

DESIGN REVIEW COMMISSION

AGENDA

September 13, 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/81772028829> or call on your phone at 1-929-205-6099, meeting ID is 81772028829

- 7:00 PM Dunkin Donuts – 490 King Street - Continued**
Install new signs
- 7:05 PM V&H Beauty Corporation dba Milky Way Nails & Spa -452 W. Central Street**
New sign face – same as existing
- 7:10 PM Enl’air Dance – 1256 W. Central Street**
Install sign panels and 3D logo
- 7:15 PM Canna Klean – 852 Upper Union Street**
Install sign cabinets
- 7:20 PM NETA – 162 Grove Street**
Intall upper cabinet
- 7:25 PM Residence Inn by Marriott – 4 Forge Pkwy**
Update existing signs with new logo design
- 7:30 PM Plansee USA Headquarters – 115 Constitution Blvd**
Addition to add 1 Floor Office component of existing facility, new building work and signage to be compliant with zoning requirements

General Matters:

Approval of Minutes: **August 23, 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: 9-08-2022
Next meeting is 9/27/2022

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: DUNKIN DONUTS

Property Address 490 KING ST. (470-490 KING ST.)

Assessors' Map # 303 Parcel # 049

Zoning District (select applicable zone): COMMERCIAL II

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: VIEWPOINT SIGN & AWNING

Address: 35 LYMAN ST.
NORTHBORO, MA

Telephone Number: 508 393 8200 x 21 / 617 872 3064

Contact Person: LAUREN DELARDA (LDARDA@VIEWPOINTSIGN.COM)

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

Business Owner: TONY PLACIDO
Address: 490 KING ST.
FRANKLIN, MA

Property Owner: GEORGE DORTCHY
KING PROPERTY HOLDINGS LLC
63 CENTRE ST.
DOVER, MA 02030

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this 29 day of JULY 2022

Lauren Delarda
Signature of Applicant

SEE ATTACHED
Signature of Owner

LAUREN DELARDA
Print name of Applicant

SEE ATTACHED
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: VIEWPOINT SIGN & AWNING
Contact Person: LAUREN DELARDA & SEAN DONOVAN
Address 35 LYMAN ST. NORTHBORO, MA 01532
Telephone Number: 508 393 8200 / 617 872 3064

b. Architect/Engineer (when applicable)

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

E) Work Summary

Summary of work to be done: **(A) INSTALL (1) ILLUMINATED WALL SIGN TO WEST ELEVATION, "DD" (BACKER IS 42"H X 6'5"W, LETTERS ARE 3'H X 7 1/2"W);**
(B) INSTALL (1) ~~SET OF~~ NON-ILLUMINATED WALL SIGN TO WEST ELEVATION, "DUNKIN" (BACKER 16 1/2"H X 6'4"W, LETTERS ARE 1'H X 6 8"W);
(C) INSTALL (1) ILLUMINATED WALL SIGN TO SOUTH ELEVATION, "DUNKIN" (BACKER IS 3'H X 15'3"W, LETTERS ARE 30"H X 17 6 9/16"W);
(D) INSTALL (1) SET OF EXTERNALLY ILLUMINATED WALL SIGN TO SOUTH ELEVATION, "FRANKLIN (RUNS LOGO) DUNKIN" (30 5/8"H X 87 3/8"W);
(E) INSTALL (2) REPLACEMENT PANELS TO EXISTING

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.)
size/dimensions
style of lettering

colors
materials
lighting-illuminated, non-illuminated and style

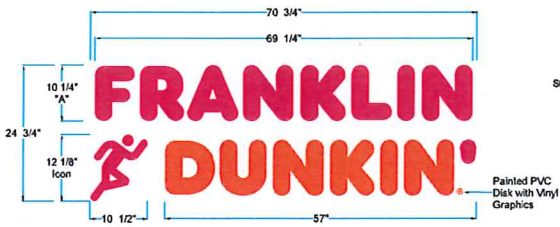
(F) INSTALL (1) DRIVE THRU CLEARANCE BAR;
(G) INSTALL (1) DRIVE THRU SPEAKER CANOPY

2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously existing location)

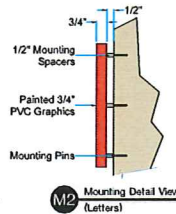
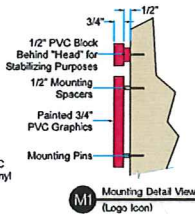
b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:

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



E1 Elevation: #129724 (Qty: 1) Dimensional PVC Graphics (NextGen)
24 3/4" x 70 3/4" = 12.2 Sq. Ft.

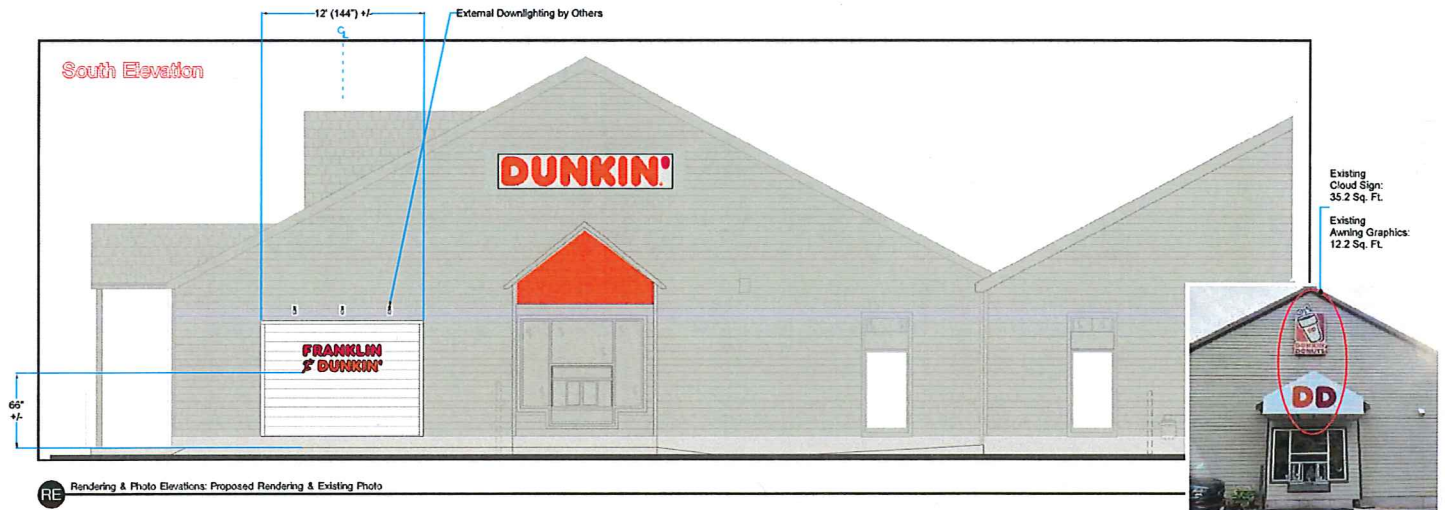


Description:
(Qty: 1) Dimensional PVC graphics.
• Painted 3/4" PVC graphics
• Painted 3/4" PVC disk with applied vinyl "F" graphics. Flush mounted to fascia with VHB tape
• Mounting pins with 1/2" spacers for installing graphics onto fascia wall
• Note: "Head" of running graphic to have painted 1/2" PVC block affixed to back for stabilizing purposes. Mounting pin(s) to be affixed to 1/2" block

Typeface/Logo:
• Dunkin' Sans Display
• NextGen Art on File

Colors:
• PVC Graphics - Painted DD Orange PMS 165c (faces & returns)
- Painted DD Magenta PMS 219c (faces & returns)
• Vinyl Graphics - White H.P. Oracal 010

Installation:
• By ViewPoint



R1 Rendering & Photo Elevations: Proposed Rendering & Existing Photo

Job: Dunkin'
Location: 490 King St. Franklin, MA
Account Manager: Sean Donovan
File: DD FrankMA 490King FROD gfk 1bph
Date: 07.11.22 DL75
Designer: Pete Rivera
Revisions: 08.11.22 D.5 MH
Revisions:

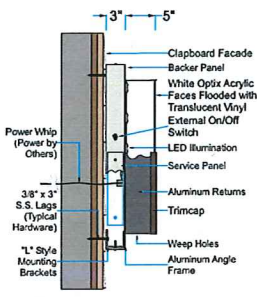
ViewPoint SIGN AND AWNING
1.508.393.8200
FAX 1.508.393.4244

Customer Approval | Acct. Manager Approval | Production Approval

THIS PROPOSAL DRAWING CONTAINS ORIGINAL ELEMENTS CREATED BY VIEWPOINT SIGN AND AWNING. ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION OR REPRODUCTION IS PROHIBITED.



E1 Elevation: #12972.3 (Qty: 1) Face Illuminating Channel Letters Mounted to Backer Panel
Channels 15' x 88.25' = 9.19 Sq. Ft. Backer 20' x 95' = 13.19 Sq. Ft.



M1 Mounting Elevation

Description:
(Qty: 1) Backer panel with face illuminating channel letters mounted to face (NextGen) Backer Panel:

- Welded aluminum angle frame
- Painted aluminum face & returns
- Backer to house wires & power pack(s)

Channel Letters:

- Stock aluminum returns
- White Optix 2406 Acrylic faces with translucent vinyl flooded on faces and stock trimcap
- LED Illumination
- Surface applied vinyl 'R' graphics

Typeface/Logo:

- Dunkin' Sans Display

Colors:

- Backer - Painted PTE-04 Nebulous White (PMS Cool Gray 1c/face & returns)
- Aluminum Returns - Stock Alumet Charcoal Gray (intended to match PMS 7540c)
- Faces - White Optix 2406 Acrylic
- Trimcap - Stock Bronze Jewelle 313
- Vinyl Graphics - DD Orange Itrans 3M 3630-3123
DD Magenta Itrans 3M 3630-1378
DD Orange H.P. 3M 220-14 ('R' graphics)
- White

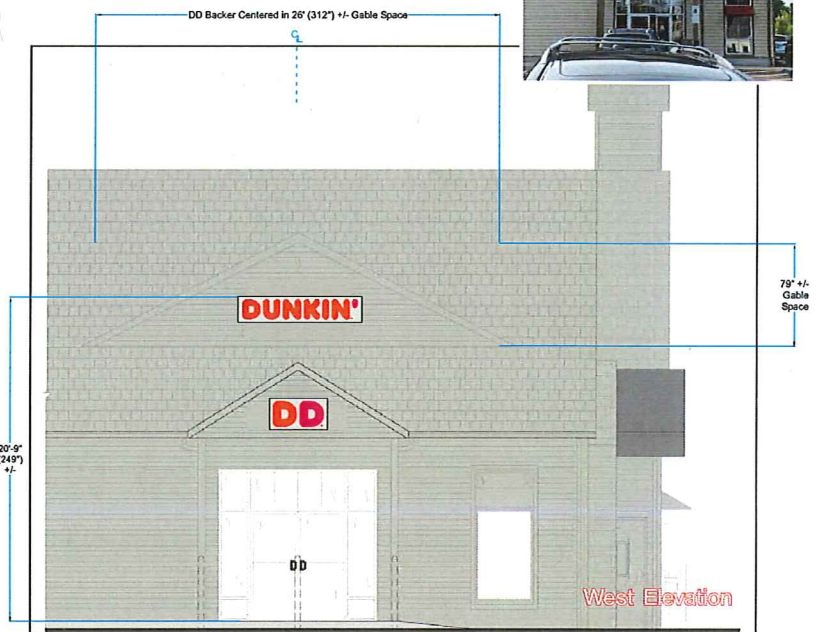
LEDs

- LEDs - White

Installation:

- By ViewPoint
- Note: Power by Others
- This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code (NEC) and/or other applicable Local Electrical Codes (LEC). This includes proper grounding and bonding of the sign.

