

# DESIGN REVIEW COMMISSION

## AGENDA

May 10, 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/84350056012> or call on your phone at 1-929-205-6099, meeting ID is 84350056012

- 7:00 PM**      **Smiley Gas and Convenience – 52 East Central Street**  
Rebranding gas station signage from Gulf and DBMart to Smiley Gas & Convenience - **Motion to Remove from Table**
- 7:05 PM**      **NISSHA Metallizing Solutions – 17 National Drive**  
Install one non-illuminated sign – **Motion to Remove from Table**
- 7:10 PM**      **NISSHA Metallizing Solutions – 24 National Drive**  
Install one non-illuminated sign – **Motion to Remove from Table**
- 7:15 PM**      **Franklin Glass – 273 Beaver Street**  
Replace belt sign

### General Matters:

Approval of Minutes:              April 26, 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: 5-5-2022 Next meeting is 5/24/2022

TOWN OF FRANKLIN  
DESIGN REVIEW APPLICATION  
FOR §185-31(2) OF THE ZONING BY-LAW

**A) General Information**

Name of Business or Project: SMILEY GAS AND CONVENIENCE

Property Address 52 E. CENTRAL STREET

Assessors' Map # 286 Parcel # 37

Zoning District (select applicable zone): DOWNTOWN COMERCIAL DISTRICT

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

**B) Applicant Information:**

Applicant Name: 52 E. CENTRAL ST. LLC. (NABIL NAKHOUL, MANAGER)

Address: 1 IRONGATE DR.  
FRANKLIN MA 02038

Telephone Number: (617) 504-5364

Contact Person: NABIL NAKHOUL

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

Business Owner: \_\_\_\_\_ Property Owner: \_\_\_\_\_  
Address: \_\_\_\_\_

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

[Signature]  
Signature of Applicant

[Signature]  
Signature of Owner

NABIL NAKHOUL  
Print name of Applicant

NABIL NAKHOUL  
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

mkinhart@franklinma.gov

**D) Architect/Engineer/Sign Company Information (if not the applicant)**

**a. Sign Company**

Business Name: N.H. SIGNS  
Contact Person: MARK LIBMAN  
Address 66 GOLD LEDGE AVE.  
Telephone Number: (603) 437-1900

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

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

**E) Work Summary**

Summary of work to be done: REBRANDING THE GAS STATION  
SIGNAGE, FROM BULFARD DB MART,  
TO SMILEY GAS & CONVENIENCE.

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

**a) FOR SIGN SUBMISSIONS ONLY:**

**NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED WITH APPLICATION**

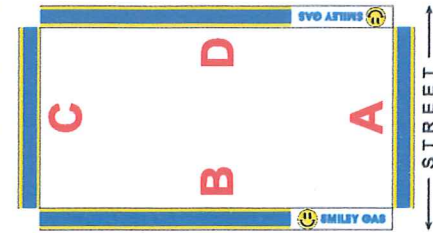
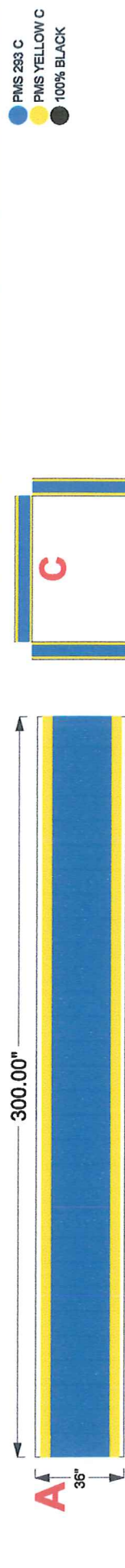
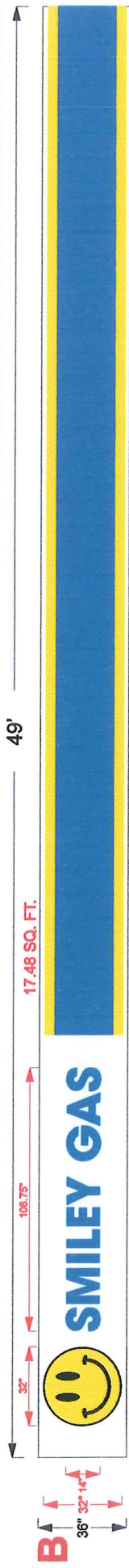
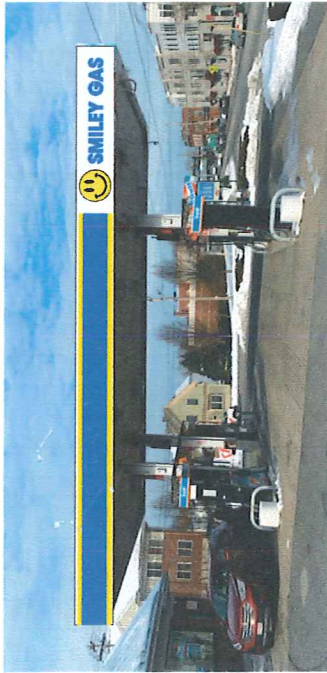
1. Drawing of Proposed Sign which must also include  
type of sign (wall, pylon etc.)      colors  
size/dimensions                              materials  
style of lettering                              lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of 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.



