

**DESIGN REVIEW COMMISSION  
AGENDA**

**September 12, 2023**

**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://zoom.us/j/98880919339> or call on your phone at 1-929-205-6099, meeting ID is 98880919339.**

**7:00 PM Taj Estates of Franklin LLC – 330 East Central Street  
Install granite sign**

**7:05 PM 138 East Central Street – 138 East Central Street  
Update façade and parking lot and construct proposed addition**

**General Matters:**

**Approval of Minutes: 8-22-2023**

**Old Business:**

**New Business:**

**Adjourn**

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. Next meeting is 9/26/2023

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: TAT ESTATES OF FRANKLIN LLC

Property Address 330 EAST CENTRAL ST

Assessors' Map # 285 Parcel # 285-009-001

Zoning District (select applicable zone): \_\_\_\_\_

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

B) Applicant Information:

Applicant Name: TAT ESTATES OF FRANKLIN LLC

Address: 95 EAST MAIN ST  
WESTBURY MA 01581

Telephone Number: 508-579-2780

Contact Person: MOHAMMAD AHMED

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

Business Owner: SAME AS ABOVE Property Owner: SAME AS ABOVE

Address: \_\_\_\_\_

All of the information is submitted according to the best of my knowledge  
Executed as a sealed instrument this 22<sup>nd</sup> day of AUGUST 2023

M.A.  
Signature of Applicant

M.A.  
Signature of Owner

MOHAMMAD AHMED  
Print name of Applicant

MOHAMMAD AHMED  
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: THE STATES OF FRANKLIN LLC  
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 A GRANITE 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:**

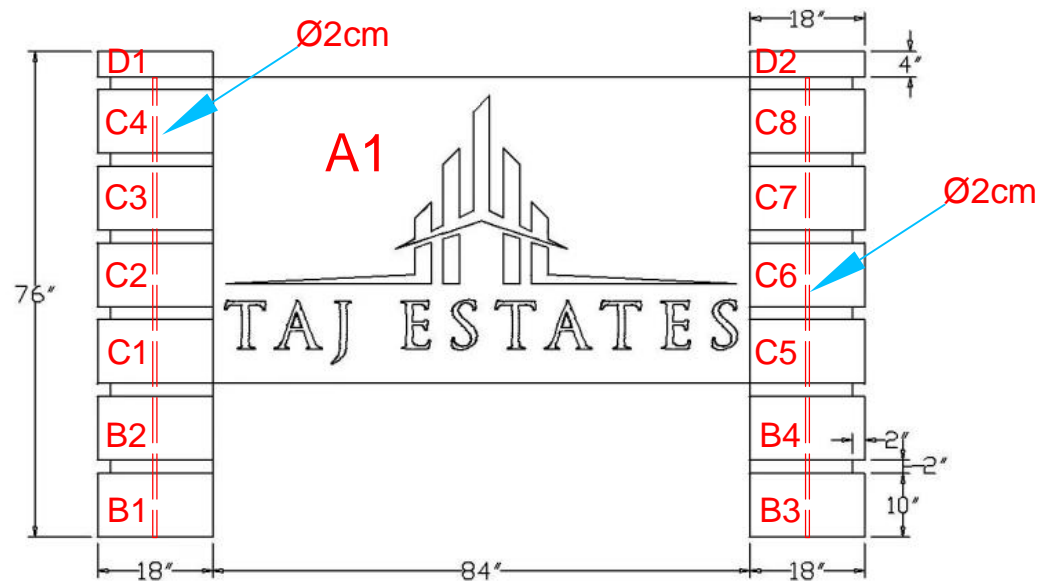
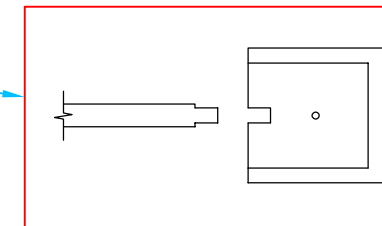
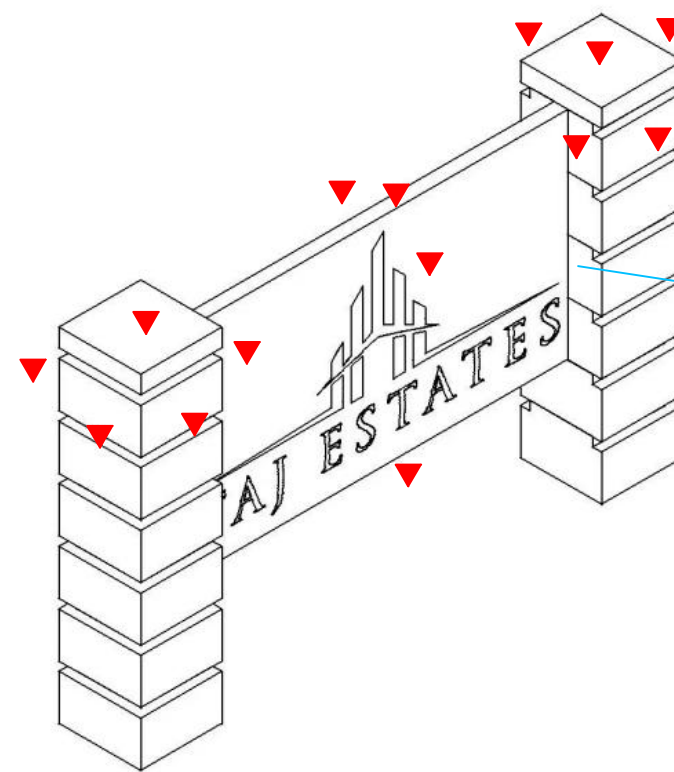
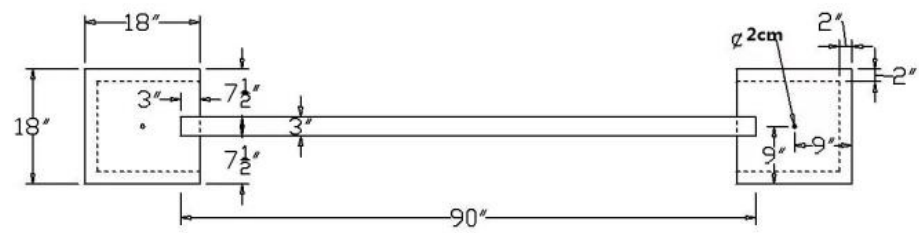
**THE FOLLOWING MUST BE SUBMITTED W/APPLICATION to Mkinhart@franklinma.gov**

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

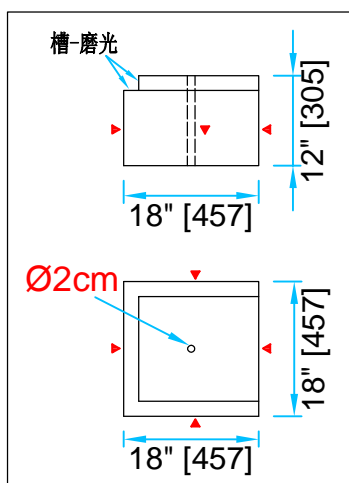






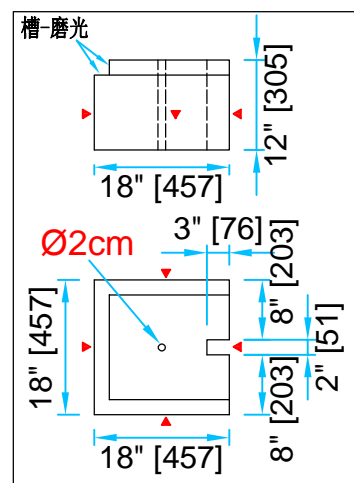


- 1-A: 90"X3"X48"(H)
- 4-B: 18"X18"X12"(H)
- 8-C: 18"X18"X4"(H)
- 2-D: 18"X18"X4"(H)