Existing Cloud Sign: 17.3 Sq. Ft.
Existing Panel Sign: 5.1 Sq. Ft.



RE Rendering & Photo Elevations: Proposed Rendering & Existing Photo

Jobs: Dunkin'
Location: 490 King St. Franklin, MA

Account Manager: Sean Donovan
File: DD FrankMA 490King west dunk chris bodar kcp1

Date: 07.11.22 DLO
Designer: Pete Rivera

Revisions: 08.10.22 D.75 MH
08.29.22 D.5 SM

Revisions:



ViewPoint 1.508.393.8200
SIGN AND AWNING FAX 1.508.393.4244

Customer Approval | Acct. Manager Approval | Production Approval

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270-004-DR-5191p-
452 W. Central Street-
2022

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: V & H Beauty corporation DBA Milky Way Nails & spa

Property Address 452 W. Central St Franklin, MA 02038

Assessors' Map # 270 Parcel # 004

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Vu Pham

Address: 996 Washington St #1
Dorchester MA 02124

Telephone Number: 617 319 6302

Contact Person: _____

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

Business Owner: Vu Pham Property Owner: Burnham Tavalone LLC
Address: 996 Washington St #1 452 W. Central St
Dorchester MA 02124 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____

[Signature]
Signature of Applicant

[Signature]
Signature of Owner

Vu Pham
Print name of Applicant

Vu pham
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: LUCA SIGNS
Contact Person: HUNG LE
Address 83 FREEPORT ST. UNIT 1, BOSTON MA 02122
Telephone Number: 617-288-3665

b. Architect/Engineer (when applicable)

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

E) Work Summary

Summary of work to be done: CHANGE NEW SIGN FACE 3' x 10'
SAME SIZE OF BEFORE

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

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

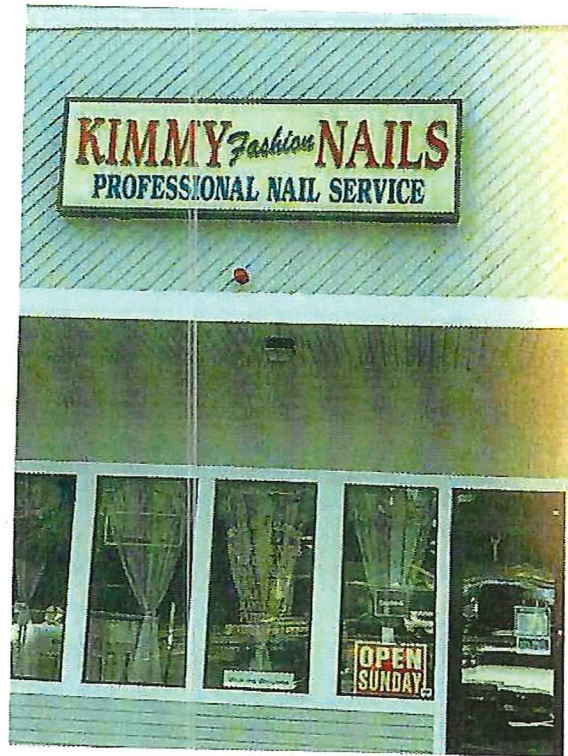
1. Drawing of Proposed Sign which must also include
type of sign (wall, pylon etc.) colors
size/dimensions materials
style of lettering lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously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

Milky Way Nails & Spa
452 W. Central St.
Franklin, MA 02038
617-319-6302



LUCA SIGNS
83 Freeport St.
Dorchester, MA 02122-2910
617-288-3665
E-mail: lucasigns28@gmail.com

Milky Way Nails & Spa
456 W. Central St.
Franklin, MA 02038
617-319-6302



Change New Sign Face, 3' x 10' same size as before.

Milky Way Letter height 15" Blue color, Nails & Spa Red color,
style of lettering Ballanlines Serial up and lower case.

"THE BEST FINGERS CHOICE! 508-298-7918" letters height 5" geen color
style of lettering hevetical uper case.

LUCA SIGNS
83 Freeport St.
Dorchester, MA 02122-2910
617-288-3665
E-mail: lucasigns28@gmail.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: En'lair Dance

Property Address 1256 W. Central St.

Assessors' Map # _____ Parcel # 274-001-000-000

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: _____ Signs By Cam, Inc.
837 Upper Union Street

Address: _____ Suite C-18
Franklin, MA 02038

Telephone Number: 508-364-2905

Contact Person: Cam Afonso

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

Business Owner: Nicole Enlein Property Owner: GTE Franklin Realty

Address: 1706 W. Central St Unit A 251 W. Pearl St.
Franklin MA 02038 Brockton 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

X Chirag Patel
Signature of Owner

Cam Afonso
Print name of Applicant

Chirag Patel
Print name of Owner

***FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.
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D) Architect/Engineer/Sign Company Information (if not the applicant)

a. Sign Company

Business Name: _____ Signs By Cam, Inc.
837 Upper Union Street
Contact Person: _____ Suite C-18
Address _____ Franklin, MA 02038
Telephone Number: _____

b. Architect/Engineer (when applicable)

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

E) Work Summary

Summary of work to be done: _____ Install Sign panels +
_____ 3D logo

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

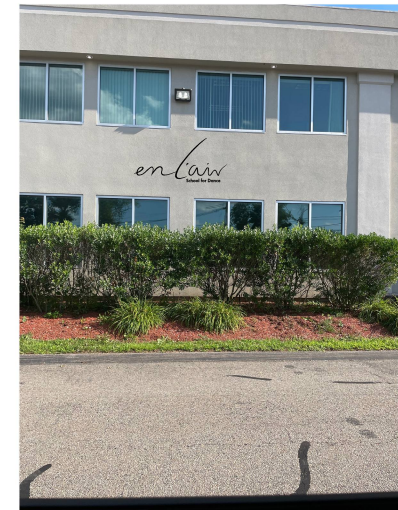
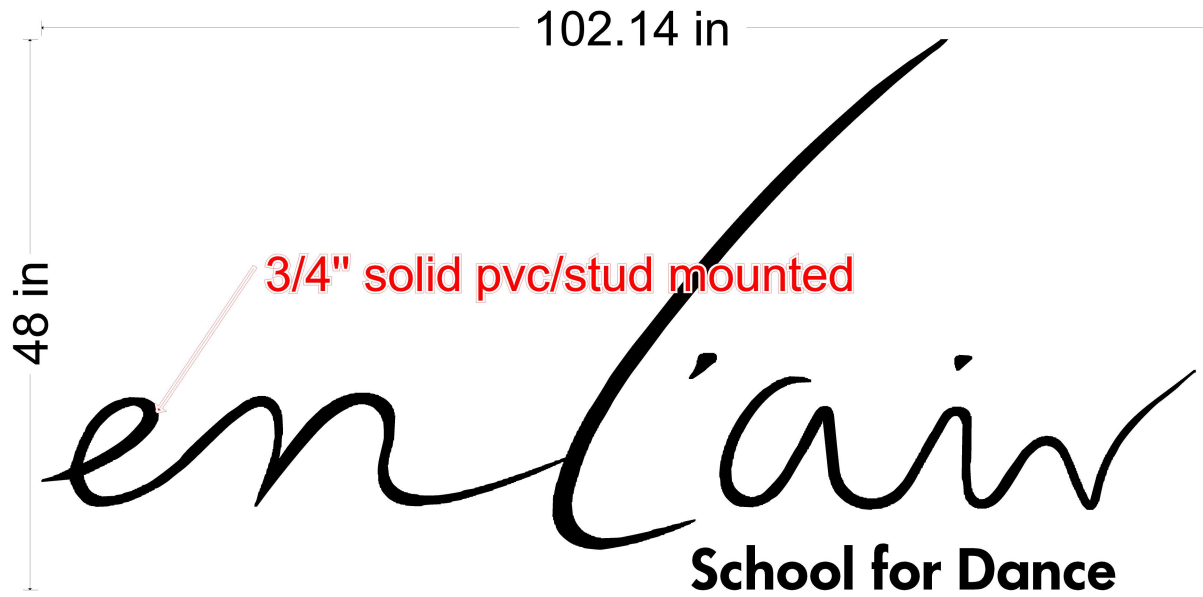
**THE FOLLOWING MUST BE SUBMITTED ELECTRONICALLY TO
Mkinhart@franklinma.gov**

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type of sign (wall, pylon etc.) colors
size/dimensions materials
style of lettering lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
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4. Drawings or pictures of existing conditions
5. If any signage on the building or site, provide information from above Signage Checklist



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
Website: www.signsbycam.com

APPROVED FOR PRODUCTION:
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:

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: Canna Klean

Property Address 852 Upper Union

Assessors' Map # _____ Parcel # 319-003-000-000

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Signs By Cam, Inc.