- PMS 283 C
- PMS YELLOW C
- 100% BLACK

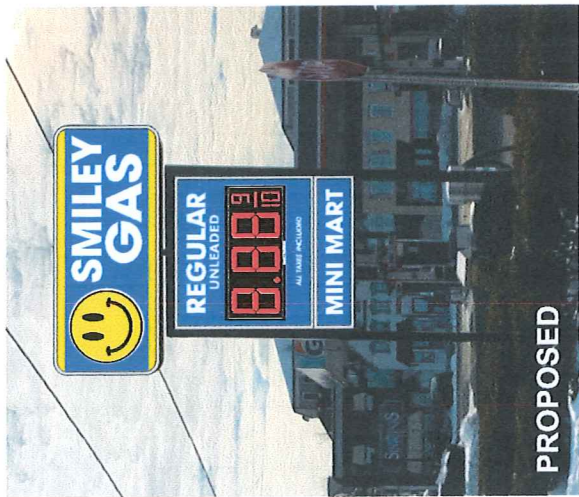
**NO CHANGE IN CANOPY SIZE**

MORE INFORMATION REQUIRED  
 SURVEY NEEDED FOR:  
 FINAL DRAWING  
 PERITS PRODUCTION  
 © INGRAM BLOWINGS  
 NH SIGNS OWNS THE COPYRIGHT ON ALL ORIGINAL DESIGNS.  
 INHIBITING TECHNOLOGY PRODUCTS COPYRIGHT FOR THE CLIENTS

REVISION	NOTES	BY	TYPE
1	3.17.22		
2	4.4.22		
3	4.11.22		
4	4.14.22		
4	4.18.22		
4	4.26.22		

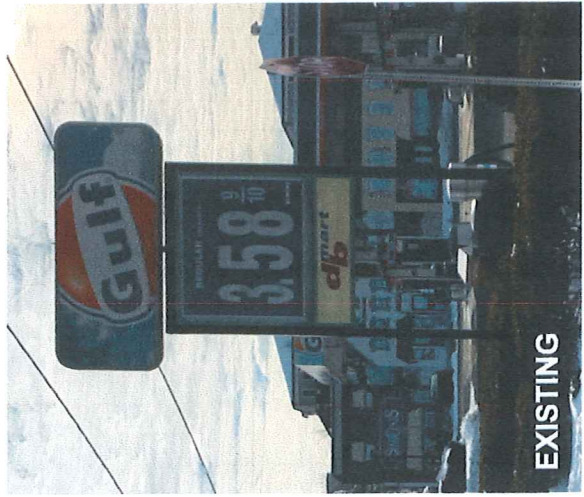
CLIENT: SMILEY GAS  
 LOCATION: FRANKLIN, MA  
 DATE: 3-7-22  
 DESIGNER: J. Scoville  
 ACT. REP: M. Libson  
 DESIGN APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_ / \_\_\_\_ / \_\_\_\_

SERVING NEW ENGLAND  
**NH Signs**  
 SINCE 1992  
 DESIGN - MANUFACTURE - INSTALL - SERVICE  
**nhsigns.com** - 603-437-1200  
 66 Gold Ledge Avenue, Auburn, NH 03032  
 FAX: 603-437-1222

