

# DESIGN REVIEW COMMISSION

## AGENDA

September 27, 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/87541349095> or call on your phone at 1-929-205-6099, meeting ID is 87541349095

**7:00 PM**      **V&H Beauty Corporation dba Milky Way Nails & Spa -452 W. Central Street**  
New sign face – same as existing

**7:05 PM**      **Residence Inn by Marriott – 4 Forge Pkwy**  
Update existing signs with new logo design

**7:10 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

**7:15 PM**      **Bob's Discount Furniture – 155 Franklin Village Drive**  
Installation of Building Signage, Tenant panels onto existing freestanding sign on property and installation of tenant panel signage onto existing freestanding post and panel sign on property

**7:20 PM**      **Home 2 Suites by Hilton – 725 Union Street**  
Install 2 wall signs and 1 monument sign

### General Matters:

**New Business:**      Town of York Zoning Ordinance

**Approval of Minutes:**      September 13, 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: 9-22-2022  
Next meeting is 10/11/2022

FORM Q

270-004-DR-5194p-  
452 W. Central Street-  
2022

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 Tatalone 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\_\_\_\_

Vu  
Signature of Applicant

Vu  
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)

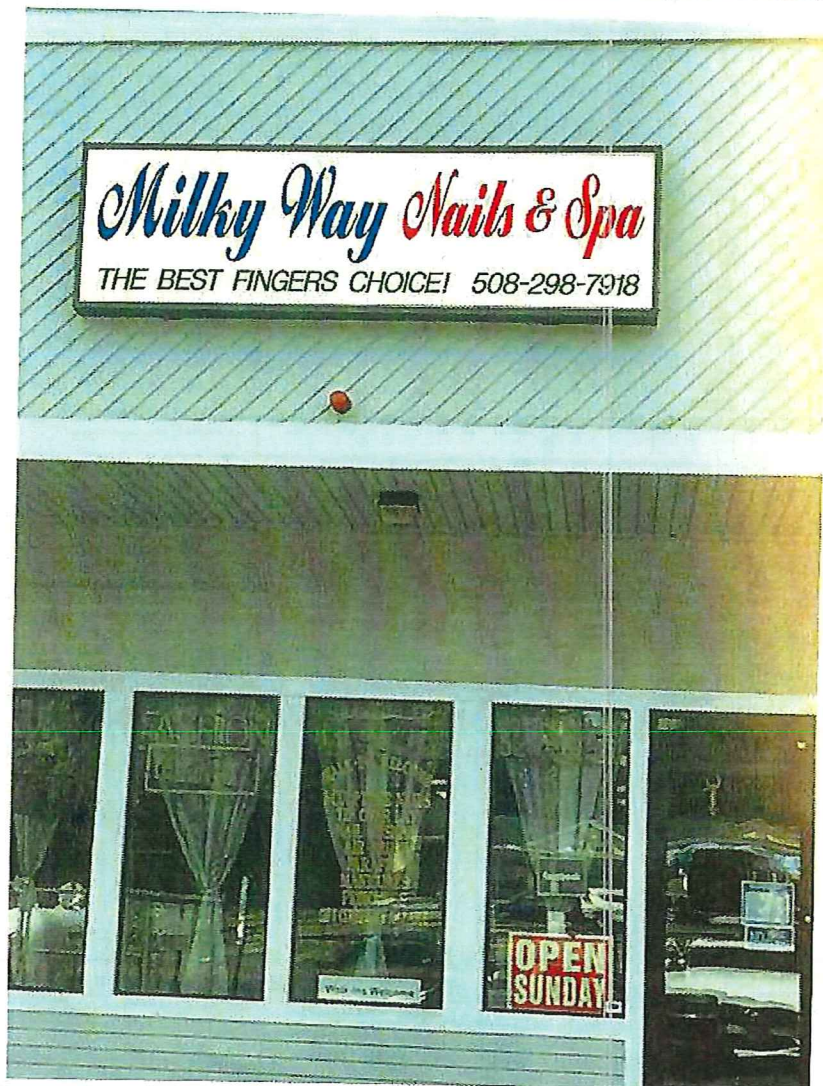
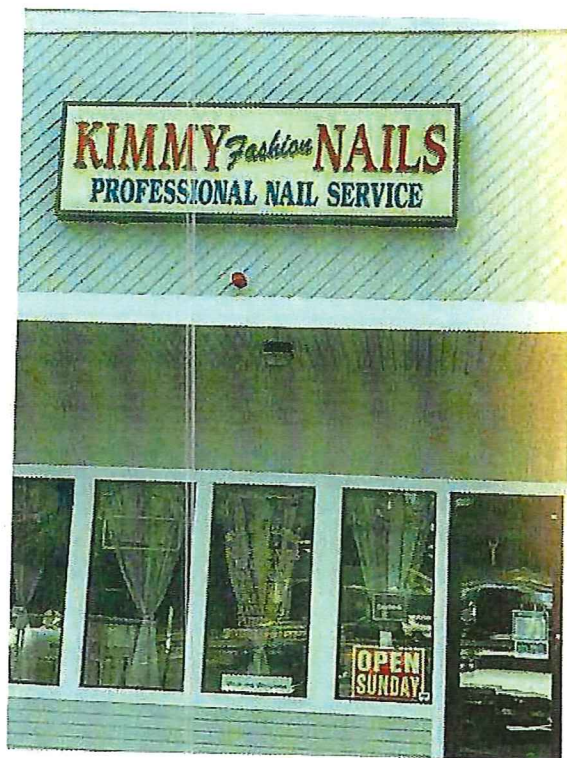
**b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:**

**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](mailto: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: 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  
Franklin MA 02038