Address: 837 Upper Union Street
Suite C-18
Franklin, MA 02038

Telephone Number: 508-344-2905

Contact Person: Cam

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

Business Owner: Math Shout Property Owner: Union UP, LLC

Address: 852 Upper Union St. 852 Upper Union
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

[Signature]
Signature of Owner

Cam Afonso
Print name of Applicant

Math Shout
Print name of Owner

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

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

a. Sign Company

Business Name: _____ Signs By Cam, Inc.
Contact Person: _____ 837 Upper Union Street
Address _____ Suite G-18
Franklin, MA 02038
Telephone Number: _____

b. Architect/Engineer (when applicable)

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

E) Work Summary

Summary of work to be done: _____ Install Sign Cabinets _____

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

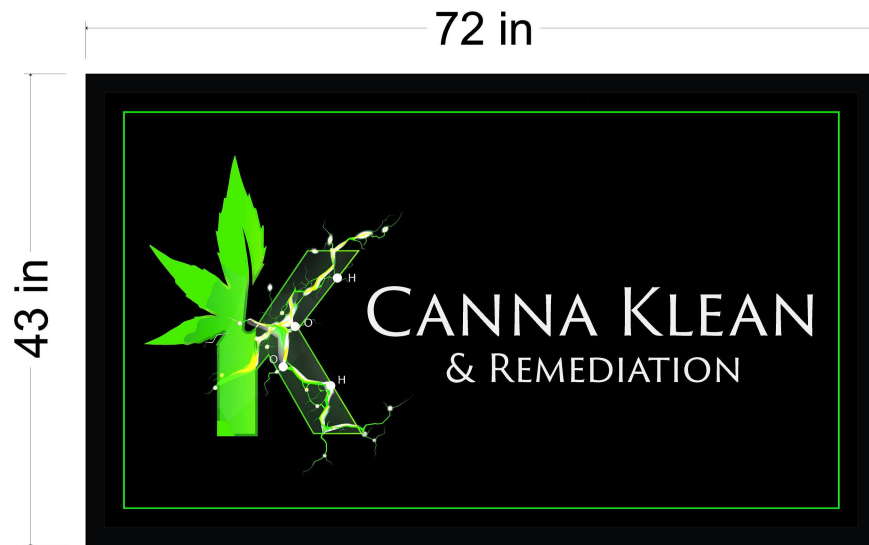
**THE FOLLOWING MUST BE SUBMITTED ELECTRONICALLY TO
Mkinhart@franklinma.gov**

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.
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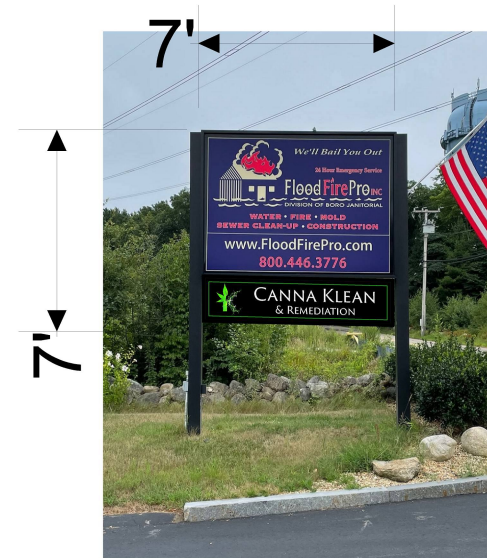
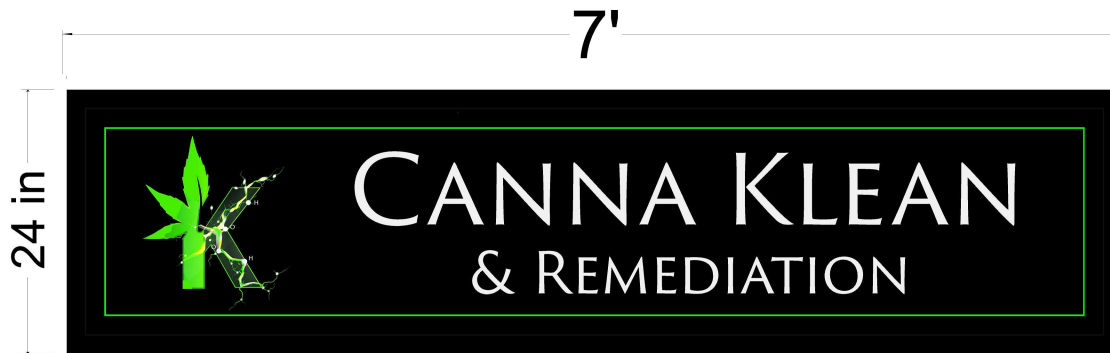
b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:

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3. Building drawings, indicating size and height of building(s); front, rear and side elevations (when there are no adjoining buildings) and floor plans
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5. If any signage on the building or site, provide information from above Signage Checklist



TAPCON SCREWS



***LED LIT CABINETS**

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

Website: www.signsbycam.com

APPROVED FOR PRODUCTION:

X

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: _____

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ANY DUPLICATION OF ANY KIND IS PROHIBITED.
PERSON(S) WILL BE PROSECUTED TO THE FULL EXTENT
OF THE LAW.

COLOR SPECS:

BACKGROUND:

COPY:

OUTLINE:

SHADOW:

BORDER:

LOGO:

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: Neta

Property Address 162 Grove Street

Assessors' Map # _____ Parcel # 306-003-000-000

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: _____ Signs By Cam, Inc.
837 Upper Union Street

Address: _____ Suite C-18
Franklin, MA 02038

Telephone Number: 508-364-2905

Contact Person: Cam

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

Business Owner: Neta Property Owner: Charley 2017 LLC

Address: 162 Grove St 162 Grove 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 Afonse
Signature of Applicant

Lozee Marshall
Signature of Owner

Cam Afonse
Print name of Applicant

Lozee Marshall (Rep)
Print name of Owner

***FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.
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D) Architect/Engineer/Sign Company Information (if not the applicant)

a. Sign Company

Business Name: _____ Signs By Cam, Inc. _____
Contact Person: _____ 837 Upper Union Street _____
Address _____ Suite C-18 _____
Telephone Number: _____ Franklin, MA 02038 _____

b. Architect/Engineer (when applicable)

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

E) Work Summary

Summary of work to be done: _____ *Install upper cabinet* _____

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

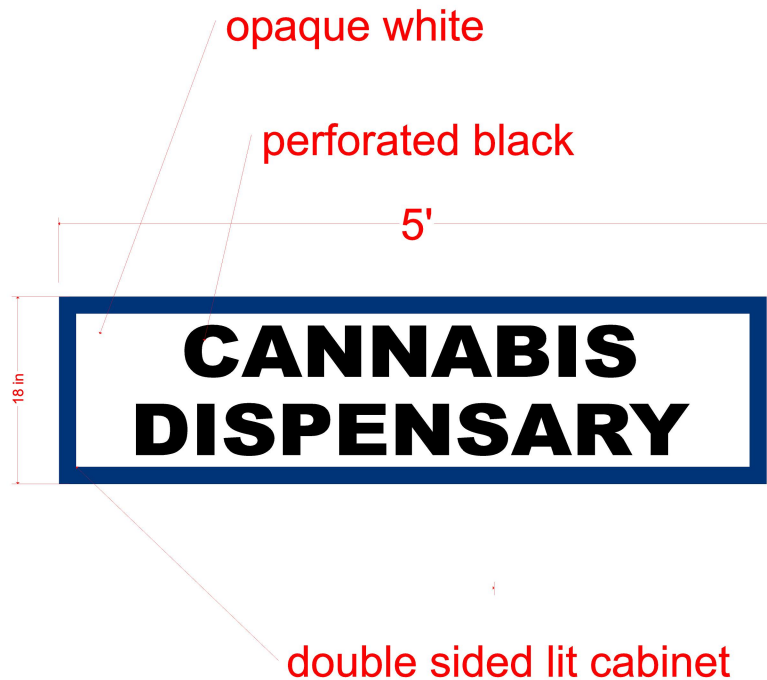
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Signs By Cam Inc

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

Website: 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:

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: Residence Inn By Marriott

Property Address 4 Forge Pkwy

Assessors' Map # 272-004-000-000 Parcel # _____

Zoning District (select applicable zone): Industrial

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Buchholz Signs Since 1899

Address: 102 Depot Rd
Oxford MA 01540

Telephone Number: 508-524-2857

Contact Person: Joseph H Buchholz Jr

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

Business Owner: Highgate Hotels Property Owner: NEP Franklin MA Owner LLC

Address: 4 Forge Pkwy Laura Benner
Franklin MA 02038 545 John Carpenter Freeway Suite 1400
Irving TX 75062

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

Executed as a sealed instrument this _____ day of _____ 20____

J H Buchholz Jr
Signature of Applicant

SEE LOA
Signature of Owner

Joseph H Buchholz JR
Print name of Applicant

See LOA
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: Update existing signs with new logo design Similar size and
and materials as existing

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

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. Similar as existing signs

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.

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

4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. NA

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. Same as existing signs

6. **Façade, Line, Shape & Profile** – Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context: As existing

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. Yes by matching existing signs in similar size and materials

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. YES

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

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. Updated to energy efficient LED low voltage lighting systems

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.
To be kept as is and any disturbed areas(monument sign) to be left as is or restored to condition prior to start of work

SEE ADDENDA ATTACHED FOR INSTRUCTIONS TO ASSIST IN COMPLETING APPLICATION.