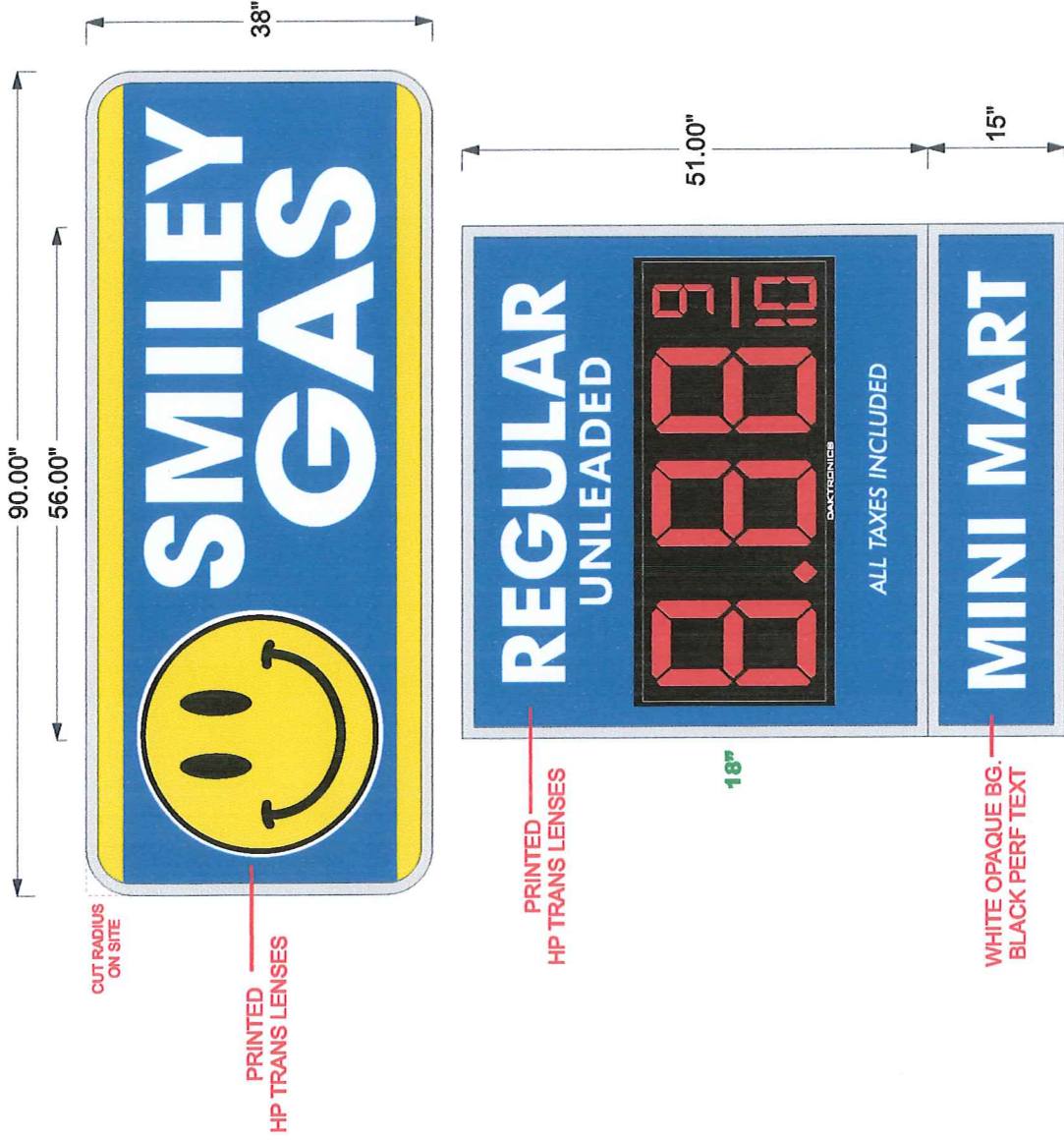


**PROPOSED**

**NO CHANGE IN SIGN SIZE**



**EXISTING**



REFACE EXISTING D/S INTERNALLY ILLUMINATED MID.  
REMOVE PANS AND REPLACE WITH FLAT LEXAN LENSES.  
ADD 1 (PER SIDE) 18" DAKTRONICS UNIT

<p>66 Gold Ledge Avenue, Auburn, NH 03032 603.437.1200 FAX: 603.437.1222 www.nhsigns.com</p> <p>DESIGN MANUFACTURE INSTALL SERVICE</p>	<p>CLIENT: SMILEY GAS</p>	<p>ACCT. REP M. Libsom</p>	<p>REV. NOTES 3.17.22 3.24.22 4.4.22 4.29.22</p>	<p>DESIGN APPROVED BY: _____ DATE: _____</p>
	<p>LOCATION: FRANKLIN, MA</p>	<p>DESIGN J. Sanville</p>	<p>DATE: 0.0.22</p>	<p><input type="checkbox"/> MEET AT THE WORKSHOP <input type="checkbox"/> SIGNIFY RELEVANT FOR <input type="checkbox"/> MEET AT THE WORKSHOP <input type="checkbox"/> MEET AT THE WORKSHOP <input type="checkbox"/> MEET AT THE WORKSHOP</p>
	<p>DATE: 3.7.22</p>	<p>DATE: 0.0.22</p>	<p>DATE: 0.0.22</p>	<p><input type="checkbox"/> MEET AT THE WORKSHOP <input type="checkbox"/> SIGNIFY RELEVANT FOR <input type="checkbox"/> MEET AT THE WORKSHOP <input type="checkbox"/> MEET AT THE WORKSHOP <input type="checkbox"/> MEET AT THE WORKSHOP</p>
	<p>DATE: 3.7.22</p>	<p>DATE: 0.0.22</p>	<p>DATE: 0.0.22</p>	<p><input type="checkbox"/> MEET AT THE WORKSHOP <input type="checkbox"/> SIGNIFY RELEVANT FOR <input type="checkbox"/> MEET AT THE WORKSHOP <input type="checkbox"/> MEET AT THE WORKSHOP <input type="checkbox"/> MEET AT THE WORKSHOP</p>



FRONT WALL

1.5" RETAINERS

PRINTED  
HP TRANS LENSES

120.75"



36"

REFACE EXISTING SIS INTERNALLY ILLUMINATED WALL SIGN



SIDE WALL

1" RETAINERS

PRINTED  
HP TRANS LENSES

120.00"