Laura Benner  
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\_\_\_\_

  
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.**

# Stratus™

stratusunlimited.com

888.503.1569

**LOCATION NUMBER:**

99019

**SITE ADDRESS:**

4 Forge Pkwy  
Franklin, MA 02038-3157



**MARRIOTT**





MARRIOTT / RESIDENCE INN FRANKLIN, MA  
MARSHA # BOSFR



- 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

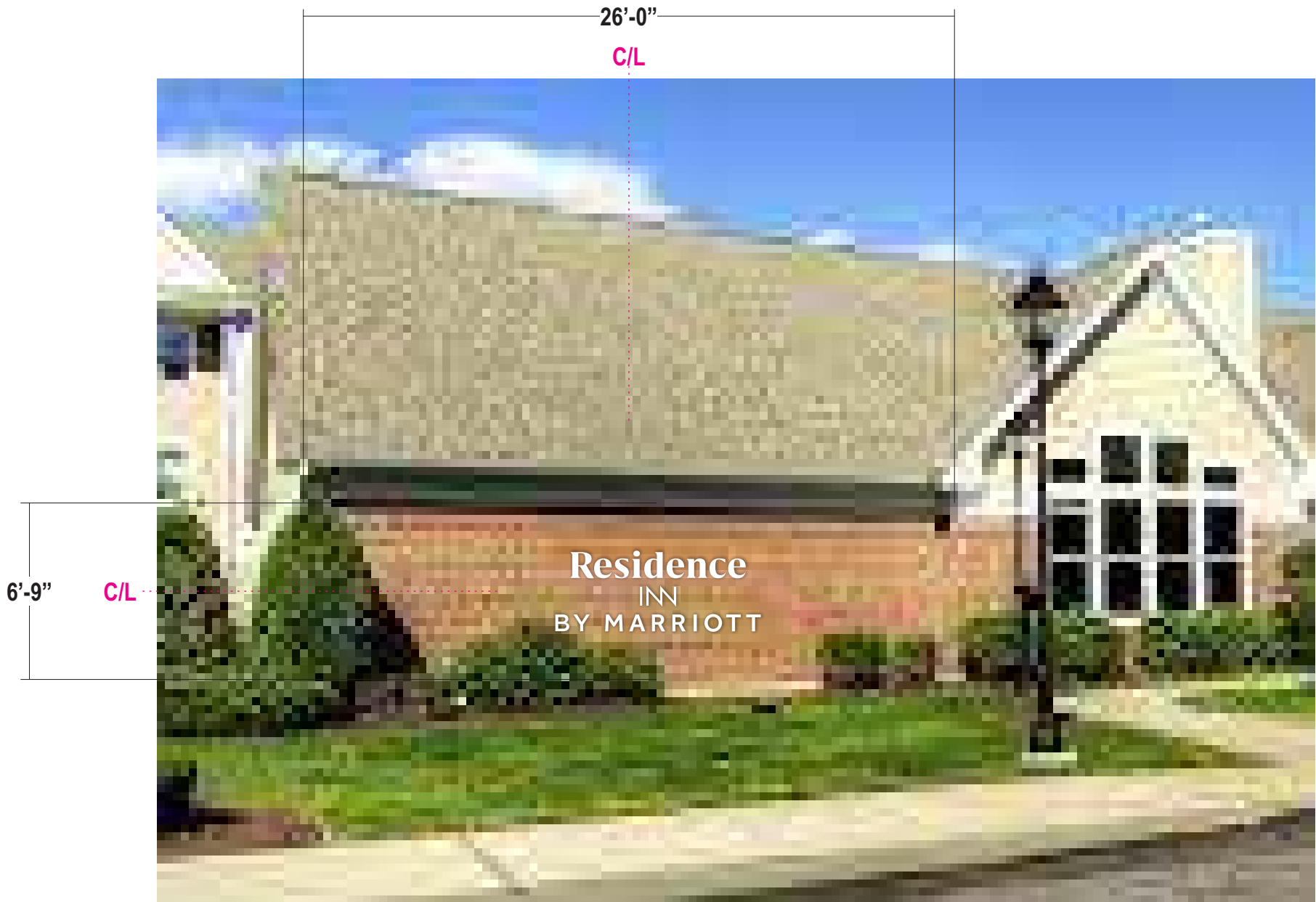
- PROPOSED SIGNS:**
- 1 12" PLATE LETTERS
  - 2 36" CHANNEL LETTER SET  
RI-CL-36-GW
  - 3 36" CHANNEL LETTER SET  
RI-CL-36-GW
  - 4 4'-0" X 11'-8-5/16" MONUMENT SIGN  
RI-M8

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	381067	05/05/22 LH					
Rev 1	400134	09/19/22 AKS					

EXISTING  
+/-12" "R"