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LOCATION NUMBER:

99019

SITE ADDRESS:

4 Forge Pkwy

Franklin, MA 02038-3157



MARRIOTT



MARRIOTT / RESIDENCE INN FRANKLIN, MA
MARSHA # BOSFR

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Mentor, Ohio 44060

888.503.1569

CLIENT:
Residence INN
 BY MARRIOTT

ADDRESS:
 4 Forge Pkwy
 Franklin, MA
 02038-3157

PAGE NO.:
2

ORDER NUMBER:
 1169503

SITE NUMBER:
 99019

ELECTRONIC FILE NAME:
 G:\ACCOUNTS\MARRIOTT\RESIDENCE INN\2022\MA\Residence
 Residence Inn_Franklin_Production_R1.cdr

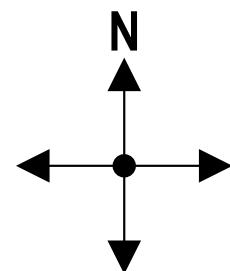
PROJECT NUMBER:
 85893

PROJECT MANAGER:
 AMY BRADL

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	381067	05/05/22 LH					

EXISTING CHANNEL LETTER SET
BEING REPLACED WITH
NEW CHANNEL LETTER SET

EXISTING CHANNEL LETTER SET
BEING REPLACED WITH
NEW CHANNEL LETTER SET



EXISTING MONUMENT SIGN BEING
REPLACED WITH NEW MONUMENT SIGN

EXISTING PLATE LETTERS
BEING REPLACED WITH NEW
PLATE LETTERS

EXISTING SIGNS:

- ① 12" NON-ILLUM. REVERSE CHANNELS
- ② 36" CHANNEL LETTER SET
- ③ 36" CHANNEL LETTER SET
- ④ 8'-0" X 9'-0" MONUMENT SIGN

PROPOSED SIGNS:

- ① 12" PLATE LETTERS
- ② 36" CHANNEL LETTER SET
RI-CL-36-GW
- ③ 36" CHANNEL LETTER SET
RI-CL-36-GW
- ④ 4'-0" X 11'-8-5/16" MONUMENT SIGN
RI-M8

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Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	381067	05/05/22 LH					

1

ENTRY ELEVATION

RI-NI-12-W-S

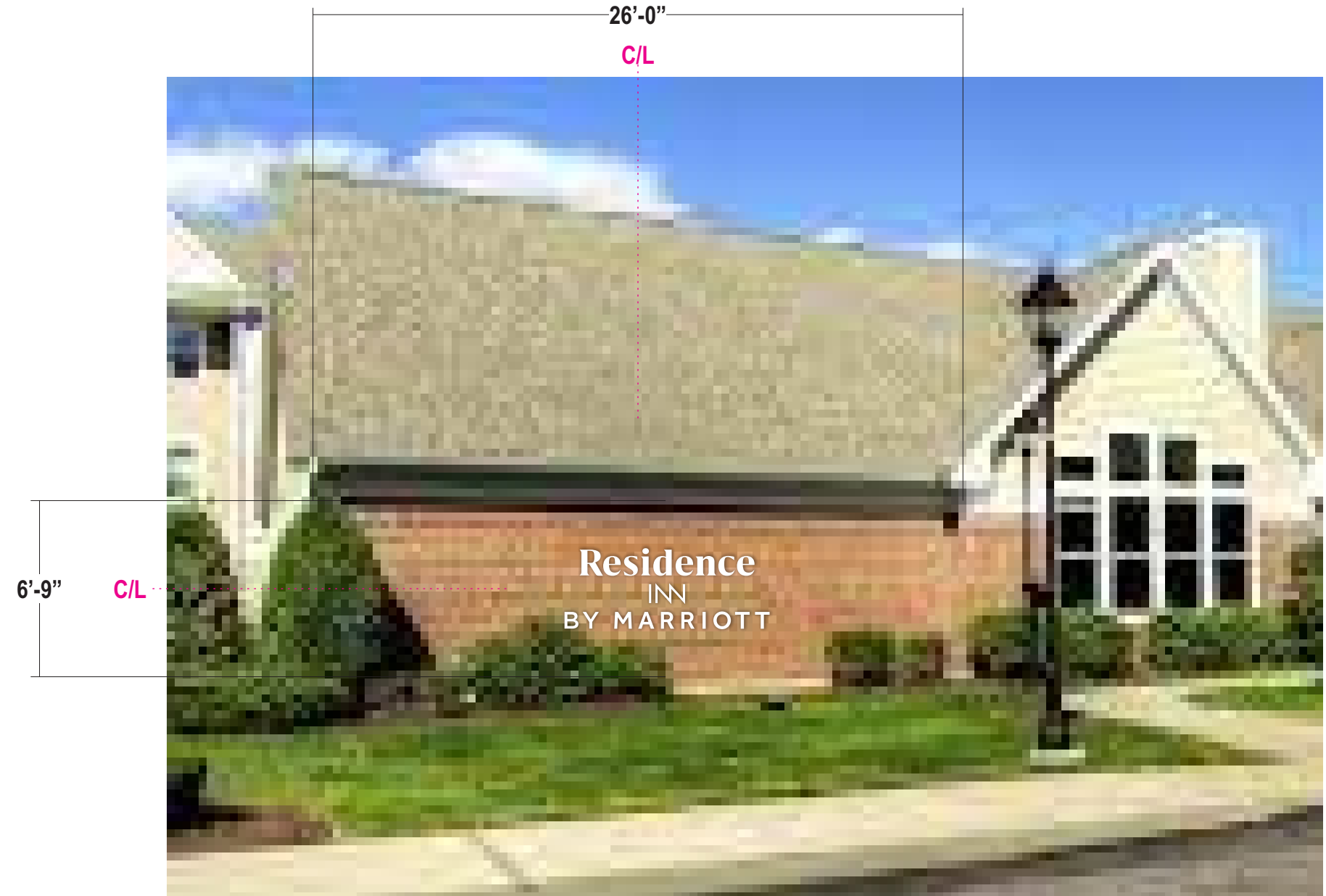
Scale: 3/16"=1'-0"

18.5 Square Feet

EXISTING
+/-12" "R"

Scope of work:

- 1. Remove existing Plate letters
- 2. Patch and paint old mounting on wall surface
- 3. Install new Plate letters drilled & tapped to accept studs for flush mounting; All penetrations filled with silicone



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AMY BRADL

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	381067	05/05/22 LH					

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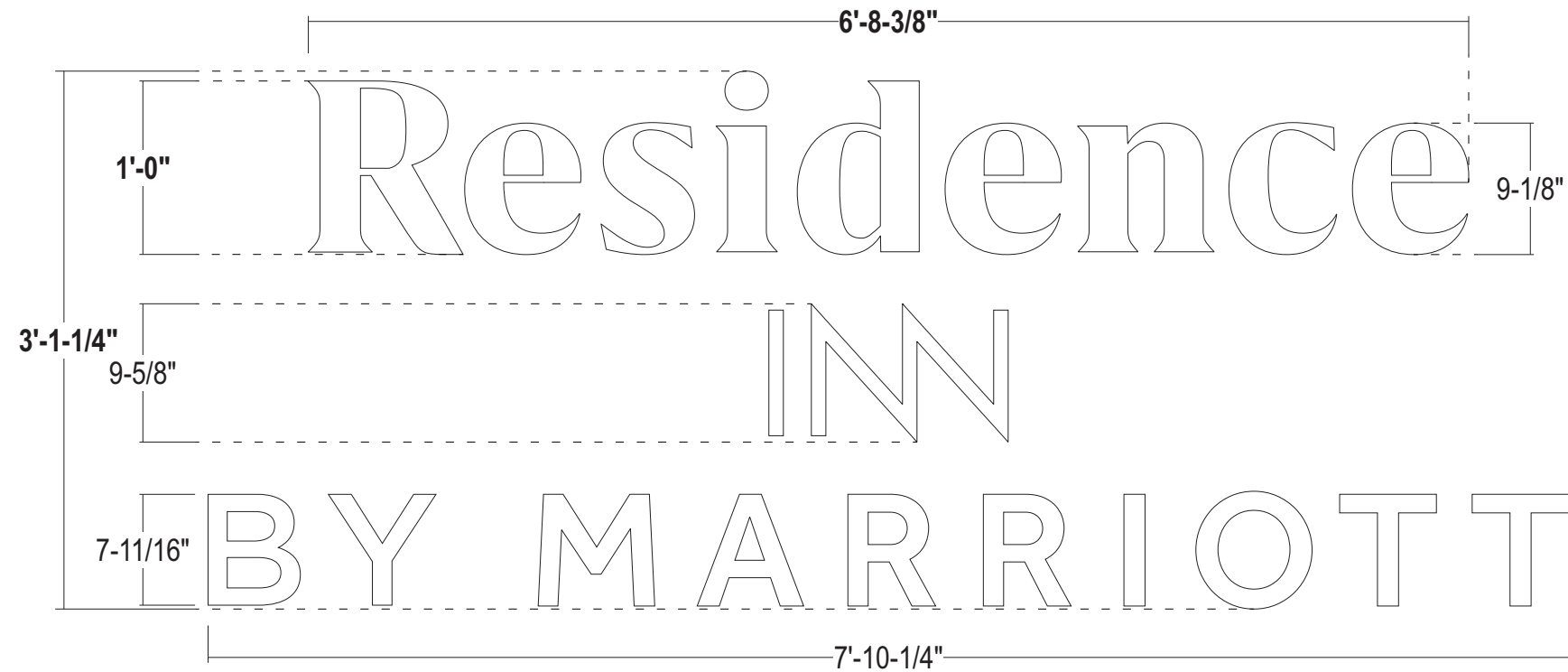
1

NON ILLUM. PLATE LETTERS

Scale: 1"=1'-0"

RI-NI-12-W-S

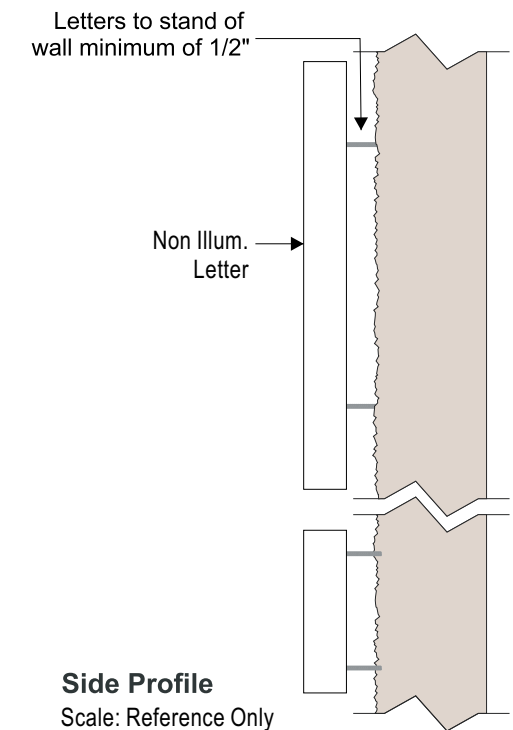
42.6 SQ FT



- FACES:** .125 routed alum. faces painted white
- RETURNS:** 2" deep .063 alum. welded to the faces, painted white to match faces; All welds to be sanded smooth
- MOUNTING:** Studs welded to inside of alum. face; Signage stud mounted w/ 1/2" stand off from wall surface, using non-corrosive hardware to suit wall type; Spacers painted white
- QUANTITY:** (1) ONE SET REQUIRED FOR EAST (FRONT) ELEVATION