36"

REFACE EXISTING SIS INTERNALLY ILLUMINATED WALL SIGN

DESIGN = MANUFACTURE = INSTALL = SERVICE  
**nhsigns.com** = 603.437.1200  
 66 Gold Ledge Avenue, Auburn, NH 03032  
 FAX 603.437.1222

CLIENT: SMILEY GAS  
 LOCATION: FRANKLIN, MA  
 DATE: 3.7.22

DESIGNER: J. Saville  
 ACCT. REP: M. Libson

DESIGN APPROVED BY \_\_\_\_\_ DATE / / 16

REVISION	NOTES	BY	TYPE
1	3.17.22		
2	4.4.22		
3	4.11.22		
4	4.14.22		
5	4.18.22		
6	4.26.22		

- MORE ILLUMINATION REQUIRED  
 SURVEY NEEDED FOR:  
 FINAL DRAWING  
 PERMITS  
 PERMITS / PERCUSSION  
 PERMITS / PERCUSSION
- PLEASE NOTE: THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



**PROPOSED**

WILL NEED EXACT VALLENCE SIZE PRIOR TO PRODUCTION



Apply new Dispenser Graphics. ● PMS 142 PCS FOR SIDES


 SERVING NEW ENGLAND  
**NHSigns**  
 SINCE 1992

DESIGN - MANUFACTURE - INSTALL - SERVICE  
**nhsigns.com** = 603.437.1200  
 66 Gold Ledge Avenue, Auburn, NH 03032  
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MORE INFORMATION REQUIRED  
 SURVEY NEEDED FOR:  
 FINAL DRAWING  
 PERIS PRODUCTION  
 INCREASE ALLOWANCE

PLEASE PRINT IN ALL CAPS  
 ALL DIMENSIONS IN INCHES  
 ALL DIMENSIONS MUST BE TO CENTER UNLESS NOTED OTHERWISE  
 ALL DIMENSIONS MUST BE TO CENTER UNLESS NOTED OTHERWISE

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: HISSTA METALLIZING SOLUTIONS

Property Address 17 NATIONAL DR

Assessors' Map # 290 Parcel # 602

Zoning District (select applicable zone): I

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

B) Applicant Information:

Applicant Name: SUNSHINE SIGN CO INC

Address: 121 WESTBOND RD  
GRAFTON MA 01536

Telephone Number: 508 868 5401

Contact Person: William Kuek

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

Business Owner: HISSTA METALLIZING Property Owner: 17 FINGERS PARKWAY LLC  
Address: 17 NATIONAL DR 113 TURNPIKE RD  
FRANKLIN MA WESTBOND MA

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

Executed as a sealed instrument this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

[Signature]  
Signature of Applicant

[Signature]  
Signature of Owner

Wm Kuek Agent  
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: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number: \_\_\_\_\_

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

Business Name: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number: \_\_\_\_\_

**E) Work Summary**

Summary of work to be done: Install one 60 SF Non Illuminated  
wall sign

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

**a) FOR SIGN SUBMISSIONS ONLY:**

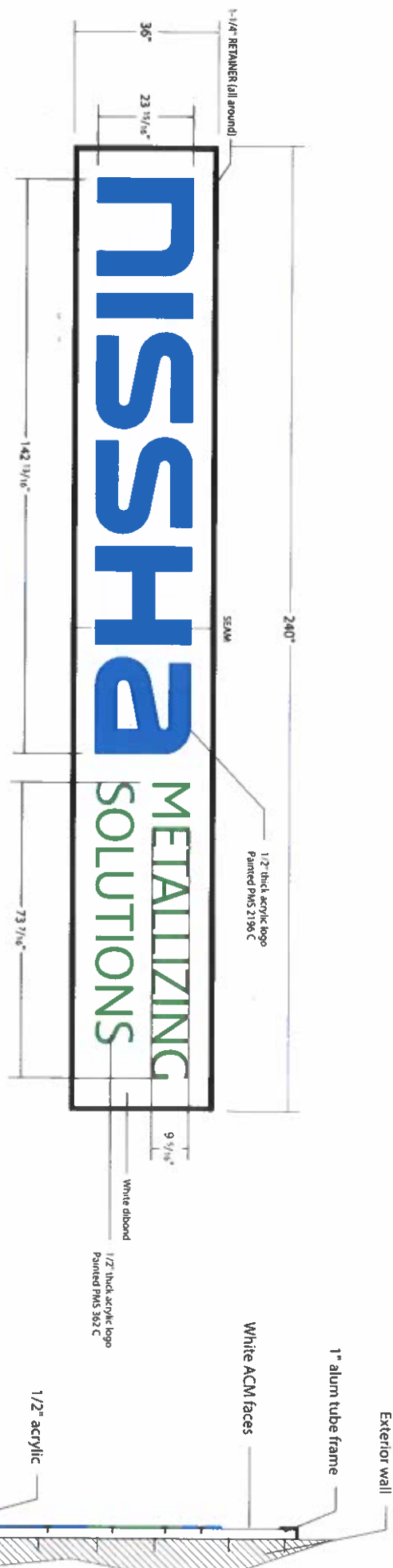
**THE FOLLOWING MUST BE SUBMITTED ELECTRONICALLY TO [Mkinhart@franklinma.gov](mailto:Mkinhart@franklinma.gov)**