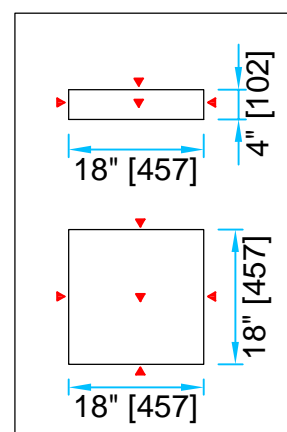
**B1~B4**

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尺寸:457x457x305mm



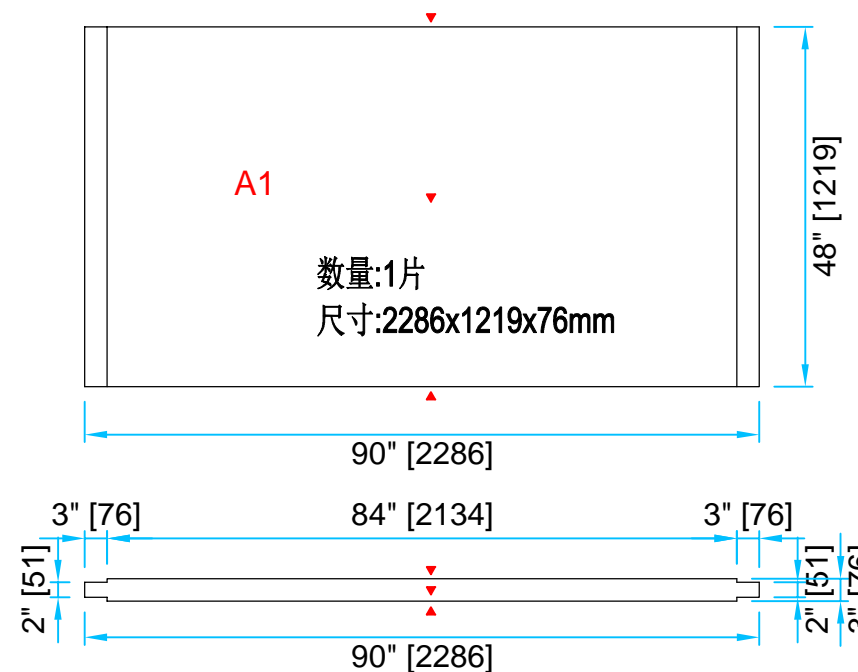
**C1~C8**

数量:8片  
尺寸:457x457x305mm



**D1~D2**

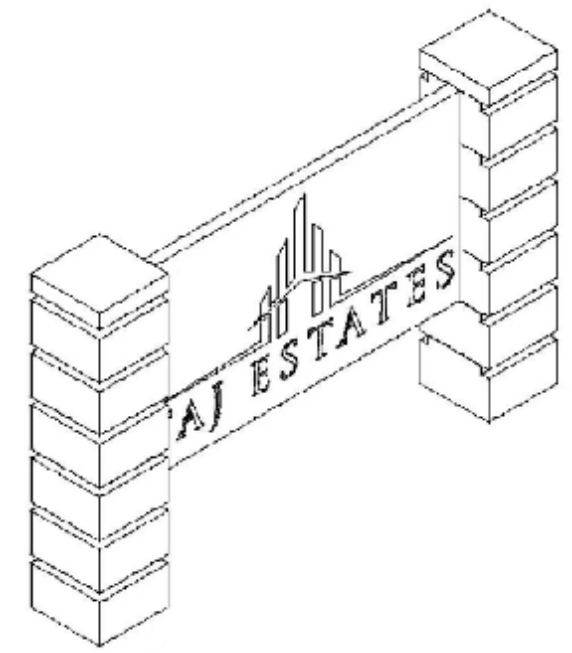
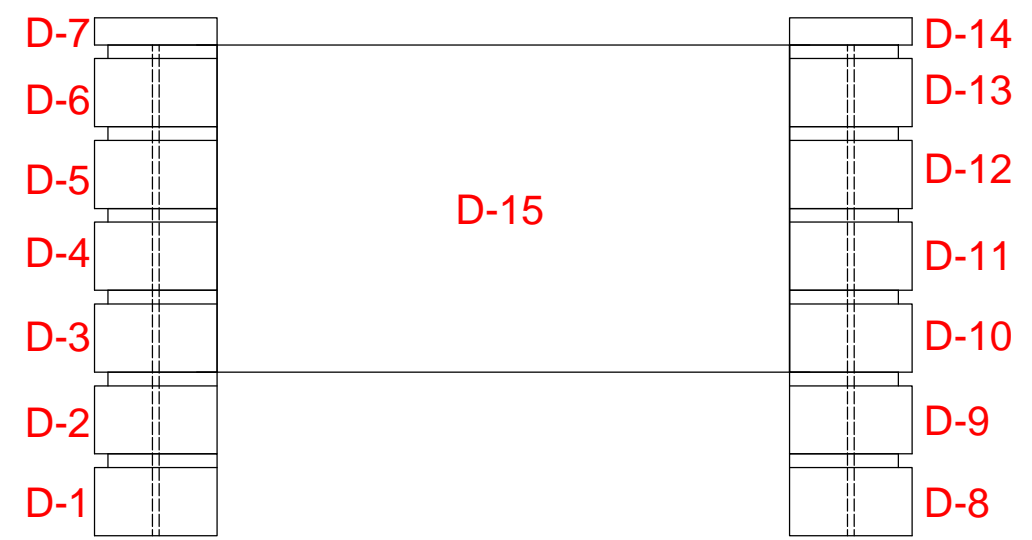
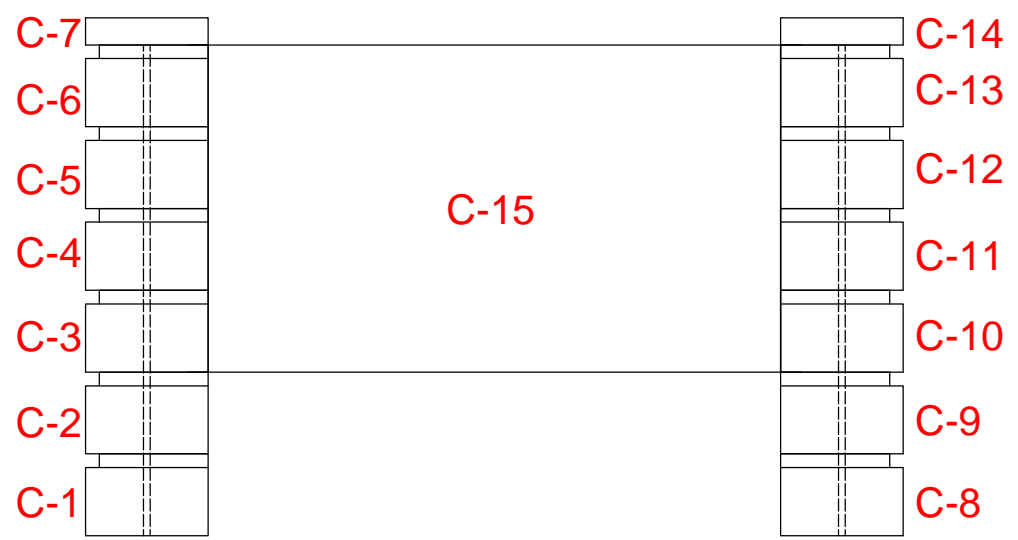
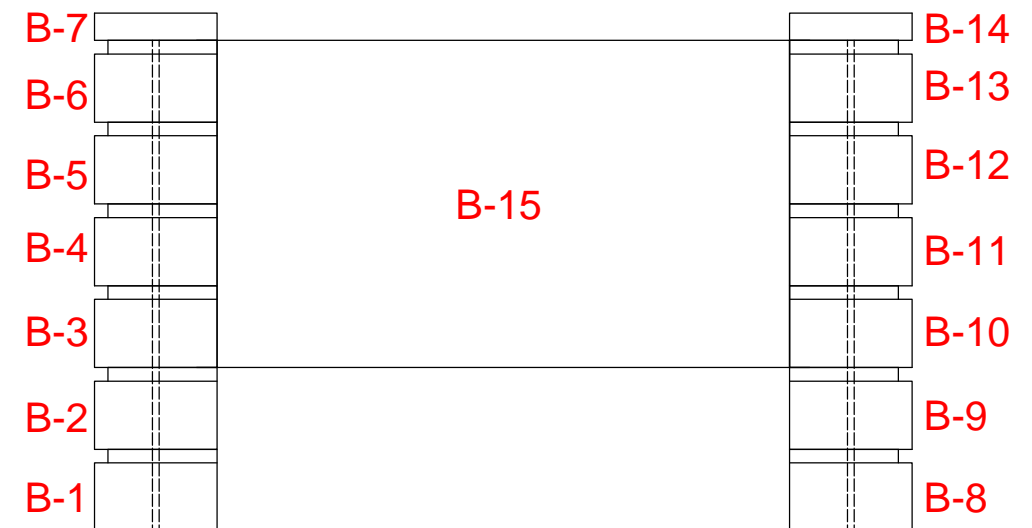
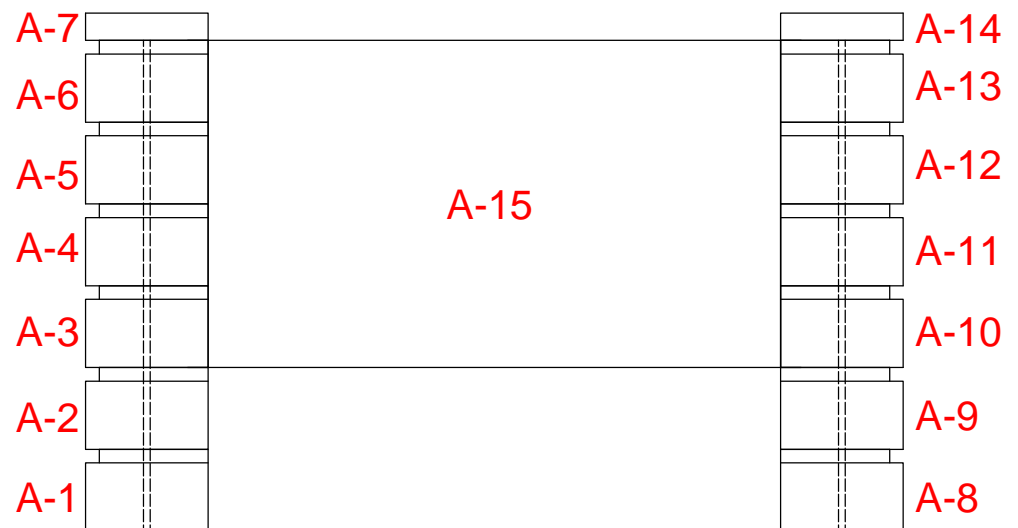
数量:2片  
尺寸:457x457x102mm