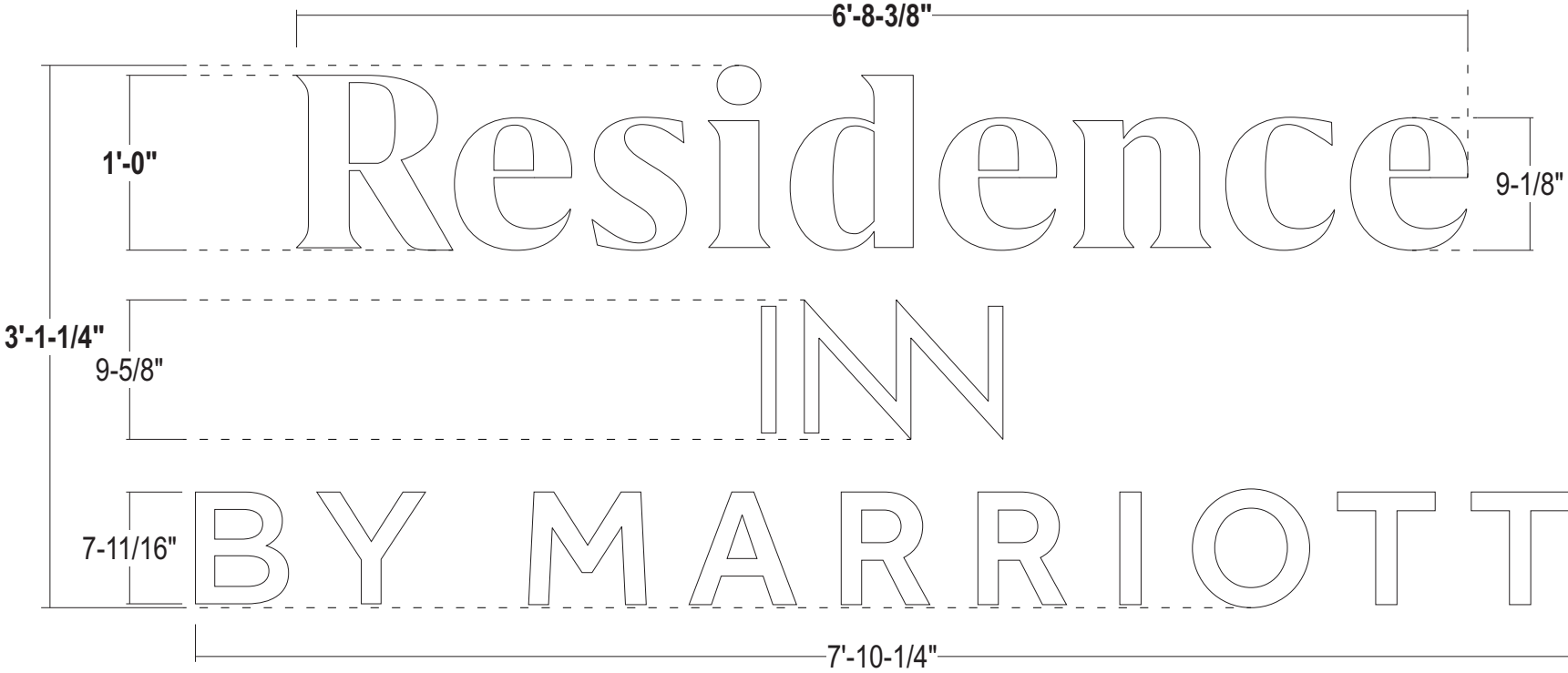
Scope of work:

- 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



Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	381067	05/05/22 LH					
Rev 1	400134	09/19/22 AKS					

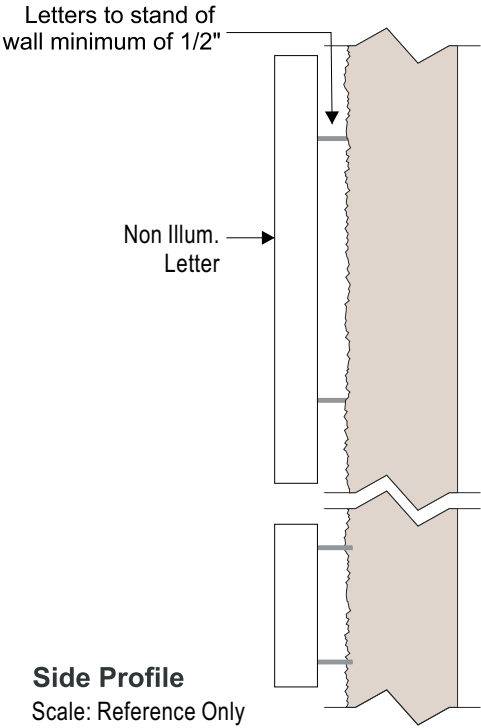




- FACES:** .125 routed alum. faces painted white
- RETURNS:** 2" deep .063 alum. welded to the faces, painted white to match faces; All welds to be sanded smooth
- MOUNTING:** Studs welded to inside of alum. face; Signage stud mounted w/ 1/2" stand off from wall surface, using non-corrosive hardware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

**COLOR PALETTE**

**FACES / RETURNS/SPACERS:**  
White



Scale: 3/32"=1'-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.

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



Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	381067	05/05/22 LH					
Rev 1	400134	09/19/22 AKS					

Scale: 3/32"=1'-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.

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



Stratus™

stratusunlimited.com

8959 Tyler Boulevard  
Mentor, Ohio 44060  
888.503.1569

CLIENT:  
**Residence INN**  
BY MARRIOTT

ADDRESS:  
4 Forge Pkwy  
Franklin, MA  
02038-3157

PAGE NO.:  
**7**

ORDER NUMBER:  
1169503

SITE NUMBER:  
99019

ELECTRONIC FILE NAME:  
G:\ACCOUNTS\MARRIOTT\RESIDENCE INN\2022\MA\Residence Inn\_Franklin\  
Residence Inn\_Franklin\_Production\_R2.cdr

PROJECT NUMBER:  
85893

PROJECT MANAGER:  
AMY BRADL

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	381067	05/05/22 LH					
Rev 1	400134	09/19/22 AKS					

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.