1. Drawing of Proposed Sign which must also include  
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size/dimensions                              materials  
style of lettering                              lighting-illuminated, non-illuminated and style
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4. Drawings or pictures of existing conditions
5. If any signage on the building or site, provide information from above Signage Checklist



1 Front  
1/2" = 1"



FAST Sign  
Quantity (2)

1" deep FAST sign with aluminum tube frame & prefinished white ACM faces; 1/2" thick painted acrylic logo mechanically fastened to face.

Palette

- PAINT: PMS 2196 C
- PAINT: PMS 362 C
- PAINT: Black

CLIENT: AR METALLIZING (NISSHA)

PROJECT / SIGN TYPE: REBRAND

DRAWN BY: JG

JOB #: 17997-68185

DATE: 4/28/22

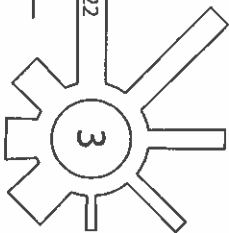
SUNSHINE SIGN  
121 Westboro Road  
North Grafton, MA 01536  
P 508.839.5588  
F 508.839.9929  
www.sunshinesign.com

This drawing is given in confidence and may not be used or disseminated in any way without prior written consent from Sunshine Sign Company, Inc. All common law and copyright laws are hereby specifically reserved.

- Approved for Fabrication
- Approved as Noted
- Revise and Resubmit
- Rejected

Name \_\_\_\_\_  
Signature \_\_\_\_\_

SIGN TYPE: C





CLIENT: AR METALLIZING (NISSHA)

PROJECT / SIGN TYPE: REBRAND

DRAWN BY: JG

JOB #: 17997-68185

DATE: 4/28/22

**SUNSHINE**  
SIGN

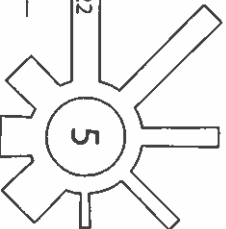
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- Rejected

Name \_\_\_\_\_

Signature \_\_\_\_\_



SIGN TYPE: C



# SUNSHINEsign

121 Westboro Road • North Grafton, MA 01536

## Owner Authorization

Date: 3/1/22

To whom it may concern:

Laura Valladares agent for SCG 17 Forge Parkway, LLC  
| \_\_\_\_\_

Owner of the property located at 17 Forge Parkway  
Franklin, MA 02038

Do hereby consent to allow Suzanne Keene  
of Sunshine Sign Company Inc. to act on my behalf in submitting all necessary  
design review, building permits, and ZBA applications pertaining to all signage  
located at the above mentioned property.

Sincerely,

Laura Valladares-Senior Real Estate Manager, CBRE  
\_\_\_\_\_

Address: 112 Turnpike Road, Westborough MA 01581

Telephone: 508-366-0800

Email: laura.valladares@cbre.com

(Please Print  
Carefully)

Deeded name of property:

SCG 17 Forge Parkway, LLC  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



SUNSHINEsign

121 Westboro Road • North Grafton, MA 01536

## **Landlord Authorization**

Date: 3/1/22

To whom it may concern:

Laura Valladares agent for SCG 17 Forge Parkway, LLC  
| \_\_\_\_\_ |

Owner of the property located at 17 Forge Parkway  
Franklin, MA 02038

Do hereby consent to allow Suzanne Keene  
of Sunshine Sign Company Inc. to act on my behalf in submitting all necessary  
design review, building permits, and ZBA applications pertaining to all signage  
located at the above mentioned property.

Sincerely,

Laura Valladares- Senior Real Estate Manager, CBRE  
| \_\_\_\_\_ |

Address: 112 Turnpike Road, Westborough MA 01581

Telephone: 508-366-0800

Email: laura.valladares@cbre.com

(Please Print  
Carefully)

Deeded name of property:

SCG 17 Forge Parkway, LLC  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

FORM Q

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DESIGN REVIEW APPLICATION  
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Name of Business or Project: NISSHA METALIZING SOLUTIONS

Property Address 24 NATIONAL DR

Assessors' Map # 290 Parcel # 005

Zoning District (select applicable zone): F

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

B) Applicant Information:

Applicant Name: SUNSHINE SIGN CO INC

Address: 121 WESTBOND RD  
GRAFTON MA 01536

Telephone Number: 508 868 5401

Contact Person: William Kuck

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

Business Owner: NISSHA METALIZING Property Owner: MTP-24 NATIONAL DR LLC  
Address: 24 NATIONAL DR 130 WEST 42ND ST  
FRANKLIN MA NEW YORK