▼:磨光

单位:英寸(毫米)

加工:所有可见面磨光



# Packing list

Invoice No:S2307-LIN

Invoice Date:May 05,2023

Contract No:S2307-LIN

Terms of Delivery:EXW Factory Price

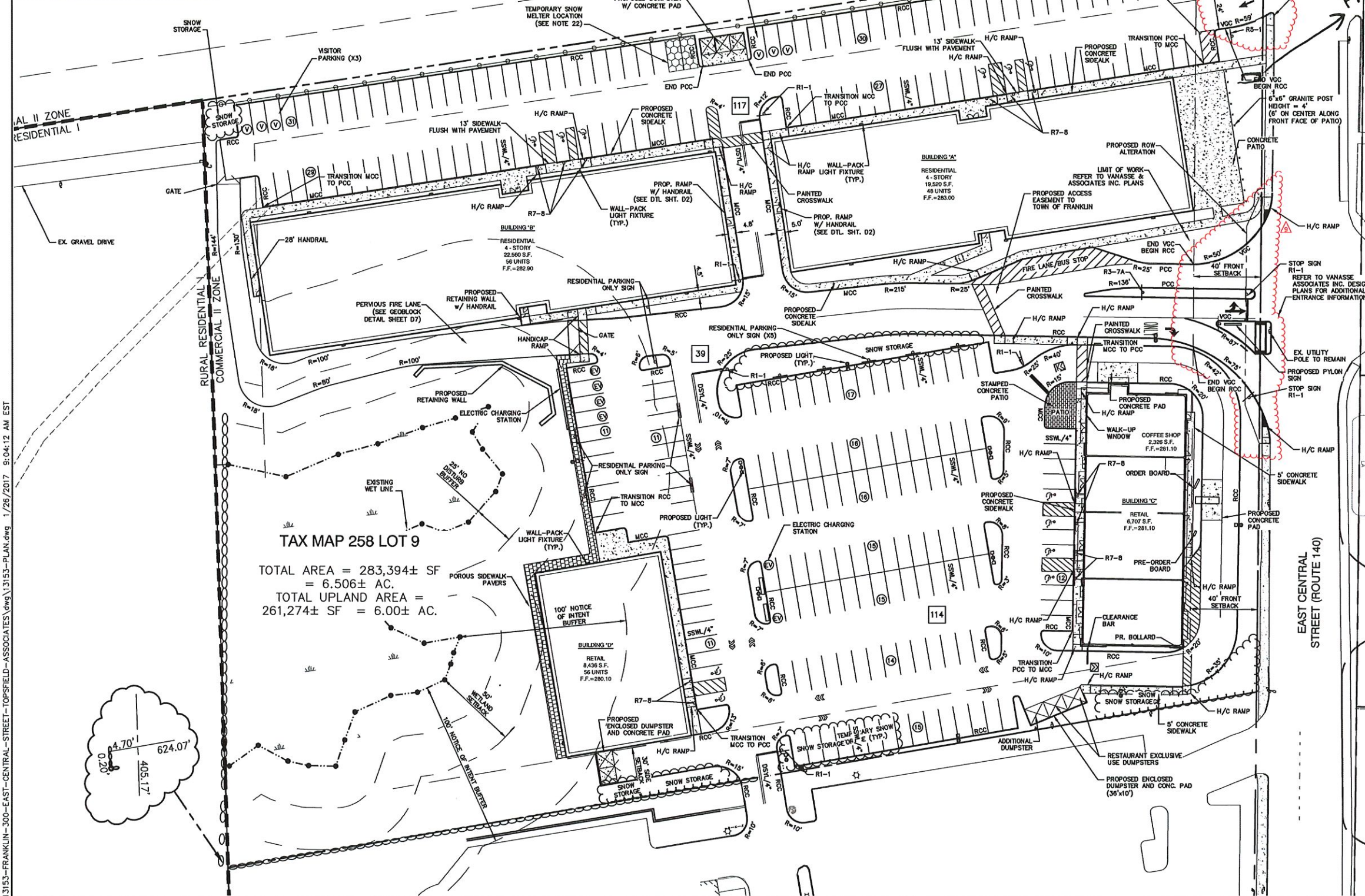
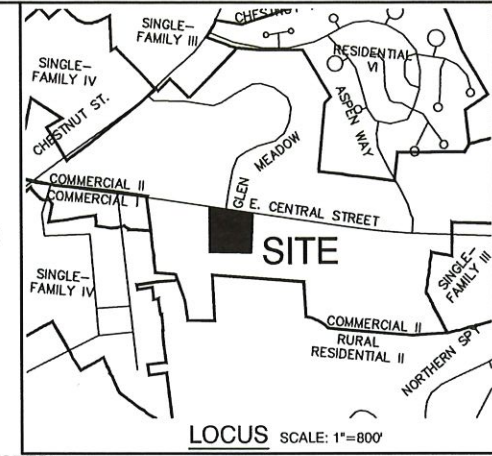
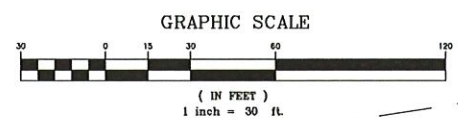
Shipping marks:S2307-LIN

Crate No	Item	Material	Length (cm)	width (cm)	height (cm)	quantity (pc)	quantity (set)	Package	N.W(KGS)	G.W(KGS)	CBM(M3)		
		<b>Granite products</b>											
NO.1	A	India Black Granite	228.6	121.92	7.62	1	4set	1	crate	2470	2500	1.54	M3
NO.2-9	B	G603 Grey Granite	45.72	45.72	30.48	4		8	crates	8260	8500	5.42	M3
	C	G603 Grey Granite	45.72	45.72	30.48	8							
	D	G603 Grey Granite	45.72	45.72	10.16	2							
Total							9	crates	10730	11000	6.96	M3	



APPROVED - FRANKLIN, MA  
PLANNING BOARD

DATE:



TAX MAP 258 LOT 9  
TOTAL AREA = 283,394± SF = 6.506± AC.  
TOTAL UPLAND AREA = 261,274± SF = 6.00± AC.