COLOR PALETTE

FACES / RETURNS/SPACERS:
White



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PROJECT NUMBER:
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PROJECT MANAGER:
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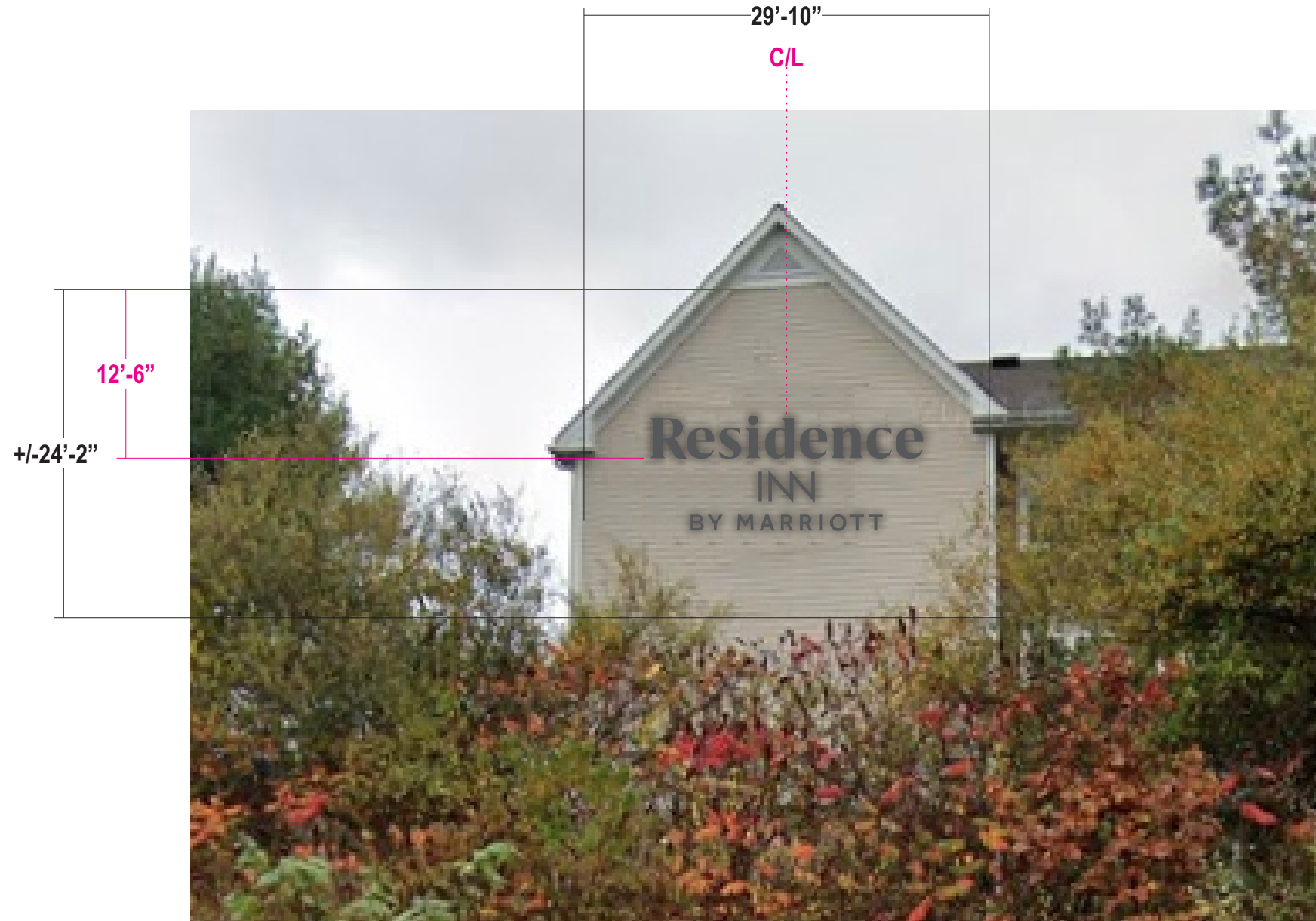
Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	381067	05/05/22 LH					

Scale: 3/32"=1'-0"

EXISTING
7'-4" x 15'-0"

Scope of work:

1. Remove existing channel letters
2. Patch and paint old mounting and electrical penetrations on wall surface
3. Install new channel letters by connecting to existing power at sign location
4. Wall material - Not provided at this time.



Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
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Scale: 3/32"=1'-0"

EXISTING
7'-4" x 15'-0"

Scope of work:

- 1. Remove existing channel letters
- 2. Patch and paint old mounting and electrical penetrations on wall surface
- 3. Install new channel letters by connecting to existing power at sign location
- 4. Wall material - Not provided at this time.



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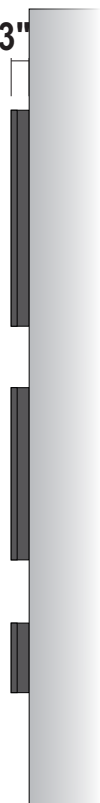
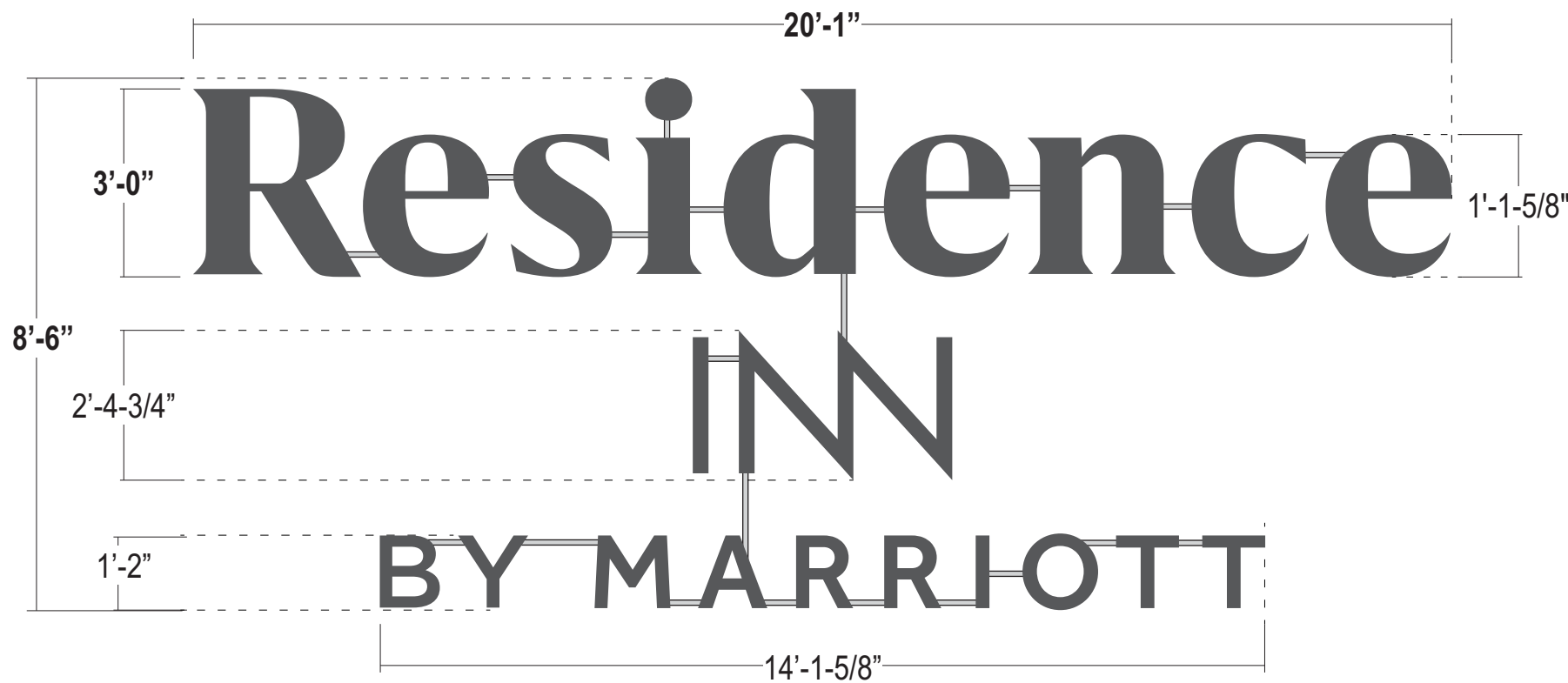
2
3

FACE LIT CHANNEL LETTERS

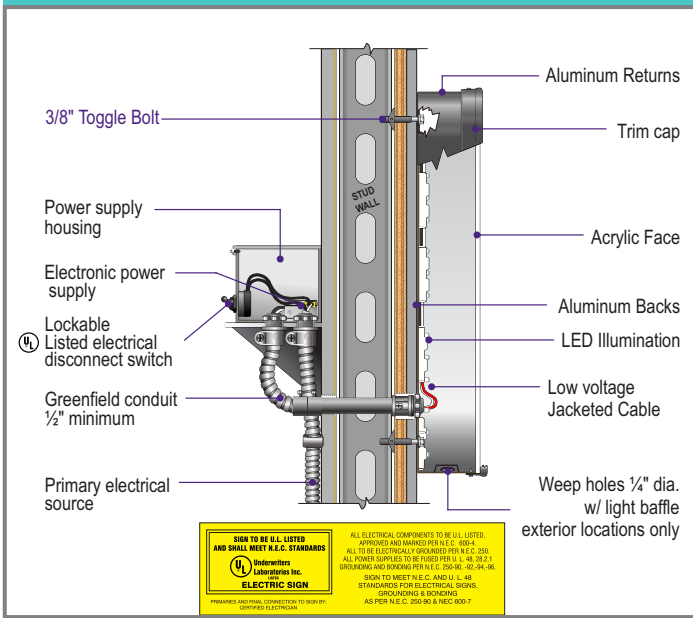
Scale: 3/8"=1'-0"

RI-CL-36-GW-S

170.5 Square Feet



FACE LIT LED | REMOTE, FLUSH | GENERIC INSTALL



COLOR PALETTE

- TRIMCAP/RETURNS:** Pantone 425 Grey
- GRAPHICS:** Pantone 425 Grey printed on 3M 3635-210 White perf vinyl
- DAISY CHAINS:** COLOR TO BE VERIFIED

- FACES:** 3/16" #2447 white acrylic w/ digitally printed Gray dual color film; *To illuminate white at night*
- TRIMCAP:** 1" Jewellite painted Gray
- RETURNS:** .050 alum. 3" deep painted Gray; insides pre-finished White
- BACKS:** .063 alum. backs - insides pre-finished White
- ILLUM.:** White GE LED's as required by manufacturer (225 lumen output); **REMOTE POWER SUPPLIES**
Daisy chains required to access power; Painted to match wall
- WALL MATL:** Not provided at time of survey
- INSTALL:** Letters mounted flush to wall w/3/8 toggle bolts
Plywood backing to be verified
- QUANTITY:** (1) ONE SET REQUIRED FOR LEFT AND RIGHT ELEVATIONS

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PAGE NO.: 8

ORDER NUMBER: 1169503
SITE NUMBER: 99019
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PROJECT NUMBER: 85893
PROJECT MANAGER: AMY BRADL

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MONUMENT

RI-CL-36-GW-S

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

Scope of work:

- 1. Remove existing monument sign and scrap.
- 2. Install new pole cover on existing steel.
- 3. Install new monument sign on existing steel.
- 4. Connect to existing power.