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

[Signature]  
Signature of Applicant

See is attached  
Signature of Owner

William Kuck  
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**  
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Contact Person: \_\_\_\_\_

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Telephone Number: \_\_\_\_\_

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Business Name: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number: \_\_\_\_\_

**E) Work Summary**

Summary of work to be done: Install ONE 60" SF Non Illuminated  
Wall Sign

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

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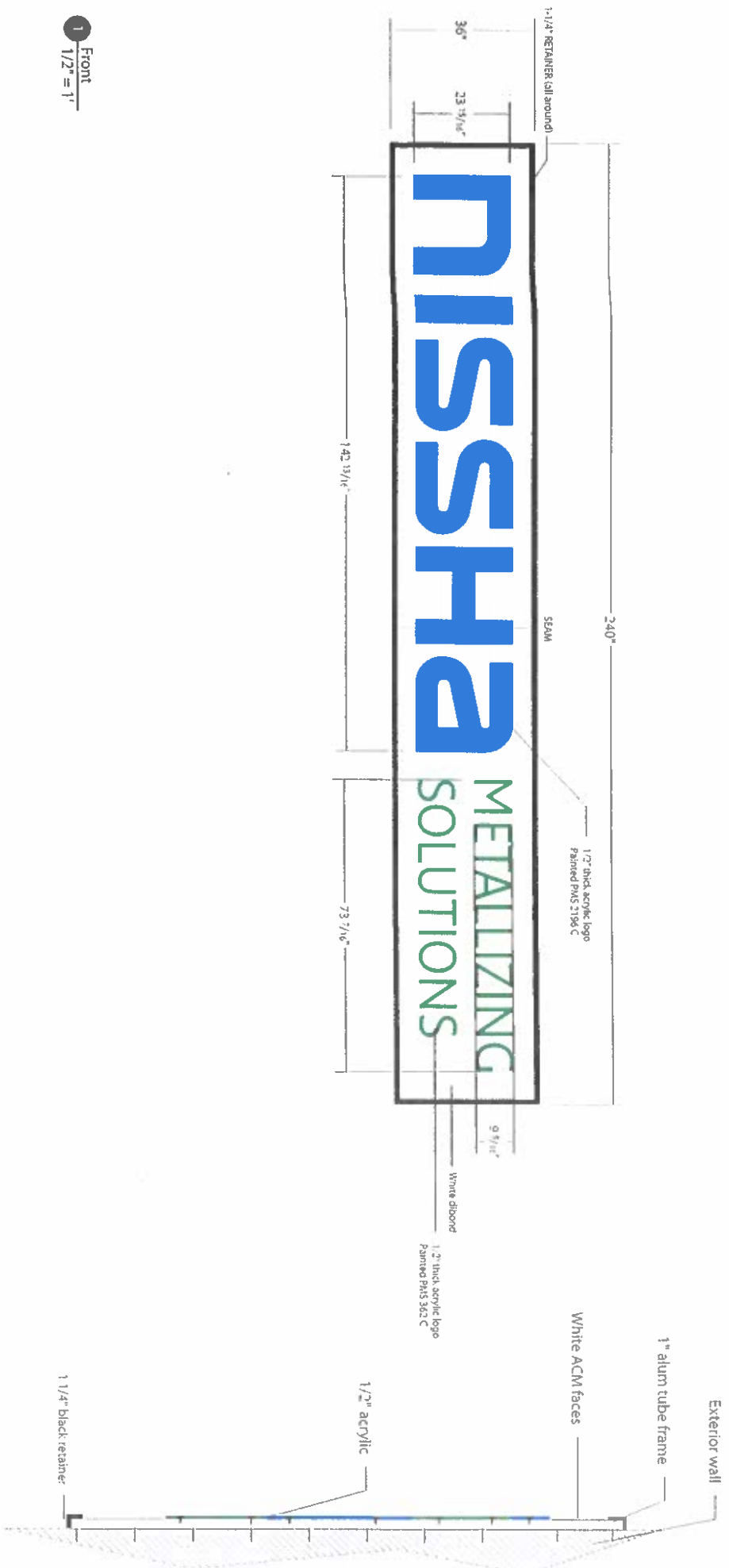
**THE FOLLOWING MUST BE SUBMITTED ELECTRONICALLY TO  
Mkinhart@franklinma.gov**

1. Drawing of Proposed Sign which must also include  
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size/dimensions                              materials  
style of lettering                              lighting-illuminated, non-illuminated and style
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1 Front  
1/2" = 1'



FAST sign

Quantity (2)

1" deep FAST sign with aluminum tube frame & prefinished white ACM faces. 1/2" thick painted acrylic logo mechanically fastened to face.