**SITE NOTES:**

- THE INTENT OF THIS PLAN IS TO DEPICT THE CONCEPTUAL REDEVELOPMENT OF THE CITY OF FRANKLIN, MA, TAX MAP 285 / LOT 009.
- ZONING DISTRICT: COMMERCIAL II  
LOT AREA MINIMUM = 40,000 SF PROVIDED: 283,394 SF  
LOT FRONTAGE MINIMUM = 175' 440'  
BUILDING SETBACKS (MINIMUM):  
FRONT SETBACK = 40'  
SIDE SETBACK = 30'  
REAR SETBACK = 30'  
WETLAND BUFFER = 100'  
MAX. BUILDING HEIGHT = 40'  
MAX. IMPERVIOUS COVERAGE (UPLAND) = 80% 50%  
MAX. STRUCTURE COVERAGE (UPLAND) = 70% 73.5%  
SPECIAL PERMIT REQUIRED
- PARKING CALCULATIONS (COMMERCIAL):  
TOTAL SQUARE FOOTAGE = 15,143 S.F. (RETAIL)  
PARKING REQUIRED = 1 SPACE / 200 S.F. (+1 PER ENTERPRISE) = 76 (+8) = 82 SPACES  
TOTAL NUMBER OF SEATS = 60 SEATS (RESTAURANT)  
PARKING REQUIRED = 1 SPACE / 2.5 SEATS (RESTAURANT) = 24 SPACES  
PARKING CALCULATIONS (RESIDENTIAL):  
PARKING REQUIRED = 2 SPACES / UNIT (1.5 SPACES / UNIT)\*  
= 104 UNITS = 208 SPACES (156 SPACES)\*  
TOTAL REQUIRED = 314 SPACES (262 SPACES)\*  
TOTAL PROVIDED = 270 SPACES  
\* PARKING CALCULATIONS PER WAIVER REQUEST (268 SPACES GRANTED PER WAIVER)
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIO SAFE PRIOR TO DIGGING ON-SITE OR OFF-SITE TO ENSURE SAFETY AND OBEY THE LAW.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND MASSDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.). THIS DOCUMENT IS TO BE KEPT ON-SITE AT ALL TIMES AND UPDATED AS REQUIRED.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED. A SIGN PERMIT, AND APPROVAL FROM THE TOWN DESIGN REVIEW COMMISSION MUST BE OBTAINED PRIOR TO SIGN INSTALLATION.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND MASSDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL HAVE TWO COATS OF PAINT, ALKYLID BASSIN SYNTHETIC RESIN, FEDERAL SPECIFICATION TTP-115 TYPE 1, IN A COLOR OF WHITE.
- ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
- ALL CURBSHALL BE CONSTRUCTED WITH A MINIMUM RADIUS OF 2', UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
- SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS.
- ROOF TOP HEATING AND AIR CONDITIONING UNITS (RTU'S) SHALL BE DESIGNED TO VENT UPWARDS AND AIR INTAKES SHALL BE DIRECTED AWAY FROM ADJACENT NEIGHBORS.
- NO OVERNIGHT TRACTOR TRAILER PARKING SHALL BE ALLOWED ON THE PREMISES. NO TRUCK HORN BLOWING SHALL BE ALLOWED ON THE PREMISES.
- NO DELIVERIES BETWEEN THE HOURS OF 7:00 PM AND 7:00 AM
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- DUMPSTERS ARE NOT TO BE PICKED UP BETWEEN 7:00 PM AND 7:00 AM.
- PLACING MORE THAN 15 CU.YD. OF FILL WITHIN THE ZONE II WATER RESOURCE DISTRICT REQUIRED A CERTIFICATION TO BE PRESENTED TO THE BOARD OF APPEALS OR ITS DESIGNATED AGENT, THAT THE FILL DOES NOT EXCEED MOP STANDARDS.
- IN THE EVENT ON SITE SNOW STORAGE IS EXCEEDED BY A LARGE SNOW EVENT, A SNOW MELTER SHALL BE USED ON SITE TO DISPOSE OF EXCESS SNOW. SNOW MELTING MUST BE CONDUCTED ADJACENT TO A CATCH BASIN TO ENSURE TREATMENT WILL OCCUR.
- ALL UNITS WITHIN THE RESIDENTIAL BUILDING A & B WILL BE A MAXIMUM OF 2 BEDROOMS PER UNITS.

Design: WGM Draft: RMK Date: 05/06/20  
Checked: WGM Scale: AS-NOTED Project No.: 13153  
Drawing Name: 13153-PLAN.dwg  
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
08/06/21		REVISED PER GAS AND ELECTRICAL COORDINATION	EMP
06/29/21		REVISED PER SEWER PUMP COORDINATION	EMP
06/11/21		REVISED PER ENTRANCE GRADING	EMP
06/04/21		REVISED PER WATERLINE MODIFICATION	EMP
03/25/21		REVISED PER DRIVEWAY & DRAINAGE MODIFICATION	EMP
		REVISION	BY

Designed and Produced in NH  
**J/B Jones & Beach Engineers, Inc.**  
Civil Engineering Services  
85 Portsmouth Ave.  
PO Box 219  
Stratham, NH 03885  
603-772-4746  
FAX: 603-772-0227  
E-Mail: JBE@JONESANDBEACH.COM

Plan Name: **SITE PLAN**  
Project: **PROPOSED CENTRAL SQUARE  
340 E CENTRAL STREET, FRANKLIN, MA**  
Owner of Record: **340 EAST CENTRAL, EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576**

DRAWING No.  
**C2**  
SHEET OF 19  
JBE PROJECT NO. 13153

I:\Land Projects\13153-FRANKLIN-300-EAST-CENTRAL-STREET-TOPFIELD-ASSOCIATES.dwg\13153-PLAN.dwg 1/26/2017 9:04:12 AM EST



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: 138 East Central St, Franklin, MA 02038

Property Address 138 East Central St

Assessors' Map # 286 Parcel # 286-027-000

Zoning District (select applicable zone): Commercial 1

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

B) Applicant Information:

Applicant Name: 138 East Central Street, LLC

Address: 37 East Central St, Franklin, MA 02038

Telephone Number: 508-507-9020

Contact Person: Brad Chaffee

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

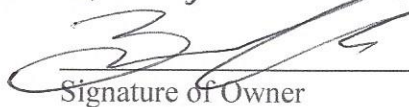
Business Owner: Same Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

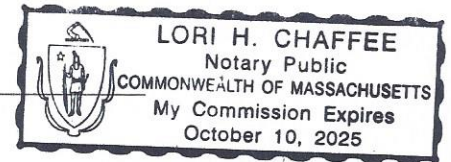
All of the information is submitted according to the best of my knowledge  
Executed as a sealed instrument this 25<sup>th</sup> day of August 2023

  
Signature of Applicant

Brad Chaffee  
Print name of Applicant

  
Signature of Owner

Brad Chaffee  
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: Kuth Ranieri Architects

Contact Person: Scott Bascom

Address 32A Main St, STE 2, Franklin, MA 02038

Telephone Number: 508-538-9611

**E) Work Summary**

Summary of work to be done: Update facade and parking lot and construct proposed addition

---

**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.



## 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. Proposed addition to be 1 story tall matching existing building gable end height

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. The proportions of windows and doors reflect the architectural style of the surrounding area for store front retail glass

3. **Relations of Building Masses and Spaces** – The relationship of a structure to the open space between it and adjoining structures shall be compatible. Match existing heights or surrounding and existing

4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. Existing building roof to remain, proposed addition to have a flat roof

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. Match existing heights or surrounding and existing

6. **Facade, Line, Shape & Profile** – Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context: Facade materials are existing concrete walls to be painted with new black aluminum glazing

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. Details and material selections are designed to match existing character as well as add a modernized look to the downtown area

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. Once a business has leased the space, a sign design will be submitted

9. **Heritage** – Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable. The current structures have no major historical significance, we are bringing it back to its original intended design

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. This building is designed to meet all current energy code and will boost high efficient interior fixtures

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. None proposed at this time

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

## ADDENDA

### INSTRUCTIONS FOR COMPLETION OF FORM Q-DESIGN REVIEW APPLICATION

#### A. General Information

- Please list name of Business as it will appear on sign or name of project or development, as the case may be, as well as the property address
- Assessors' Map & Parcel numbers may be obtained from tax bill, Town website @ [www.franklin.ma.us/Town/Assessors/PropertyTax](http://www.franklin.ma.us/Town/Assessors/PropertyTax) or from the computer located outside the Assessor's Office, first floor, Municipal Building, 355 East Central Street.
- Zoning District and Zoning History information may be obtained at the Building Department, 1<sup>st</sup> floor, Municipal Building

#### B. Applicant Information – complete and include name of contact person w/ phone number

#### C. Owner Information – if business owner and property owner are not the same, please include information for both. If signage is within a shopping plaza—obtain letter of approval of sign changes from plaza owner.