2  
3

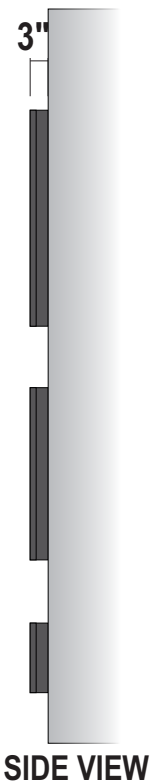
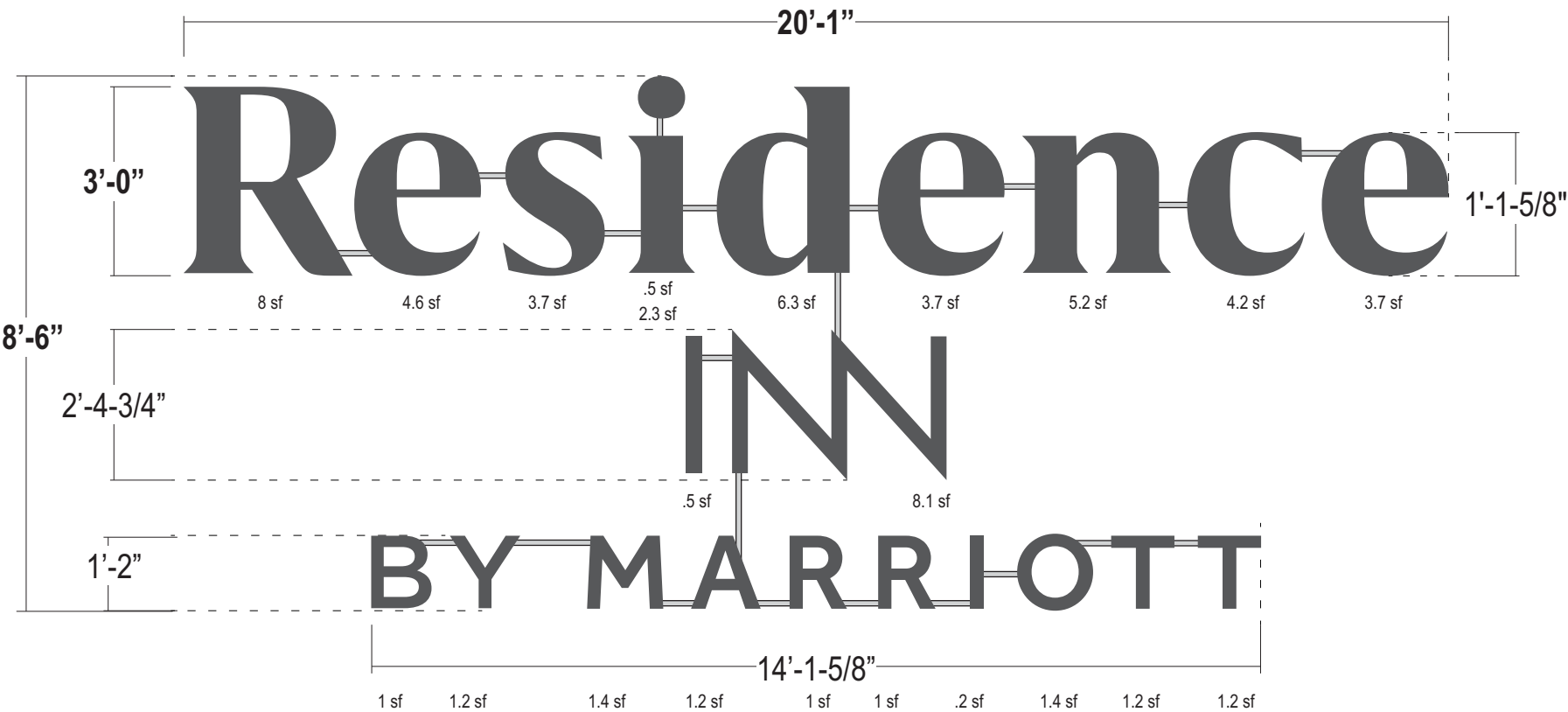
FACE LIT CHANNEL LETTERS

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

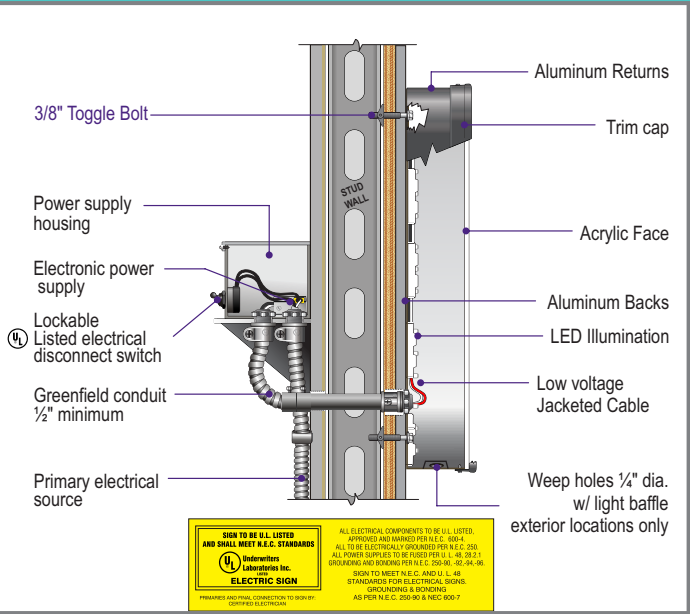
RI-CL-36-GW-S

170.5 Square Feet

60.4 Square Feet New Letter Total  
60.8 Square Feet (approx) Existing Letter Total



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 w3/8 toggle bolts  
*Plywood backing to be verified*
- QUANTITY:** (1) ONE SET REQUIRED FOR LEFT AND RIGHT ELEVATIONS

**Stratus**<sup>TM</sup>

stratusunlimited.com

8959 Tyler Boulevard  
Mentor, Ohio 44060

888.503.1569

**CLIENT:**  
**Residence INN**  
BY MARRIOTT

**ADDRESS:**  
4 Forge Pkwy  
Franklin, MA  
02038-3157

**PAGE NO.:**  
**8**

**ORDER NUMBER:**  
1169503

**SITE NUMBER:**  
99019

**ELECTRONIC FILE NAME:**  
G:\ACCOUNTS\MMARRIOTT\RESIDENCE INN\2022\MA\Residence Inn\_Franklin\Residence Inn\_Franklin\_Production\_R2.cdr