Palette

- PAINT: PMS 2196 C
- PAINT: PMS 362 C
- PAINT: Black

CLIENT: AR METALLIZING (NISSHA)

PROJECT / SIGN TYPE: REBRAND

DRAWN BY: JG

JOB #: 17997-68185

DATE: 4/28/22

SUNSHINE  
SIGN

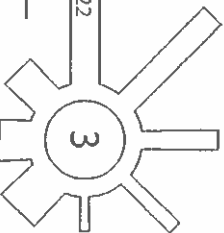
121 Westboro Road  
North Grafton, MA 01536  
P 508.839.5588  
F 508.839.9929  
www.sunshinesign.com

This drawing is given in confidence and may not be used or disseminated in any way without prior written consent from Sunshine Sign Company, Inc. All common law and copyright laws are hereby specifically reserved.

- Approved for Fabrication
- Approved as Noted
- Revise and Resubmit
- Rejected

Name \_\_\_\_\_  
Signature \_\_\_\_\_

SIGN TYPE: C







CLIENT: AR METALLIZING (NISSHA)

PROJECT / SIGN TYPE: REBRAND

DRAWN BY: JG

JOB #: 17997-68185

DATE: 4/28/22

**SUNSHINE**  
Sign

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North Grafton, MA 01536  
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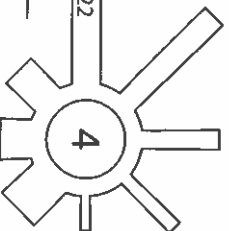
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- Approved for Fabrication
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- Rejected

Name \_\_\_\_\_

Signature \_\_\_\_\_

SIGN TYPE: C





SUNSHINEsign

121 Westboro Road • North Grafton, MA 01536

**Landlord Authorization**

Date: 3.1.22

To whom it may concern:

Fergus Campbell

Owner of the property located at 24 National Drive  
Franklin, MA

Do hereby consent to allow \_\_\_\_\_  
of Sunshine Sign Company Inc. to act on my behalf in submitting all necessary  
design review, building permits, and ZBA applications pertaining to all signage  
located at the above mentioned property.

Sincerely,

  
\_\_\_\_\_

Address: 130 West 42nd Street, 22nd Fl, NYC

Telephone: 646-766-8182

Email: joe@someraroadinc.com

(Please Print  
Carefully)

Deeded name of property:

MTP - 24 National Drive LLC  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



SUNSHINEsign

121 Westboro Road • North Grafton, MA 01536

**Owner Authorization**

Date: 3.1.22

To whom it may concern:

Fergus Campbell

Owner of the property located at 24 National Drive  
Franklin, MA

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located at the above mentioned property.

Sincerely,



Address: 130 West 42nd Street, 22nd Fl, NYC

Telephone: 646.766.8182

Email: joe@someraroadinc.com

(Please Print  
Carefully)

Deeded name of property:

MTP - 24 National Drive LLC

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 Glass

Property Address 273 Beaver St.

Assessors' Map # \_\_\_\_\_ Parcel # 277-010-000-000

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: 508-364-2908

Contact Person: Cam Afonso

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

Business Owner: Debbie Lunn Property Owner: David Nasuti  
Address: 273 Beaver St. 273 Beaver St.  
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\_\_\_\_

Cam Afonso  
Signature of Applicant

David Nasuti  
Signature of Owner

Cam Afonso  
Print name of Applicant

David Nasuti  
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: \_\_\_\_\_ ~~FOR DEPOSIT ONLY~~ Signs By Cam, Inc.  
Contact Person: \_\_\_\_\_ ~~ACCT# 20702966~~ 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: replace belt sign  
\_\_\_\_\_  
\_\_\_\_\_

**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

CONCRETE TAPCONS BEHIND MOLDING

192 in

36 in



*Signs By Cam* Inc.

**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](mailto:cam@signsbycam.com)  
Website: [www.signsbycam.com](http://www.signsbycam.com)

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X

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JOB INFORMATION

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

SQUARE FOOTAGE=

SIGN MATERIAL SPECS

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

SINGLE SIDED:  DOUBLE SIDED:

OTHER: \_\_\_\_\_

COLOR SPECS:  
BACKGROUND:  
COPY:

OUTLINE:  
SHADOW:  
BORDER:  
LOGO:

Town of Franklin



Design Review Commission

**Tuesday, April 26, 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, Venkata Sompally. 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.

Chair Bartro stated that there are items on the agenda that were tabled from the last meeting; however, no new information/updates have been received. Therefore, those items will not be taken up at this meeting. He stated that the Commission will wait for those organizations to submit updates based on the Commission's guidance and they will be taken up when they do.

1. **Smiley Gas and Convenience – 52 East Central Street** – Rebranding gas station signage from Gulf and DB Mart to Smiley Gas & Convenience - **Motion to Remove from Table.**

Item to be taken up when updates provided by applicant.

2. **NISHA Metallizing Solutions – 17 National Drive** – Install one (1) non-illuminated sign - **Motion to Remove from Table.**

Item to be taken up when updates provided by applicant.

3. **NISHA Metallizing Solutions – 24 National Drive** – Install one (1) non-illuminated sign - **Motion to Remove from Table.**

Item to be taken up when updates provided by applicant.