EXISTING
8'-0" X 9'-0" MONUMENT SIGN
@ 10'-6" OAH



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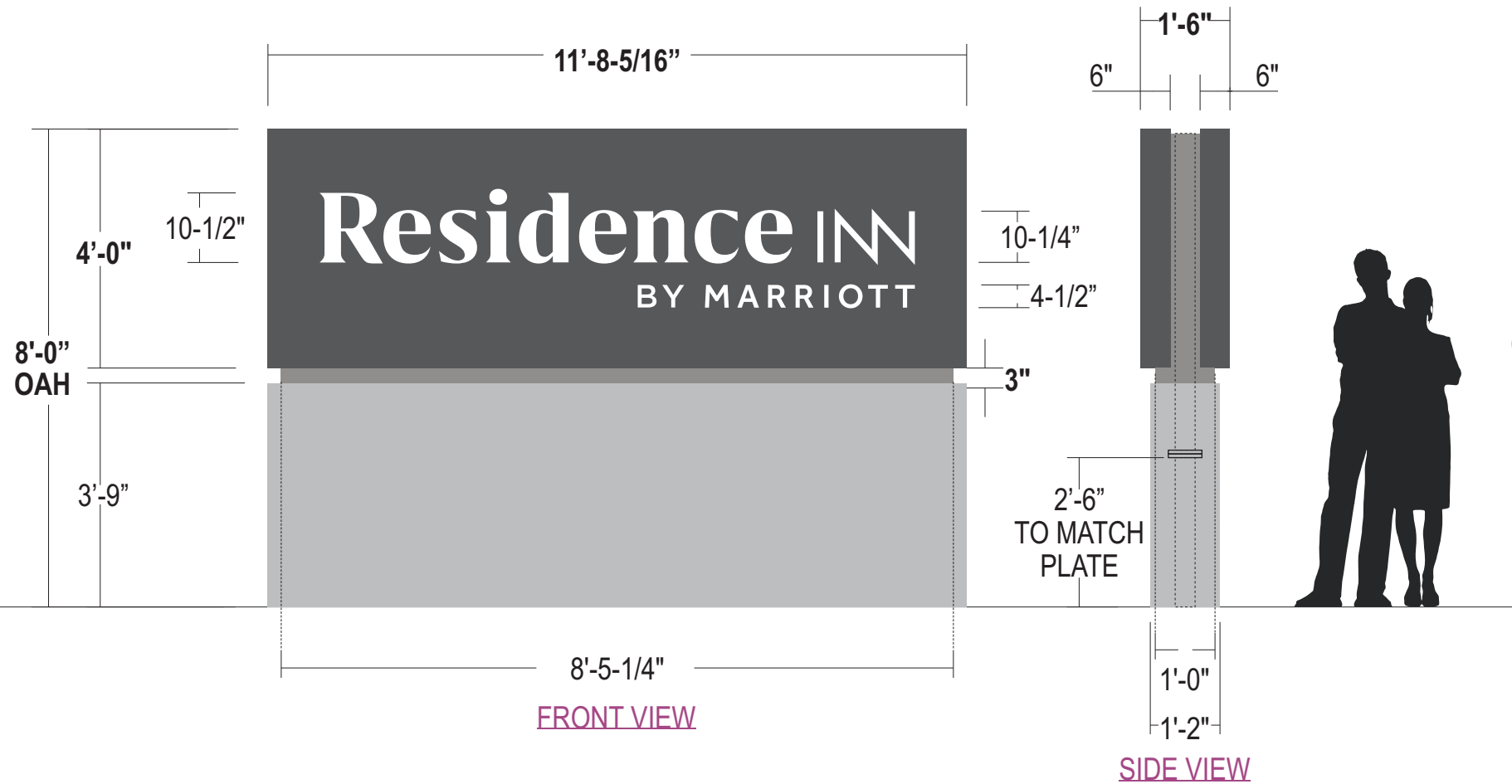
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4

D/F ILLUMINATED MONUMENT

Scale: 3/8"=1'-0"

RI-CAB-M8

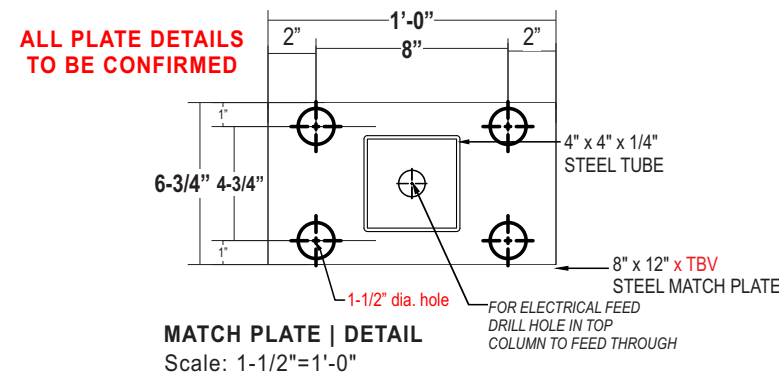


- CABINET:** 18" deep cabinet; Aluminum tube frame construction; Painted Pantone 425 Grey & Pantone 877 Silver
New internal 4" x 4" square steel tube support
- FACES:** .125 shoe-box style alum faces w/ routed graphics; Painted Pantone 425 Grey
- GRAPHICS:** Routed from aluminum face & backed up with .188" white solar grade polycarbonate
- ILLUM.:** White GE 7100K LED's as required by manufacturer;
Power Supplies Housed Within Cabinet
- POLE COVER/ REVEAL:** 14" deep aluminum angle frame w/ .080 alum. skin; Painted Brushed Aluminum
- INSTALL:** New internal support tube installed to existing 4" x 4" base pole with match plates and 1-1/2" bolts - **Match plate thickness TBV**
- QUANTITY:** (1) ONE Monument cabinet and pole cover required

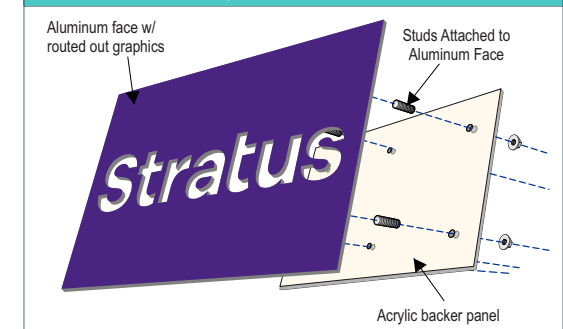
COLOR PALETTE

- CABINET/FACES:** Pantone 425 Grey
- POLE COVER:** Matthews 41342SP Brushed Aluminum
- CABINET/REVEAL:** Pantone 877 Silver

NIGHT VIEW



ROUTED FACE; BACKED-UP GRAPHICS



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PROJECT NUMBER:
85893

PROJECT MANAGER:
AMY BRADL

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	381067	05/05/22 LH					

LETTER OF AUTHORIZATION

05/05/2022

To Whom It May Concern:

This letter is to certify that Stratus or agent thereof is authorized to survey, permit and install signage on behalf of Highgate Hotels, LP for properties included in the Highgate Select Service Renovation Program.

Tammy EVP of Design & Construction 5/12/22
Approved By Signature Title Date

Paul McElroy
Approved By Printed Name

C (808) 330-6487
PMCELROY@HIGHGATE.COM
Approved By Contact Information

Enclosures: #
CC: Paul McElroy <pmcelroy@highgate.com>, Mark VanTillburg
<mark.vantillburg@mpseadvisory.com>, Daniel Andujar <dandujar@jhgi.com>, Andrew Chew
<achew@jhgi.com>

September, 7 2022

James R. Barto, Chairman
Franklin Design Review Commission
355 East Central Street
Franklin, MA 02038

Re: Application for Site Entry Sign Approval
Plansee LLC – Site Improvements
115 Constitution Boulevard

Dear Mr. Barto:

On behalf of our client, Plansee LLC (Applicant), Highpoint Engineering, Inc. hereby submits the enclosed Application for a sign approval permit from the Design Review.

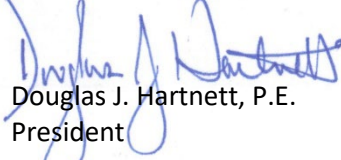
Enclosed please find the following Application materials:

1. One (1) Form Q Application for sign approval.
2. One (1) Color perspective plan (A-910) by EMBARC.
3. One (1) Color location and dimension plan (A-911) by EMBARC.
4. One (1) Sign Landscape Plan. (L100) by Highpoint Engineering Inc.
5. One (1) Copy of Certificate of Vote of Site Plan Approval issued by the Planning Board on 7/26/2022 for site improvements.

We look forward to presenting this project to the Board at your next available public hearing. If you have any questions, please contact me at 781-770-0977 or email at dhartnett@highpointeng.com.