**PROJECT NUMBER:**  
85893

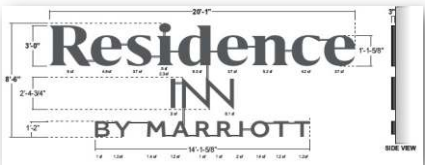
**PROJECT MANAGER:**  
AMY BRADL


Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	381067	05/05/22 LH					
Rev 1	400134	09/19/22 AKS	Added notes about SF				


PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

3

170.5 Square Feet

[illegible]

<p>THE GRAPHICS ABOVE ARE FOR REFERENCE ONLY and should not be used for commercial quotation or bid without validation. The material estimates for Tetra® LED Systems are based upon our engineering standards and information provided pertaining to font, letter height, can depth, face material, and any special instructions provided by the customer. Missing information will cause delays in delivery of estimates as well as affect product selection, quantities, application, and illumination.</p> <p>2) <b>LED MODULE PLACEMENT AND QUANTITY IS AN APPROXIMATION ONLY.</b> The sign manufacturer must verify module placement and quantity to ensure even illumination.</p> <p>3) Final material quantities for estimation purposes and construction are the responsibility of the sign OEM.</p> <p>4) All signs should be tested as complete units (including correct Tetra® power supply) before installation for acceptable color, illumination, intensity, &amp; functionality.</p> <p>5) For detailed information refer to the applicable Tetra® product found under Signage: <a href="https://products.gecurrent.com/led-signage-lighting">https://products.gecurrent.com/led-signage-lighting</a></p>	Sign Type		Illumination		Primary Circuit (120 VAC)		SKU		Description		Name		Quantity					
	CHANNEL LETTERS				FACE LIT		2.2 Amps		93098199		GEMX2471-W1S		MAX 71K (24V) Small		216 Modules		144 Ft	
	Can Depth		LED Distance From Face		Power Supply Location		Sign Area		93053666		GEMM2471-W1		miniMAX 71K (24V)		79 Modules		40 Ft	
	3"		N/A		REMOTE		32.14 Sq Ft											
	Special Instructions				Total Module Watts													
	24V MAX (8.0" OC): TO BE INSTALLED @ 6.0" OC				162.28 Watts				GEPS24-100U-GLX2		100W - 24V (GLX2)				2 Ea			
	24V MINIMAX (6.0" OC): TO BE INSTALLED @ 4.8" OC				Total System Watts													
					190.40 Watts													
					Energy Usage													
					5.92 Watts/Sq Ft													
	Notes				Total Lumens													
					25945.00 Lumens		191600041 or 192160004				Wire Connector		20 Ea					
					807.25 Lumens/Sq Ft		9409				18 AWG Supply Wire		90 Ft					
							191600041				Wire End Cap		20 Ea					
<p><b>TECHNICAL SUPPORT:</b> 888-694-3533</p> <p><b>EMAIL:</b> <a href="mailto:tetradrawings@gecurrent.com">tetradrawings@gecurrent.com</a></p>						<p>Drawn By: FM</p> <p>Checked By: MK</p> <p>Date: 9/21/22</p>		<p><b>Job Name:</b> Residence Inn</p> <p><b>Customer Name:</b> By Marriott</p>				<p><b>Drwg #: 096209 - 01</b></p>				<p><b>Rev</b> 1</p>		
<p>PAGE 1 of 1</p>																		



stratusunlimited.com

8959 Tyler Boulevard  
Mentor, Ohio 44060  
888.503.1569

CLIENT:

Residence INN  
BY MARRIOTT

ADDRESS:

4 Forge Pkwy  
Franklin, MA  
02038-3157

PAGE NO.:

9

ORDER NUMBER:

1169503

SITE NUMBER:

99019

PROJECT NUMBER:

85893

PROJECT MANAGER:

AMY BRADL

ELECTRONIC FILE NAME:

G:\ACCOUNTS\MMARRIOTT\RESIDENCE INN\2022\MA\Residence Inn\_Franklin\Residence Inn\_Franklin\_Production\_R2.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	381067	05/05/22 LH					
Rev 1	400134	09/19/22 AKS	Added page				