4. **Physicianone Urgent Care – 648 Old West Central Street** – Remove existing signage, install new signage.

Ms. Rosen, CEO of Physicianone Urgent Care, stated that Mr. Dan Lajoie, Head of Facilities, and signage consultant Ms. Karin Knobel of Graphik Sign Solutions, LLC are in attendance. Chair Bartro stated that this location has tight parking. Ms. Rosen stated that Physicianone is a regional company that provides access to high quality affordable care. They have 23 sites in Connecticut, Massachusetts, and New York. Their goal is to expand to better serve the communities throughout Massachusetts. She stated that there was an urgent care in that site previously. She stated that regarding the parking, because of the episodic nature, people are

not in there that long. Signage is very important to them. Mr. Lajoie stated that the signage is basically a one-to-one replacement for the signage that currently exists for MedPost. He stated that they are looking at the building sign on the front, parking lot signs, rear sign, and graphics on the windows; the pylon sign is a replacement panel. Chair Bartro reviewed how this building has been viewed in the past regarding signage which allows for 64 sq. ft. divided into two signs. He stated that the two signs submitted fit into that. Mr. Williams discussed the existing and proposed signage. Chair Bartro stated that the difference between what is there today and what is being proposed is that the original sign is slightly smaller from a square footage perspective because it is channel letters and the negative space is not counted. He stated that it does not matter that it is not illuminated. Mr. Williams agreed that it is not overwhelming on the building. He stated that in a way it is good that they are doing a solid sign as it will cover up any old signage holes on the building. Chair Bartro asked if there is anything being added. Ms. Knobel confirmed it is a replacement of the current window graphics; she stated that they are not adding anything. She confirmed they have three reserve parking spaces.

**Motion:** To **Accept** the sign package as submitted. Motioned by S. Williams. Seconded by V. Sompally. Roll Call Vote: Williams-YES; Sompally-YES; Bartro-YES. Voted 3-0-0.

**5. Prospect Hill Country Day School – 54 Prospect Street - Replacement sign 53” x 48” PVC ¾ with color print and overlay PT wood Posts, and PVC post covers.**

Mr. Rocco Cavallaro of Cavallaro Signs Inc. stated that the Prospect Hill Country Day School has been there for years. He discussed the location of the business and sign. He said the sign is almost the same size as the previous sign; there is no external illumination.

**Motion:** To **Accept** the sign package as submitted. Motioned by S. Williams. Seconded by V. Sompally. Roll Call Vote: Williams-YES; Sompally-YES; Bartro-YES. Voted 3-0-0.

**Approval of Minutes: April 12, 2022**

Chair Bartro asked Ms. Kinhart if Building Commissioner Gus Brown said anything about the Vendetti Motors sign. Ms. Kinhart stated that Mr. Brown said that he spoke to Mr. Cam Afonso and told him he had to do something but not to go before Design Review. Chair Bartro stated that hopefully he will be at the next meeting and they can touch base with him then. He stated that he hopes the owner of Smiley Gas and Convenience is looking at different colors and will come back before the Commission. He stated that he has been seeking feedback from others regarding the Commission upholding the New England design aesthetic; it has mostly been in line with how the Commission ruled on it.

**Motion:** To **Approve** the April 12, 2022 Meeting Minutes as presented. Motioned by S. Williams. Seconded by V. Sompally. Roll Call Vote: Williams-YES; Sompally-YES; Bartro-YES. Voted 3-0-0.

**General Matters - New Business**

Chair Bartro asked if anybody had any signs that they would like to bring forth for enforcement purposes. He stated that he would start a list, give it to Ms. Kinhart, and get it on the agenda for maybe the next meeting. Mr. Williams stated that there is a sign for Ficco’s on the billboard between Halligan’s new development and the old Ficco’s Bowladrome; however, Ficco’s does not exist. The sign should not be there. Mr. Sompally stated that he would take some pictures and get back to the Commission. Chair Bartro suggested the Commission members take pictures and email them to Ms. Kinhart who will have an agenda item for discussion regarding sign enforcement for the next meeting. He stated that he is trying to figure out what happened at Garrey Motors cycle shop downtown; it seems like they put up a new sign where the old one was. He noted that Professional Auto Detailing has a large new sign that he does not believe was permitted and there is also a temporary banner on the side of that building. He questioned the Fiori sign and asked Ms. Kinhart to check if it came before the Commission. He stated that the Chateau has a habit of putting temporary signs on their pylon. He stated that he does not think the Subway sign at Rt. 140 was permitted. Ms. Kinhart stated the sign was previously denied by



the Design Review Commission. Chair Bartro stated that the intent is to not overwhelm the building department, but they do need to make some progress on enforcement.

**General Matters - Old Business**

None.

**Motion to Adjourn** by V. Sompally. Seconded by S. Williams. Roll Call Vote: Williams-YES; Sompally-YES; Bartro-YES. Voted 3-0-0.

Meeting adjourned at 7:27 PM.

Respectfully submitted,

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Judith Lizardi  
Recording Secretary