Best regards,

HIGHPOINT ENGINEERING



Douglas J. Hartnett, P.E.
President

Cc: Mike LePage; Plansee LLC
Chris McCarthy; Highpoint

Enclosures:

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: PLANSEE USA HEADQUARTERS

Property Address 115 CONSTITUTION BLVD, FRANKLIN MA

Assessors' Map # 330 Parcel # 030

Zoning District (select applicable zone): Industrial

Zoning History: Use Variance N/A
Non-Conforming Use N/A

B) Applicant Information:

Applicant Name: Schwarzkopf Technologies LLC C/O Plansee LLC

Address: 115 Constitution Boulevard
Franklin, MA 02038

Telephone Number: 508-553-3800

Contact Person: Mike LePage

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

Business Owner: Plansee USA LLC Property Owner: Plansee USA LLC
Address: 115 Constitution Blvd 115 Constitution Blvd
02038 Franklin / MA 02038 Franklin / MA

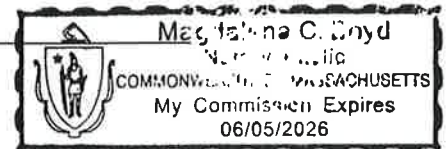
All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this 4 day of August 2022

Peter Aldrian
Type text here
Signature of Applicant

Peter Aldrian
Signature of Owner

Peter Aldrian CEO/President
Print name of Applicant

Peter Aldrian / CEO / Presidnet
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

mlb

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

a. Sign Company

Business Name: TBD

Contact Person: _____

Address _____

Telephone Number: _____

b. Architect/Engineer (when applicable)

Business Name: EMBARC

Contact Person: DANIEL RIGGS AIA

Address 580 HARRISON AVE, SUITE 2W BOSTON MA

Telephone Number: 857-496-7064

E) Work Summary

Summary of work to be done: ADDITION TO ADD 1-FLOOR TO OFFICE COMPONENT OF EXISTING MANUFACTURING FACILITY, NEW BUILDING WORK AND SIGNAGE TO BE COMPLIANT W/ ZONING REQUIREMENTS

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

ARCHITECT
EMBARC

60 K STREET, 3RD FLOOR
BOSTON, MA 02127
O: 617.766.8330
www.embarcstudio.com

OWNER

PLANSEE USA LLC
115 CONSTITUTION BLVD, FRANKLIN MA
02038

CONSULTANTS



PLANSEE - SERVER ROOM
115 CONSTITUTION BLVD, FRANKLIN
MA
CONSTRUCTION DOCUMENTS

REVISIONS

MARK	ISSUE	DATE
------	-------	------

DRAWING INFORMATION

ISSUE: CONSTRUCTION DOCUMENTS
DATE: 12/07/2021
PROJECT #: 21058
SCALE:

DRAWING TITLE
SIGNAGE

DRAWING NUMBER

A-910

copyright: EMBARC STUDIO, LLC

OWNER

PLANSEE USA LLC
115 CONSTITUTION BLVD
FRANKLIN MA 02038

CONSULTANTS

MEFP
WOZNY/BARBAR & ASSOCIATES,
INC.

1076 WASHINGTON ST.
HANOVER, MA 02339

STRUCTURAL

H+O
53 MELCHER STREET
BOSTON, MA 02210

PLANSEE OFFICE HQ
115 CONSTITUTION BLVD, FRANKLIN
MA
BULLETIN #1 - STAIR 1

REVISIONS

MARK	ISSUE	DATE

DRAWING INFORMATION

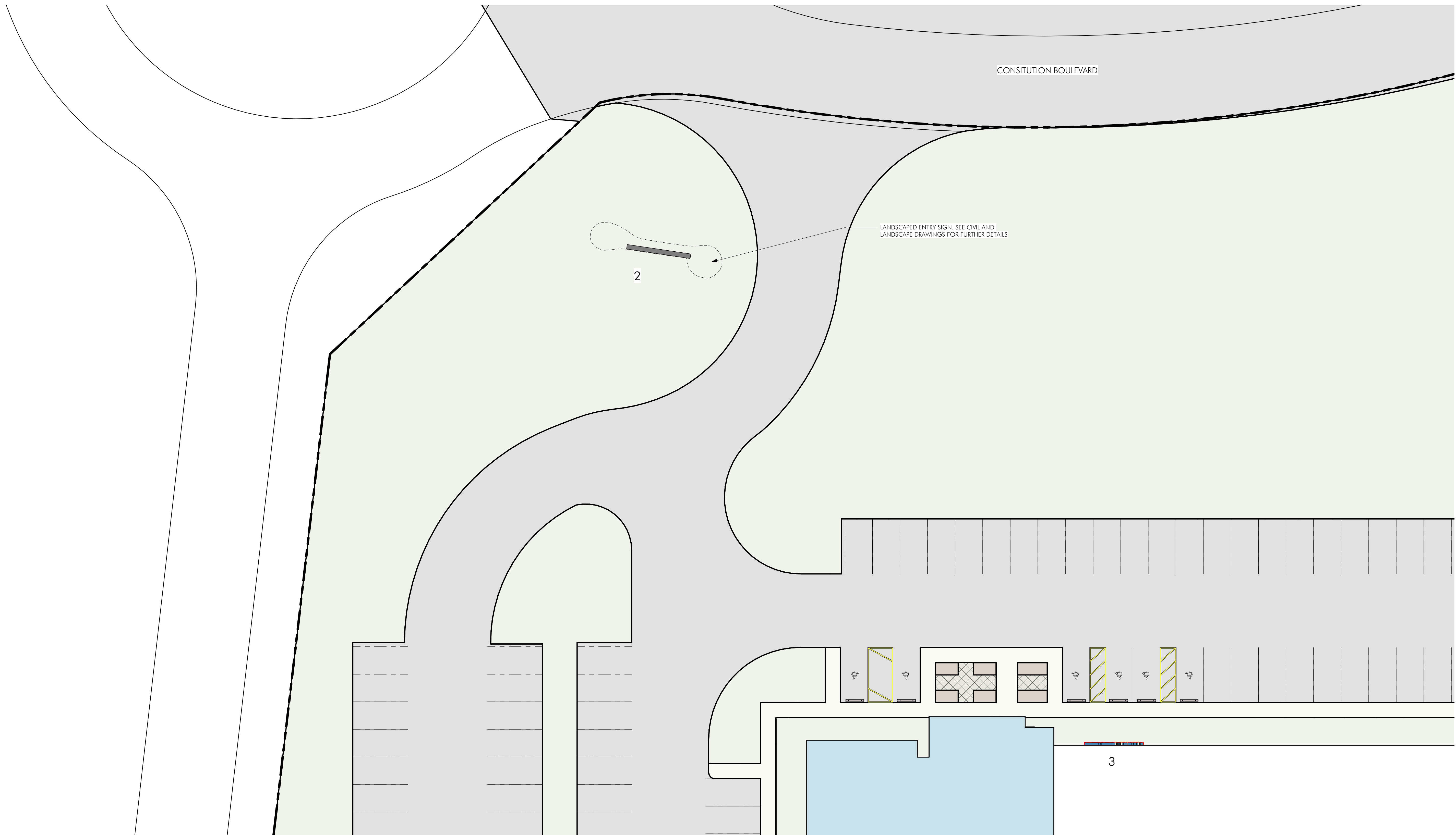
ISSUE: BULLETIN #1 - STAIR 1
DATE: 03/22/2022
PROJECT #: 21058
SCALE: As indicated

DRAWING TITLE

SIGNAGE
LOCATIONS

DRAWING NUMBER

A911

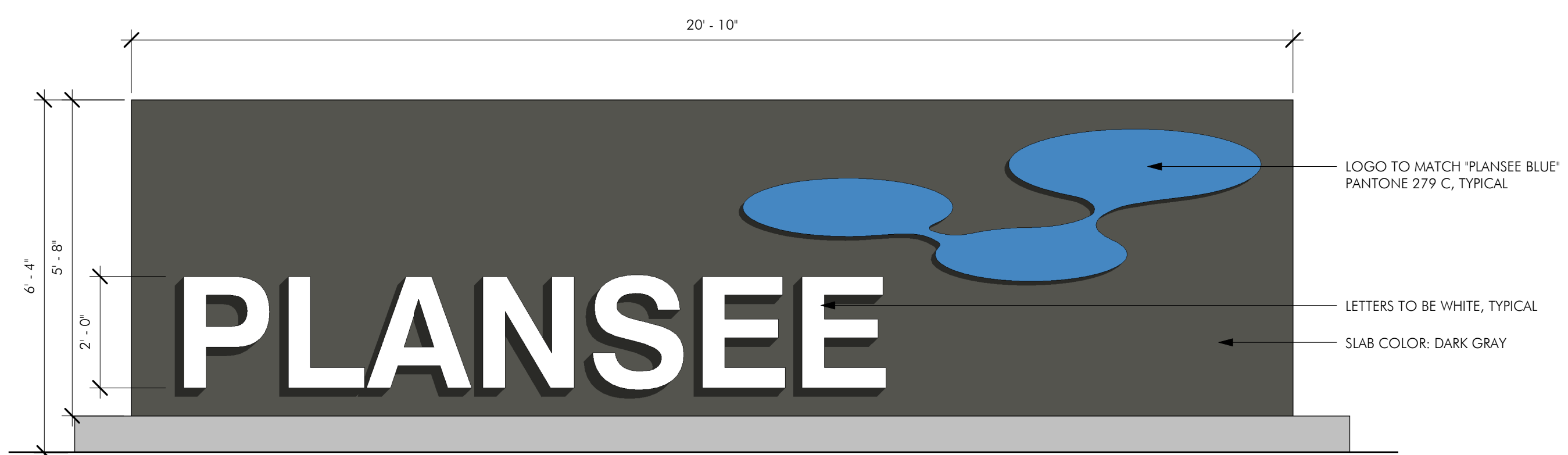


LANDSCAPED ENTRY SIGN. SEE CIVIL AND
LANDSCAPE DRAWINGS FOR FURTHER DETAILS

2

3

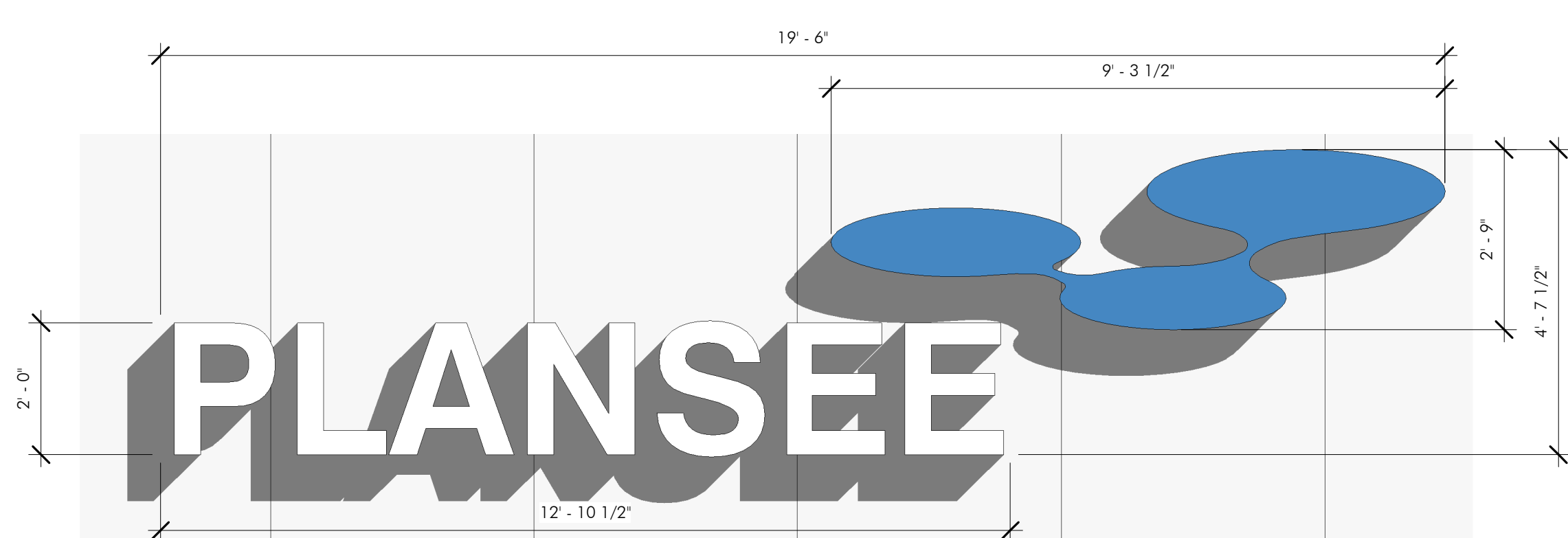
1 SITE PLAN - KEY
1/16" = 1'-0"