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

2  
3

FACE LIT CHANNEL LETTERS

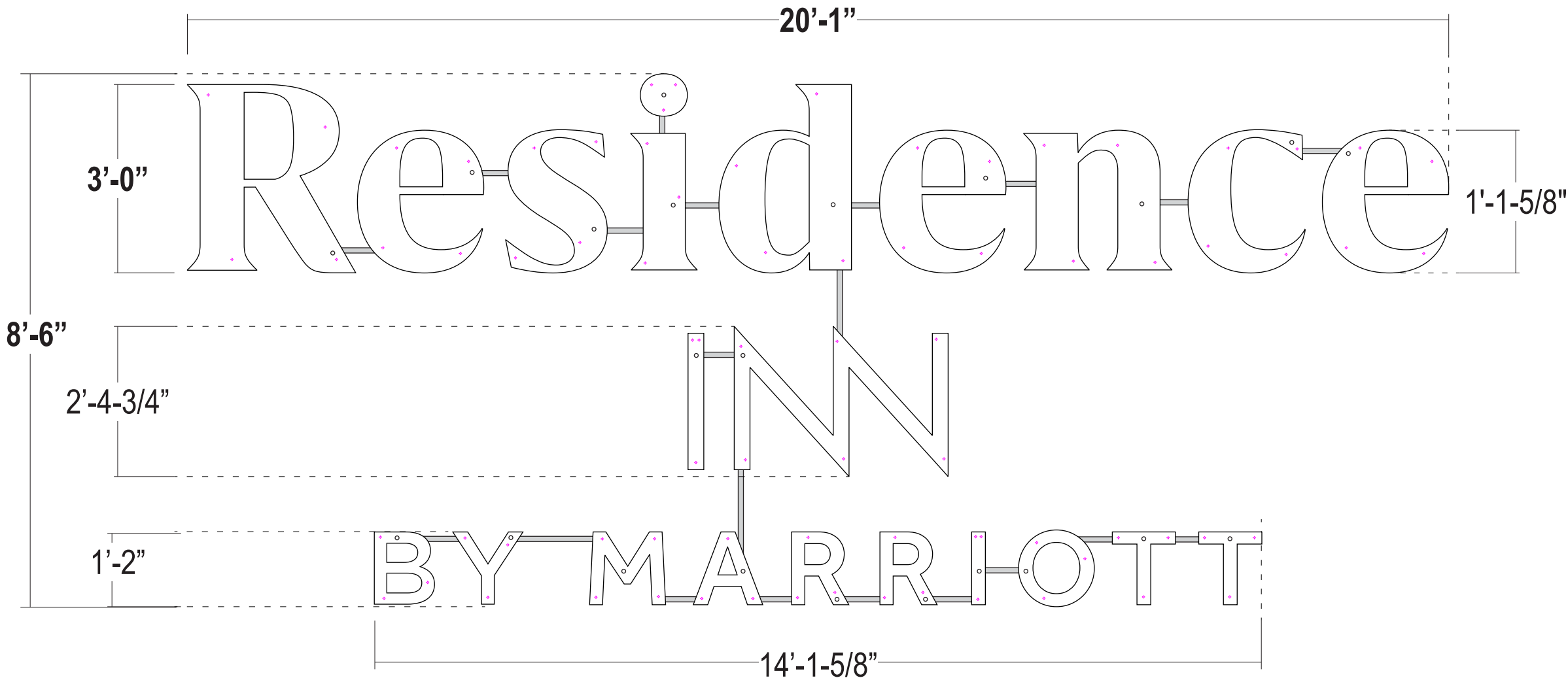
Scale: 3/8"=1'-0"

RI-CL-36-GW-S

170.5 Square Feet

APPROXIMATE LOCATION OF MOUNTING AND FEED HOLES

- 3/8" MOUNTING HOLES
- ELECTRICAL



Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	381067	05/05/22 LH					
Rev 1	400134	09/19/22 AKS	Added page				

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





- 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:**

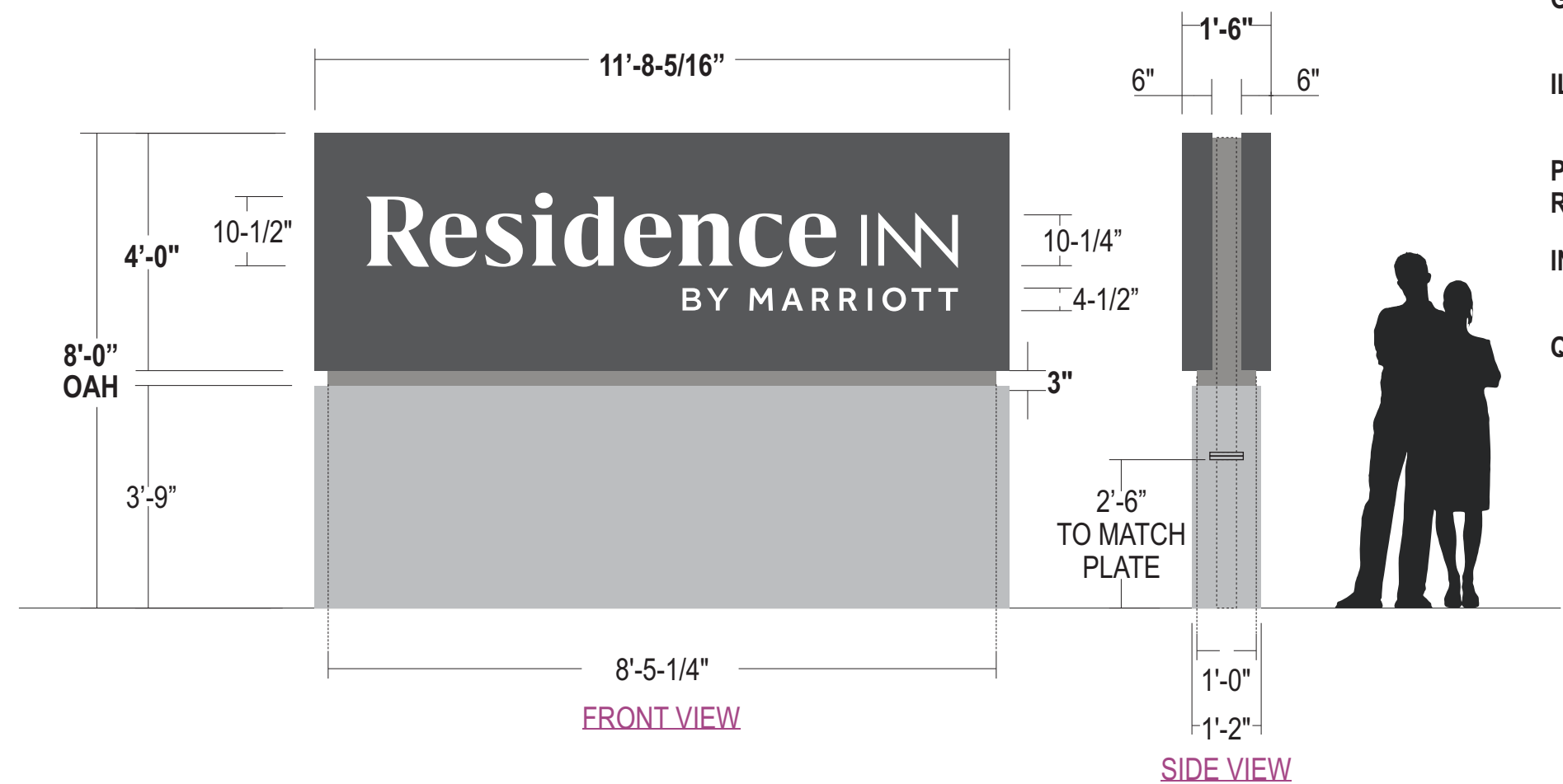
Routed from aluminum face & backed up with  
.188" white solar grade polycarbonate
- ILLUM.:**