#### Page 2 –

#### D. Architect/Engineer or Sign Company Information:

- Signs only – Name of Sign Company and Contact Person
- Developments & Projects – Engineer and Architect Information as well

#### E. Work Summary: Include brief summation of work to be done

#### Pages 3 & 4

#### F. Information & Materials to be Submitted w/Application

##### a) SIGNS ONLY –

- Nine (9) Copies of sign drawings and photos, which include information listed on Page 2 of the application

##### b) SITE PLAN APPLICATIONS FOR BUILDINGS/DEVELOPMENTS/PROJECTS.

- Nine (9) Copies of all plans including information listed on Page 2 of application.
- Please bring samples of siding and roofing materials and paint color samples to the meeting when scheduled.

**DESIGN STANDARDS** – For Buildings/Projects and Developments, please complete Pages 3 and 4 as they apply to your project.

ALL APPLICATIONS WITH NINE (9) COPIES OF SUPPLEMENTARY INFORMATION MUST BE FILED BY CLOSE OF BUSINESS ON WEDNESDAY PRIOR TO THE FOLLOWING TUESDAY MEETING. MEETINGS ARE GENERALLY TWICE A MONTH THE 2<sup>ND</sup> & 4<sup>TH</sup> TUESDAY OF THE MONTH.

FOR SIGN APPLICATIONS ONLY, YOU NEED ONLY COMPLETE PAGES 1 & 2 OF APPLICATION.