LOGO TO MATCH 'PLANSEE BLUE'
PANTONE 279 C, TYPICAL

LETTERS TO BE WHITE, TYPICAL
SLAB COLOR: DARK GRAY

2 SIGNAGE - LAWN SIGN
1/2" = 1'-0"



3 SIGNAGE - EXISTING FACADE
1/2" = 1'-0"

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

PLANNING BOARD

July 26, 2022

Nancy Danello, Town Clerk
Town of Franklin
355 East Central Street
Franklin, MA 02038

RECEIVED
2022 JUL 27 A 10:20
TOWN OF FRANKLIN
TOWN CLERK

CERTIFICATE OF VOTE

Site Plan

115 Constitution Blvd

Site Plan: "Proposed Building Addition / Site Improvements"
Owner: Plansee, Inc
115 Constitution Blvd
Franklin, MA 02038
Applicant: Same as Owner
Prepared By:
Surveyor/ Engineer: Highpoint Engineering, Dedham, MA
Dated: July 1, 2022
Property Location: Map 330 Lot 030

Dear Mrs. Danello:

Please be advised that at its meeting on Monday, July 25, 2022 the Planning Board voted (5-0), upon motion duly made and seconded to **APPROVE, with conditions and Special Conditions**, the above referenced Site Plan. The Conditions of Approval are listed on page 2-3, attached hereto. **Both the Certificate of Vote as well as the conditions of approval shall be referenced on the site plan.**

Sincerely,

Gregory Rondeau, Chairman
Franklin Planning Board

cc: Owner/Applicant/ Applicant's Engineer

CERTIFICATE OF VOTE

Site Plan
Washington Street

1. The Planning Board will use outside consultant services to complete construction inspections upon the commencement of construction. The Franklin Department of Public Works Director, directly and through employees of the Department of Public Works and outside consultant services shall act as the Planning Board's inspector to assist the Board with inspections necessary to ensure compliance with all relevant laws, regulations and Planning Board approved plan specifications. Such consultants shall be selected and retained upon a majority vote of the Board.
2. **Actual and reasonable costs of inspection consulting services shall be paid by the owner/applicant before or at the time of the pre-construction meeting. Should additional inspections be required beyond the original scope of work, the owner/applicant shall be required to submit fees prior to the issuance of a Final Certificate of Completion by the Planning Board (Form H). Said inspection is further outlined in condition #1.**
3. No alteration of these plans shall be made or affected other than by an affirmative vote of the members of the Board at a duly posted meeting and upon the issuance of a written amended decision.
4. All applicable laws, by-laws, rules, regulations, and codes shall be complied with, and all necessary licenses, permits and approvals shall be obtained by the owner/applicant.
5. Prior to the endorsement of the site plan, the following shall be done:
 - The owner/applicant shall provide the entire list of conditions and this Certificate of Vote on the front page of the plans.
 - A notation shall be made on the plans that all erosion mitigation measures shall be in place prior to major construction or soil disturbance commencing on the site.
 - All outstanding invoices for services rendered by the Town's Engineers and other reviewing Departments of the Town relative to their review of the owner/applicant's application and plans shall have been paid in full.
6. All required improvements specified in this Certificate of Vote shall be constructed within a one-year period unless the Board grants an extension. No final Certificate of Occupancy shall be issued until all requirements of the approved plan have been completed to the satisfaction of the Board unless the applicant has submitted a Partial Certificate of Completion for the remainder of the required improvements. The applicant's engineer or surveyor, upon completion of all required improvements, shall submit a Certificate of Completion. The Board or its agent(s) shall complete a final inspection of the site upon filing of the Certificate of Completion by the applicant. Said inspection is further outlined in condition #1.
7. Prior to any work commencing on the subject property, the owner/applicant shall provide plans to limit construction debris and materials on the site. In the event that debris is carried onto any public way, the owner/applicant and his assigns shall be responsible for all cleanup of the roadway. All cleanups shall occur within twenty-four (24) hours after first written notification to the owner/applicant by the Board or its designee. Failure to complete such cleanup may result in suspension of construction of the site until such public way is clear of debris.
8. The owner/applicant shall install erosion control devices as necessary and as directed by the Town's Construction Inspector.
9. Maintenance and repair of the parking area, water supply system, sewer pipes, electric distribution system, and stormwater system shall be the responsibility of the owner/applicant and shall never be the responsibility of the Town and the Town shall never be required to perform any service, repair or maintenance with respect to said areas, or any of the aforementioned systems within the subject property. The Town will never be required to provide snow plowing or trash pickup, with respect to

the subject property.

10. **Prior to construction activities, there shall be a pre-construction meeting with the owner/applicant, and his contractor(s), the Department of Public Works and the Planning Board's Observation Contractor.**

CERTIFICATE OF VOTE

Waivers

115 Constitution Blvd

- §185-21(A)(B) – waiver granted to allow the reduction if required number of parking spaces from 189 to 151 spaces.
- §185-21(C)(9)(a) – waiver granted to install parking spaces at be 9”X18” and maintain the existing 24’ isle width.

CERTIFICATE OF VOTE

Special Conditions

115 Constitution Blvd

1. Prior to endorsement, the Applicant will have a recommendation from the Design Review Commission.

Town of Franklin



Design Review Commission

**Tuesday, August 23, 2022
Meeting Minutes**

Vice Chair Sam Williams called the above-captioned meeting to order this date at 7:01 PM, as a remote access virtual Zoom meeting. Members in attendance: Vice Chair Sam Williams, Gerald Wood, Paul Lopez, Cassandra Bethoney. Members absent: Chair James Bartro, 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.

1. Dunkin Donuts – 490 King Street - Install new signs

Vice Chair Williams stated that the applicant submitted previously and the Commission asked them to make some revisions; it looks as though they have done so.

Mr. Sean Donovan, account manager of ViewPoint Sign & Awning on behalf of Dunkin Donuts, addressed the Commission. He explained the updated package. He stated that they downsized everything to match the existing signage. He explained the updated package and reviewed the dimensions of each sign. He discussed the Franklin Runs On sign and noted that he reduced the size to match the awning. Vice Chair Williams confirmed there is no signage on the awning now. He stated that it seems like everything is now a one-to-one swap for signage. He stated that he does not see any issues with the package as it is currently submitted. Mr. Lopez reviewed a rule on commercial signage and stated that this business faces a residential district. Vice Chair Williams explained that this business had the existing signs before that piece of the bylaw was written; he stated that signage is sort of grandfathered. Therefore, they can replace their signs in kind. Mr. Lopez discussed the rules regarding grandfathered signs. He stated that when the sign is being replaced it seems like it must comply with the rule. He stated that Chapter 185 §20B (4) is the grandfathering rule. Vice Chair Williams confirmed that technically they are not replacing due to damage or destruction. Mr. Lopez stated that as this is a choice, it should comply with the new rule. Mr. Donovan asked about the rules for this type of shopping center and stated that reducing the sign to that size would be rather drastic. Vice Chair Williams reviewed on the map where the location is and confirmed it is directly across the street from a residential zone. Discussion commenced on the allowed size of the signs. Mr. Donovan suggested the Dunkin Runs On become a graphic and be artwork instead of signage. Vice Chair Williams agreed if it is not words but rather a graphic. Mr. Donovan reviewed his plan to reduce the signage sizes. Mr. Lopez stated that no LED or LCD signs were permitted, and it looked like two of the proposed signs were LED internally lit. Vice Chair Williams stated that the intent of that was so it

would not be like a TV screen or moving graphics. Ms. Bethoney stated that the awning over the drive thru is currently white; she asked why the proposal is to change the color to orange. Mr. Donovan explained what he thought the architect was thinking; the awnings are not part of the signage.

Motion: To **Continue** the sign package to September 13, 2022. Motioned by S. Williams. Seconded by G. Wood. Roll Call Vote: Williams-YES; Wood-YES; Lopez-YES; Bethoney-YES. Voted 4-0-0.

Approval of Minutes: August 9, 2022

Motion: To **Approve** the August 9, 2022 Meeting Minutes as presented. Motioned by G. Wood. Seconded by C. Bethoney. Roll Call Vote: Williams-YES; Wood-YES; Lopez-YES; Bethoney-YES. Voted 4-0-0.

General Matters - New Business

Mr. Lopez stated that when he was looking at the Town Code, two of the statutes the Commission references are out of date. Ms. Kinhart requested that Mr. Lopez email her the information. Vice Chair Williams stated that he wanted to submit some information that he found from another town regarding defining each type of sign and how each sign is supposed to be measured. He stated that he thinks Franklin's current guidelines do not clearly indicate how to measure signage; he is going to forward this information to Ms. Kinhart and Director of Planning and Community Development Bryan Taberner.

General Matters - Old Business

Vice Chair Williams stated that there were some sign enforcement matters which he images Chair Bartro has brought to Building Commissioner Gus Brown's attention and will be remedied in time.

Motion to Adjourn by P. Lopez. Seconded by G. Wood. Roll Call Vote: Williams-YES; Wood-YES; Lopez-YES; Bethoney-YES. Voted 4-0-0.

Meeting adjourned at 7:26 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary