 24, 2019**  
**Meeting Minutes**

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

#### **Vice Chairman Baryluk opened the meeting at 7:00 pm.**

1. **Karl Storz – 1376 West Central Street** – Installation of non-illuminated letters on exterior wall.

Joseph Buckholz Jr., of KayGee Sunshine Sign representative on behalf of Karl Storz reviewed the proposed signage. He stated that they have moved into the industrial park and they are looking to put non-illuminated plate letters on the wall next to the entrance. They are 16 inches tall and painted Karl Storz blue. The only difference from other signs on the building is the color. Landlord approved them to use the blue. No discussion.

**Motion** by J. Bartro to **Approve** the sign as submitted. **Seconded** by R. Niemi. **Voted** 3-0-0.

2. **Temple Etz Chaim – 900 Washington Street** - Fabricate and install a freestanding sign.

Andrew Rubenstein of Temple Etz Chaim stated that prior sign was wiped out by a snowstorm. NHS Sign helped him to design a sign. Sign is non-illuminated. Changed from blue to white to stand out better and a small redesign of the Temple logo. No discussion.

**Motion** by R. Niemi to **Approve** the sign as submitted. **Seconded** by J. Bartro. **Voted:** 3-0-0

3. **Chateau Restaurant – 466 King Street** – Install 2 wall signs and one pylon sign.

Richard Pretorius, Pretorius Electric & Sign present representing the Chateau Restaurant. They are removing the existing roof top sign that is over the entrance. Square footage will be the same. There will be a pylon sign in the grass area towards the corner. The tag line, “American Bar & Grill”, will be replaced with “Italian Kitchen and Bar”. The letters are the same size at 12 inches. Instead of raceway with exposed neon channel letters, the new sign will be a cabinet with stencil cut faces and push through letters. The lettering is currently 21 feet long and the new sign will be 16 feet long. The “Joes” sign is coming down with nothing going there. A 4 x 9.5 foot single face stencil cut aluminum base with push through letters is going under the canopy over the windows at the entrance. That is 38 sq ft. Only thing to light up is the copy not the background. Red will illuminate and the white will not. Same with the pylon sign. As far as square footage goes, the “Joes” sign is about 80 square feet and the sign replacing it around the corner will be 38 square feet. Baryluk asked if there will be landscaping plans? Mr. Pretorius stated that he is only here for the sign approval. Baryluk commented that it is the understanding of the

board that the restaurant will open in a month and they have not seen anything with respect to façade improvements, landscaping, and lighting for their opinion.

**Motion** by J. Bartro to **Approve** the sign package as submitted. **Seconded** by R. Niemi. **Voted** 3-0-0

**Meeting Minutes: September 10, 2019**

**Motion by J. Bartro to Table** the September 10 Meeting Minutes. Minutes should reflect that C. Baryluk was in attendance. **Seconded** by R. Niemi. Voted 3-0-0.

**General Matters:** None.

**Motion to Adjourn** by C. Baryluk. Seconded by R. Niemi. **Voted** 3-0-0. Meeting adjourned at 7:10 PM.

Respectfully submitted,

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Maxine Kinhart  
Recording Secretary