# 138 EAST CENTRAL ST

## PROPOSED DEVELOPMENT

AUGUST 14, 2023



PREPARED BY  
**KUTRANIERI**  
*architects*











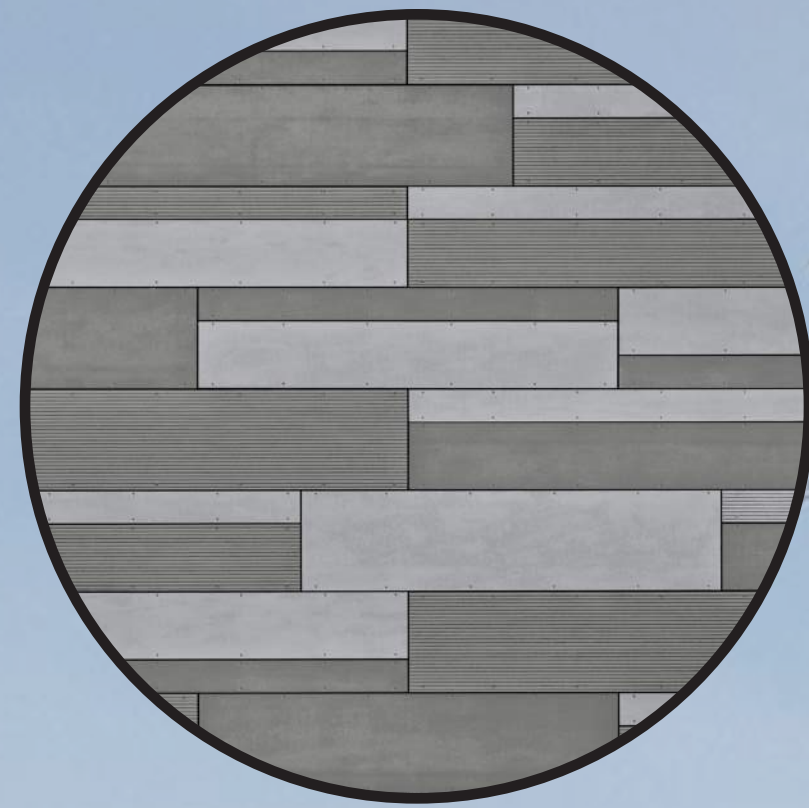












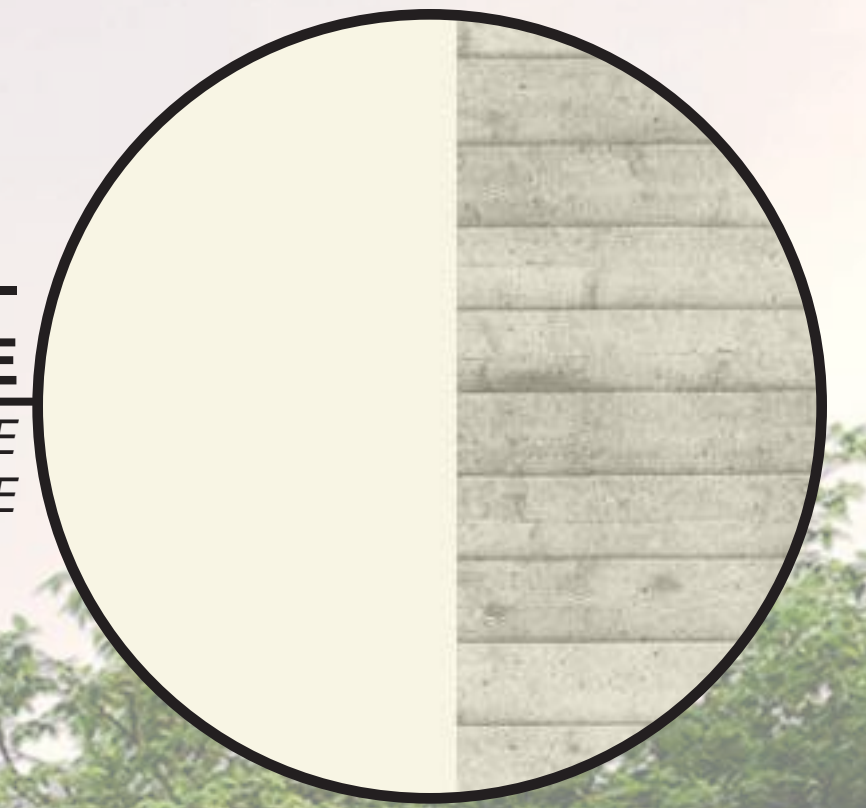
**FIBER CEMENT PANELS**

*BASIS OF DESIGN:  
EQUITONE LINEA*



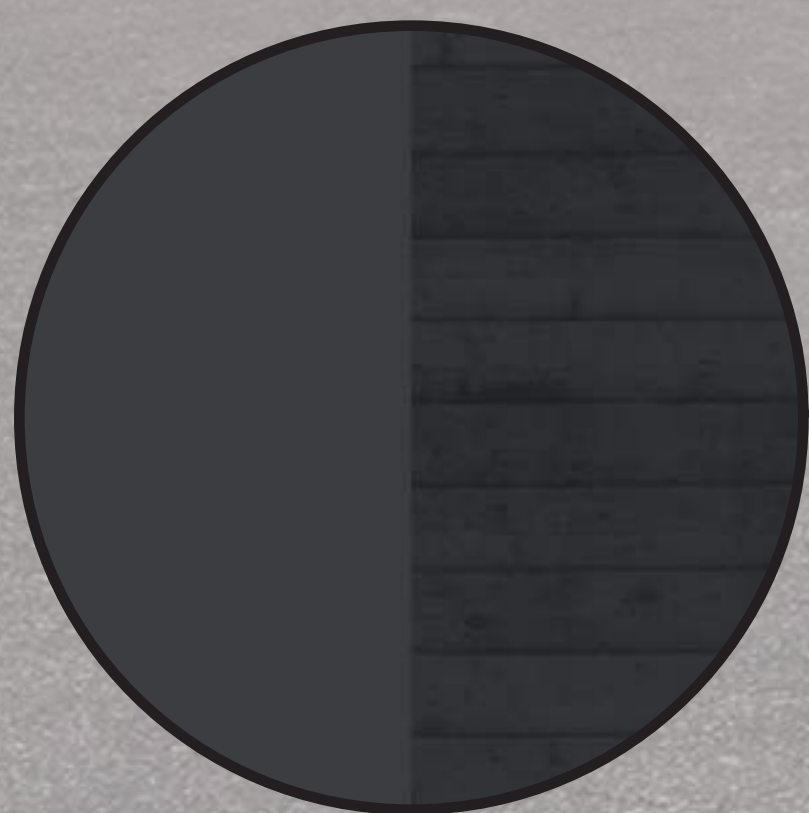
**STEEL CANOPY  
WITH SIGNAGE**

*SIGNAGE TBD*



**PAINTED EXISTING BOARD-  
FORMED CONCRETE**

*COLOR: BENJAMIN MOORE  
OC-85 MAYONNAISE*



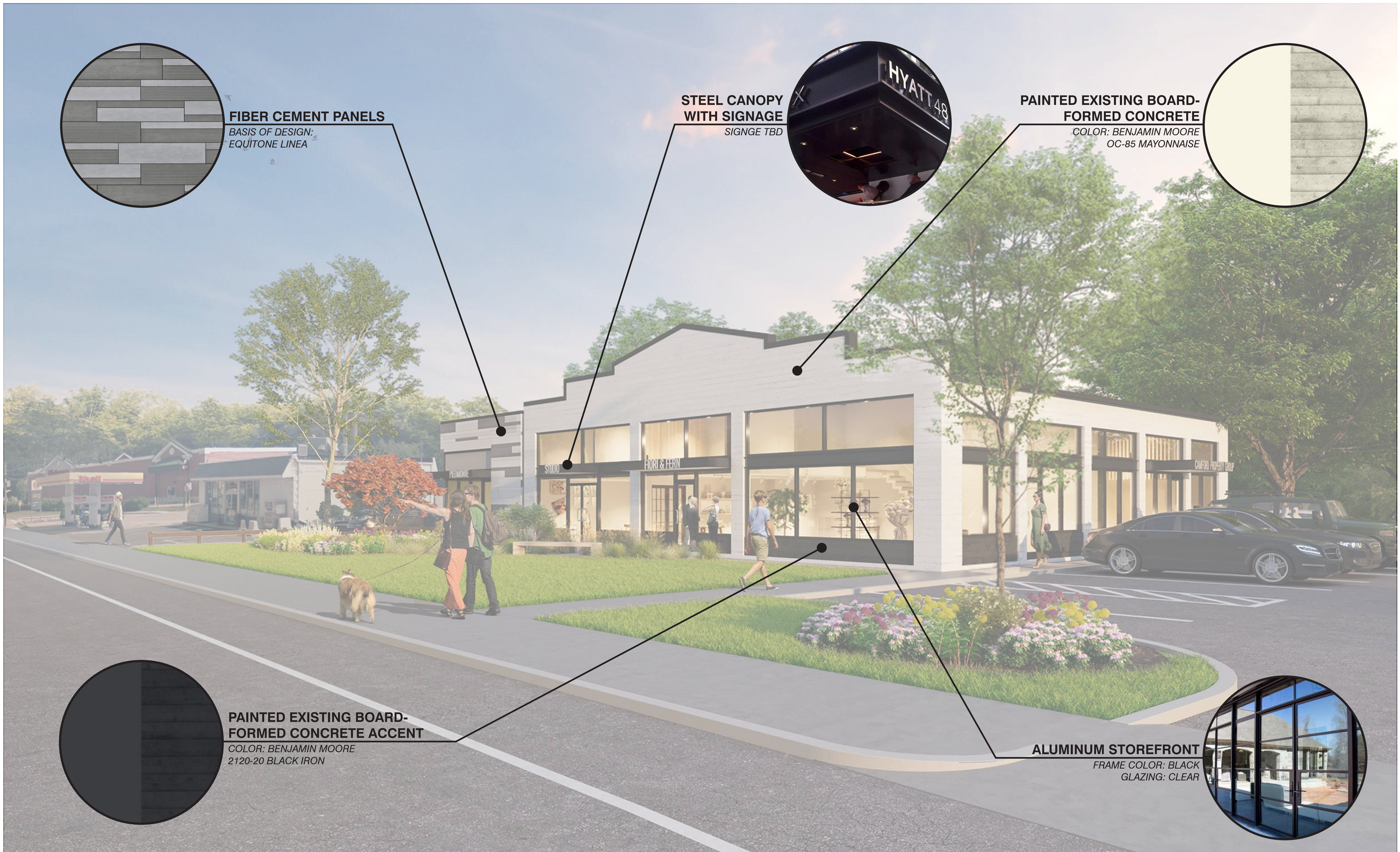
**PAINTED EXISTING BOARD-  
FORMED CONCRETE ACCENT**

*COLOR: BENJAMIN MOORE  
2120-20 BLACK IRON*



**ALUMINUM STOREFRONT**

*FRAME COLOR: BLACK  
GLAZING: CLEAR*



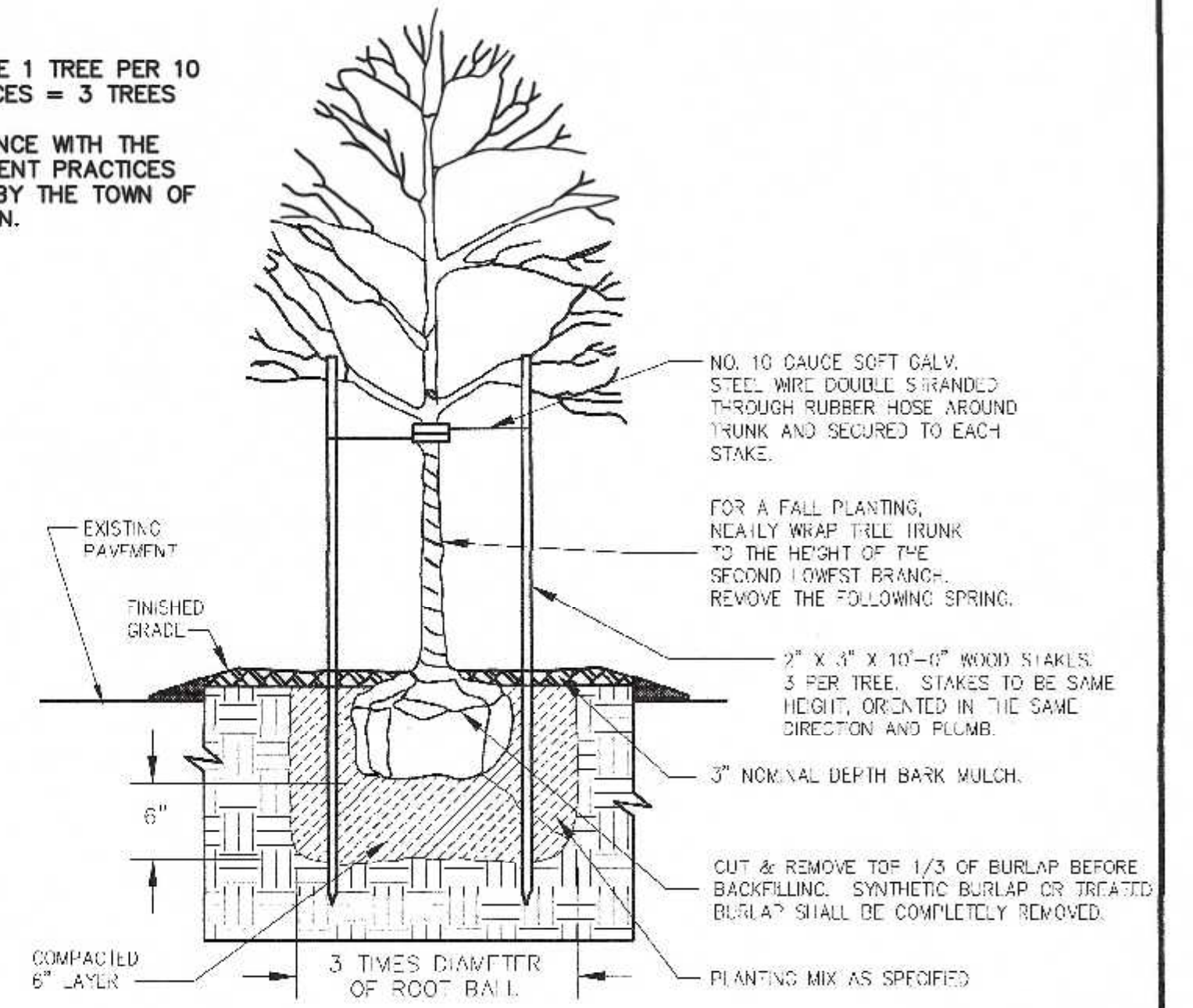


LANDSCAPE AND SNOW STORAGE / REMOVAL NOTES:  
 1. LANDSCAPE AREAS TO BE COVERED WITH MULCH OR DECORATIVE STONE.  
 2. LANDSCAPE AREAS TO BE UTILIZED AS SNOW STORAGE AREAS.  
 3. SNOW STORAGE TO BE IN EXTRA PARKING SPACES 21-25.

PLANTING SCHEDULE

NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION
1	AMERICAN ELM - AE	ULMUS AMERICANA	3"	B&B
2	RED MAPLE - RM	ACER RUBRUM	3"	B&B

- PER SECTION 185-21C(5) PROVIDE 1 TREE PER 10 PARKING SPACES. 25 PARKING SPACES = 3 TREES  
 3 TREES PROVIDED.  
 - ALL PLANTINGS ARE IN ACCORDANCE WITH THE TOWN OF FRANKLIN BEST DEVELOPMENT PRACTICES GUIDEBOOK OR WILL BE APPROVED BY THE TOWN OF FRANKLIN CONSERVATION COMMISSION.



DECIDUOUS TREE PLANTING

NOTES:

- CONTRACTOR TO CONTACT DIGSAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES ANY REPORT ANY DISCREPANCIES TO UNITED CONSULTANTS, INC.
- ALL WORK SHALL CONFORM TO THE TOWN OF FRANKLIN DPW STANDARDS.
- MAINTAIN A MINIMUM OF 10' SEPARATION FROM THE WATER SERVICE TO THE SEWER SERVICE.

REFERENCES:  
 ASSESSORS MAP 286 PARCELS 27 AND 28  
 DEED BOOK 40221 PAGE 464  
 DEED BOOK 40435 PAGE 87

PLAN 1175 OF 1949  
 PLAN 550 OF 1999  
 PLAN 65 OF 2006  
 PLAN 3334 OF 1913

OWNER AND APPLICANT:  
 138 EAST CENTRAL STREET, LLC  
 37 AND 138 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS

SITE PLAN  
 GRADING & UTILITY PLAN  
 122 & 138 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS  
 PREPARED FOR  
 138 EAST CENTRAL STREET, LLC  
 37 AND 138 EAST CENTRAL STREET  
 FRANKLIN, MASSACHUSETTS  
 JULY 27, 2023  
 SCALE: 1" = 20'

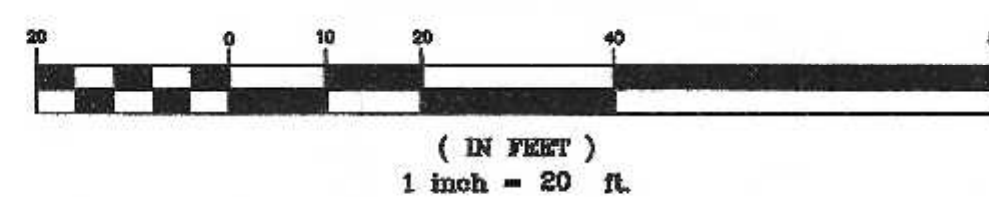
LEGEND:

- 297- EXISTING CONTOUR
- 297- PROPOSED CONTOUR
- x274.3 SPOT GRADE - PROPOSED
- x274.3EX. SPOT GRADE - EXISTING
- 48M EXIST. TREE - DIAMETER - SPECIES
- UP4-1 UTILITY POLE
- OHW OVERHEAD WIRES
- GAS GATE
- WATER CURB STOP
- WATER GATE
- FIRE HYDRANT
- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- D DUMPSTER
- VCC VERTICAL CONCRETE CURBING (REINFORCED)
- VGC VERTICAL GRANITE CURBING
- HANDICAP PARKING SPACE
- BUILDING MOUNTED LIGHT
- B BOLLARD
- M MONITOR WELL

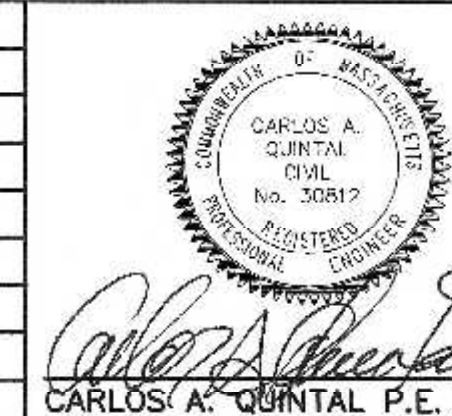
SITE PLAN APPROVAL  
 REQUIRED  
 FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY

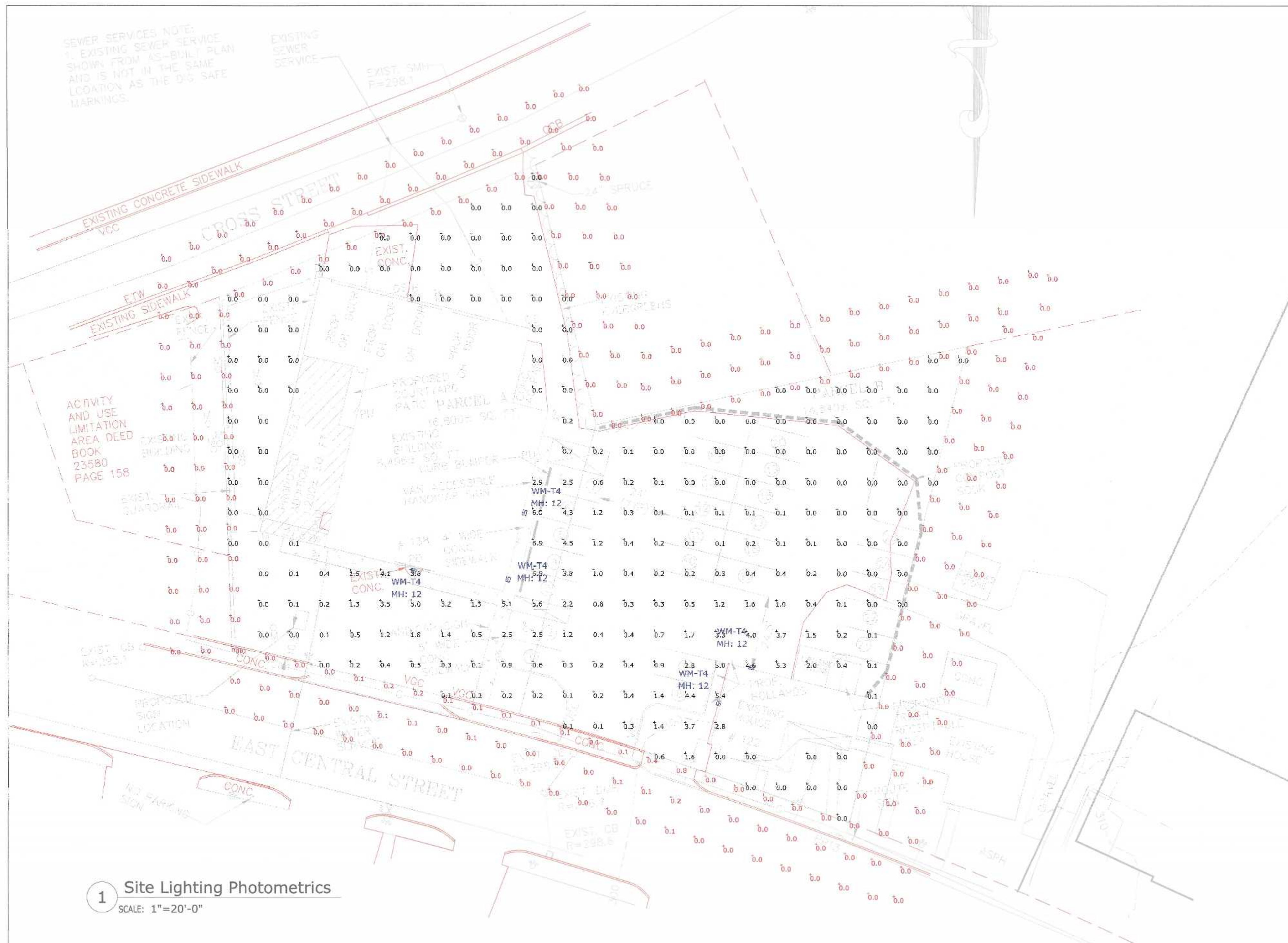


DATE	FIELD BY:	INT.
8/20	BL	
BK#	FIELD BOOK	PG#
7/23	RRG	
7/23	DESIGNED BY:	RRG
7/23	COMP	
7/23	CHECKED BY:	CAQ

**UNITED CONSULTANTS INC.**  
 850 FRANKLIN STREET SUITE 11D  
 WRENTHAM, MASSACHUSETTS 02093  
 508-384-6560 FAX 508-384-6566

DATE	JULY 27, 2023
SCALE	1" = 20'
PROJECT	UC1596
SHEET	5 of 6





1 Site Lighting Photometrics  
SCALE: 1"=20'-0"



2 Fixture Specification - DuraGuard WPC44Q

Luminaire Schedule								
Symbol	Label	Qty	Part Number	Arrangement	LLF	Total Watts	Total Luminaire Lumens	BUG Rating
	WM-T4	5	DuraGuard # WPC44QD1X37U3KCZ	Single	0.950	41.6	4254	B1-U0-G1

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Property Line	Illuminance	Fc	0.01	0.8	0.0	N.A.	N.A.	
Site Points	Illuminance	Fc	0.71	6.9	0.0	N.A.	N.A.	

- NOTES:
- A. A LIGHT LOSS FACTOR OF 0.900 HAS BEEN APPLIED TO FIXTURES UNLESS OTHERWISE NOTED. REFER TO LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR AND LUMEN INFORMATION.
  - B. SEE "MH" ON LIGHTING FIXTURE TAG LOCATED ON PLAN FOR MOUNTING HEIGHT INFORMATION.
  - C. CALCULATION POINTS ARE TAKEN AT GRADE.
  - D. CALCULATION RESULTS ARE BASED ON IES STANDARDS UNLESS OTHERWISE REQUESTED.

DATE	REVISIONS	DESCRIPTION	DATE
August 4, 2023	1		
PROJECT NUMBER: 23-0907	2		
DRAWN BY: AD	3		
CHECKED BY: HD	4		
APPROVED BY: HD	5		
SCALE: AS NOTED	6		
	7		



## Town of Franklin



## Design Review Commission

**Tuesday, August 22, 2023  
Meeting Minutes**

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

As stated on the agenda, due to the continued concerns regarding the COVID-19 virus, this meeting will be conducted as a remote/virtual Design Review Commission meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link provided on the agenda. This meeting was recorded.

- 1. Factory Square (K Fisher Street LLC) – 1, 3, 5, 7 Fisher Street** – Renovation of Brick Mill Building (3 Fisher Street) including structural work, new windows, and tenant specific interior fit outs. Site work around 3, 7, and 5 Fisher Buildings including regrading, paving, site lighting, landscaping, and accessible entrances.

Mr. Casey Killam and Mr. Rick Kaplan, both of K Fisher Street LLC, along with project manager Will Freise, and Mr. Seth Chates and Ms. Jill Staugaard, both of HFA Architects, addressed the Commission. Mr. Killam reviewed the layout of the property and stated that their offices are currently located at 1 Fisher Street. He shared his screen and showed/discussed the plans for building 3. He explained the current construction types of both brick and wood sections and boarded windows at building 3. He explained that they are looking to bring the building back to its original design intent. He stated that they will bring the windows back to original size and use new efficient windows. He discussed they will use a type of privacy glass. He reviewed the company planning to go into the building, Medallion Logistics, and explained their business; they are currently located in Plainville. He discussed the siding plans for the building. He stated that they would like to go back to the original cedar siding using a composite-type siding which will look like the original but be very low maintenance. He showed photographs of the new product compared to the original siding which he said is a very close match. He showed pictures of the alleyway side. The same window style will be carried through to the upper windows; the lower windows and level will be re-worked. He showed a photograph of the front of the site. He discussed a building was demolished and will be used for parking area. He reviewed the changes as shown on the provided plans. He stated that they are maximizing passenger car parking at the front of the site. He showed and discussed the entrance for the new tenant. He explained that at the back of the stie, at the end of 3 Fisher Street, they will be relocating the existing loading dock and fixing the grades/drainage as well. He explained the additional areas in the back that will be getting repaved and a grass swale. Photometrics were also included in the provided plans. He stated that they are trying to go LED with most of the site. He discussed the lights that were selected.

Chair Williams asked about light spillage across the street. Mr. Killam stated that they can work to make that revision. Ms. Bethoney asked about lighting throughout the back of the site. Mr. Killam stated that for security reasons, they had to put in lighting along the back of the site. He stated that 3 Fisher is the building with the most change. Ms. Adams asked about the windows and their reflective quality. Mr. Killam stated that they are not reflective, but rather a dark tinted glass. Chair Williams asked for a spec sheet for the windows. He confirmed the window frames will be black.

Ms. Bethoney asked if the new planting schedule is what they are going with. If so, there are a few plants in there that are not native. She stated that the Town of Franklin has a list and asked Mr. Killam to swap in native plants. Landscape Designer Jill Staugaard of HFA stated that she tried to find native plantings and trees. She asked for the link to the plant/tree list. Ms. Bethoney asked about the stormwater strategy. Mr. Killam stated that they resubmitted the modifications to Planning Board. The biggest change is that they are not going to demolish and make a parking lot where one of the buildings are. He stated that stormwater strategy is changing as it is roof instead of parking lot.

Mr. Killam explained the 3 Fisher Street Renovation design slide and explained the long-term vision. He stated that so much has changed with the market and retail in the area since the pandemic. The long-term vision is to do the bulk of the site work changes and renovation. The goal is to get the building healthy, stable, and structurally in good shape, and then over time, they will revisit with the Town what will be the next phase of the project.

Chair Williams stated that they are a recommending board for building facades, site and landscape plans, and lighting plans.

**Motion:** To **Recommend** the facade as submitted. Motioned by P. Lopez. Seconded by C. Bethoney. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES; Adams-YES. Voted 4-0-0.

**Motion:** To **Recommend** the site and landscape plans as submitted and update the non-native plants per the Franklin guidelines. Motioned by P. Lopez. Seconded by C. Bethoney. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES; Adams-YES. Voted 4-0-0.

**Motion:** To **Recommend** the lighting plan as submitted as long as the Fisher Street side is cleaned up to have zero light spillage into the residential area. Motioned by P. Lopez. Seconded by A. Adams. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES; Adams-YES. Voted 4-0-0.

## **GENERAL MATTERS**

### **Approval of Minutes: July 25, 2023**

**Motion:** To **Approve** the July 25, 2023 Meeting Minutes as presented. Motioned by P. Lopez. Seconded by C. Bethoney. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES; Adams-YES. Voted 4-0-0.

### **Chair and Commission Comments**

None.

### **Old Business**

Ms. Bethoney asked what was going on with the processing of the revising of the language. Chair Williams stated that he needed to check with Jim Bartro and Bryan Taberner where that was left off, and he will connect with Mr. Taberner this week to see where things stand, and he will report back.



**New Business**

Ms. Bethoney stated that she saw the new Shaw's sign. Chair Williams stated that some people complained that it looked small.

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

Meeting adjourned at 7:38 PM.

Respectfully submitted,

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Judith Lizardi  
Recording Secretary