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



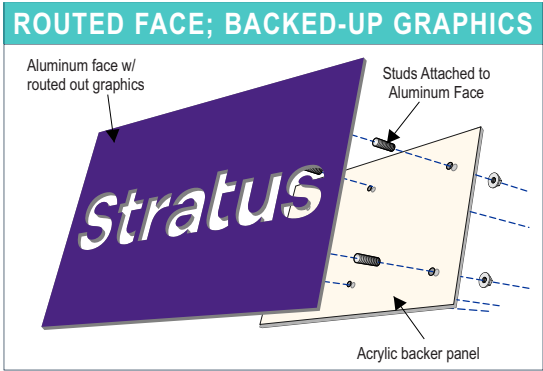
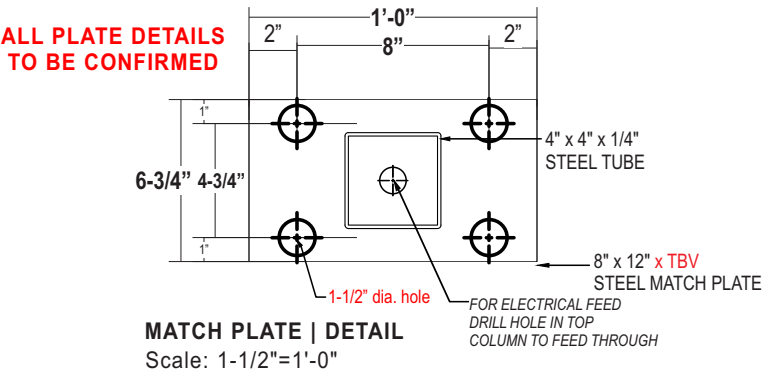
**COLOR PALETTE**

**CABINET/FACES:**  
Pantone 425 Grey

**POLE COVER:**  
Matthews 41342SP  
Brushed Aluminum

**CABINET/REVEAL:**  
Pantone 877 Silver

NIGHT VIEW



September, 21 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 revised sign plans that address the comments made by the Board during our last hearing dated 9/13/2022.

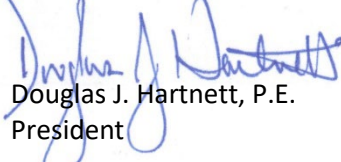
Enclosed please find the following Application materials:

1. One (1) Sign Location Plan (A911) by EMBARC
2. One (1) Color perspective plan (A-912) by EMBARC.
3. One (1) Sign Landscape Plan. (L100) by Highpoint Engineering Inc. with revision date of 9/21/2022

We look forward to presenting this project to the Board at the 9/28/2022 public hearing. If you have any questions, please contact me at 781-770-0977 or email at [dhartnett@highpointeng.com](mailto: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 CEO/President

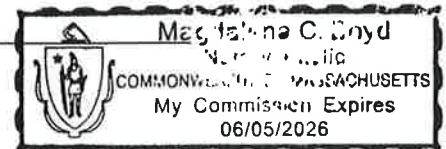
Print name of Applicant

Peter Aldrian

Signature of Owner

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**

**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

# 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

### CERTIFICATE OF VOTE

#### Site Plan

#### 115 Constitution Blvd

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

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**

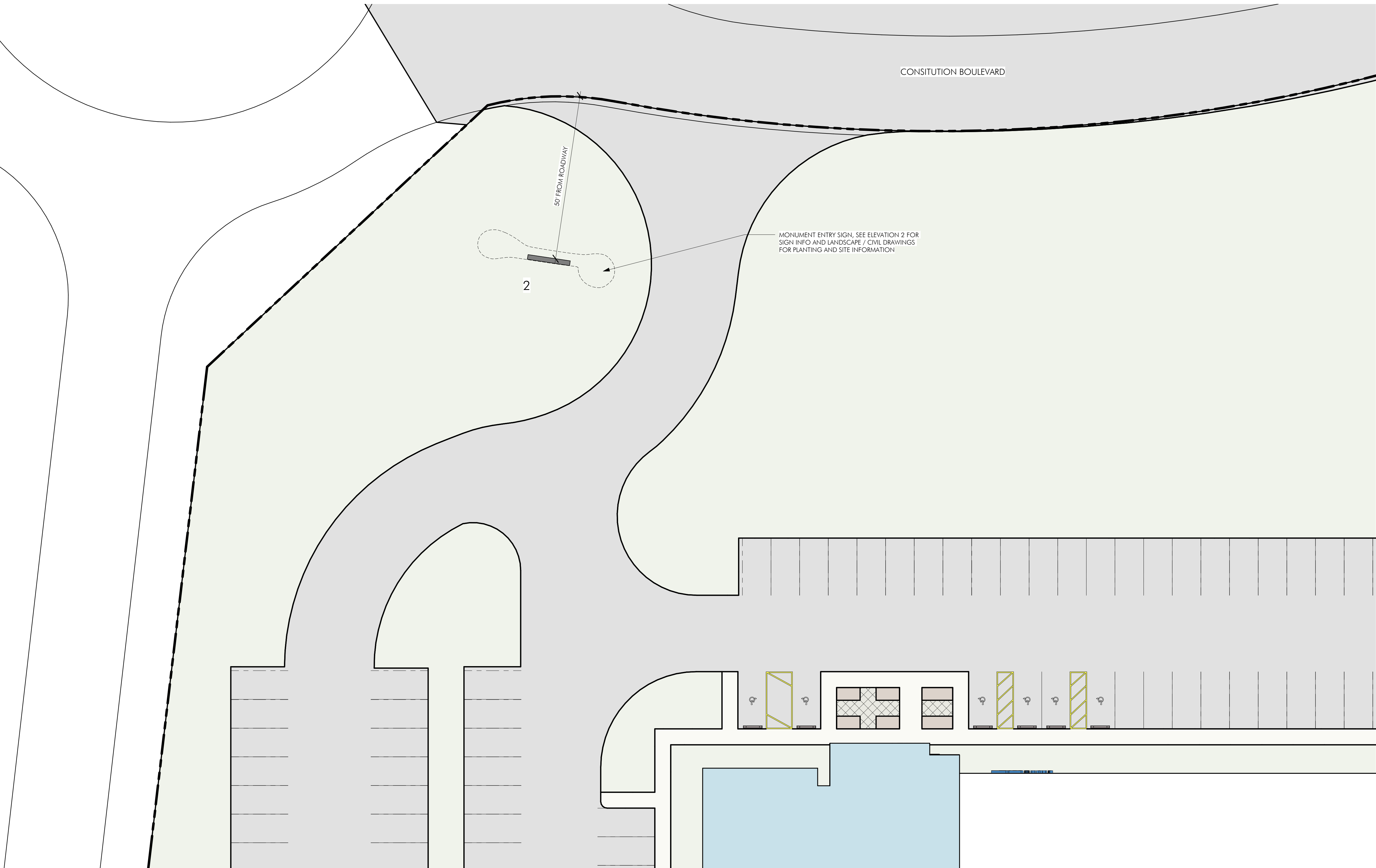
- §185-21(A)(B) – waiver granted to allow the reduction if required number of parking spaces from 189 to 151 spaces.
- §185-21(C)(9)(a) – waiver granted to install parking spaces at be 9”X18” and maintain the existing 24’ isle width.

**CERTIFICATE OF VOTE**

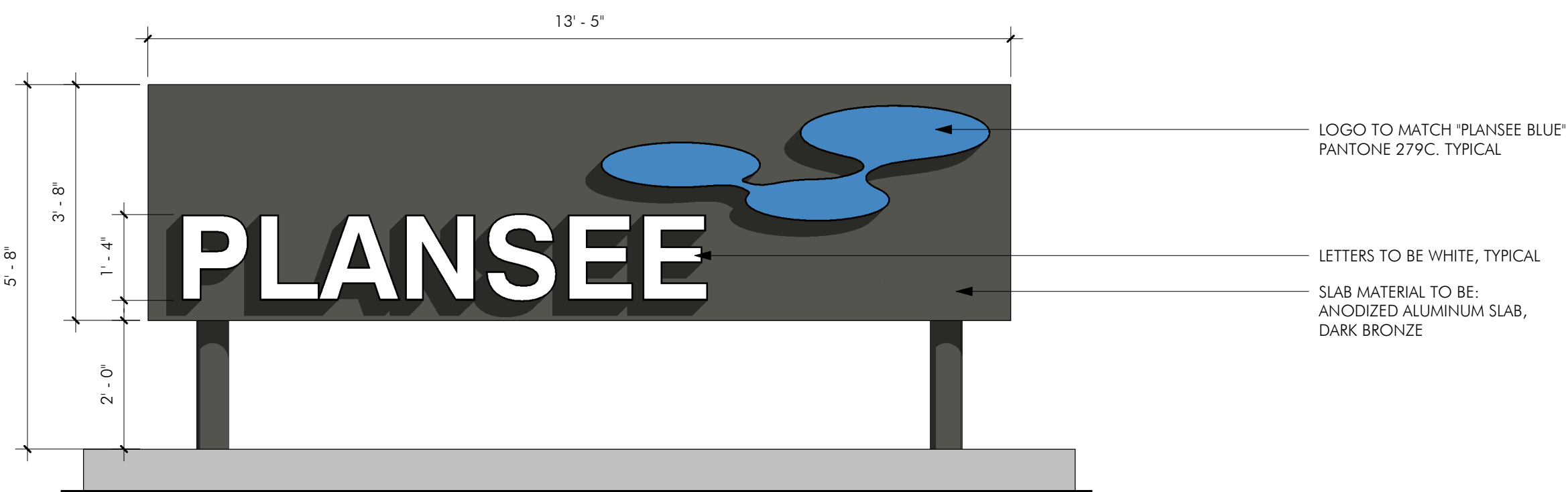
**Special Conditions**

**115 Constitution Blvd**

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



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



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





ARCHITECT  
**EMBARC**

580 HARRISON AVE, SUITE 2W  
BOSTON, MA 02118  
O: 617.765.8000  
www.embarcdesign.com

OWNER

PLANSEE USA LLC  
115 CONSTITUTION BLVD  
FRANKLIN MA 02038

CONSULTANTS

**MEPP**  
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

CONSTRUCTION DOCUMENTS

REVISIONS

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

┌

└

DRAWING INFORMATION

ISSUE: CONSTRUCTION DOCUMENTS

DATE: 03/22/2022

PROJECT #: 21058

SCALE: \_\_\_\_\_

DRAWING TITLE

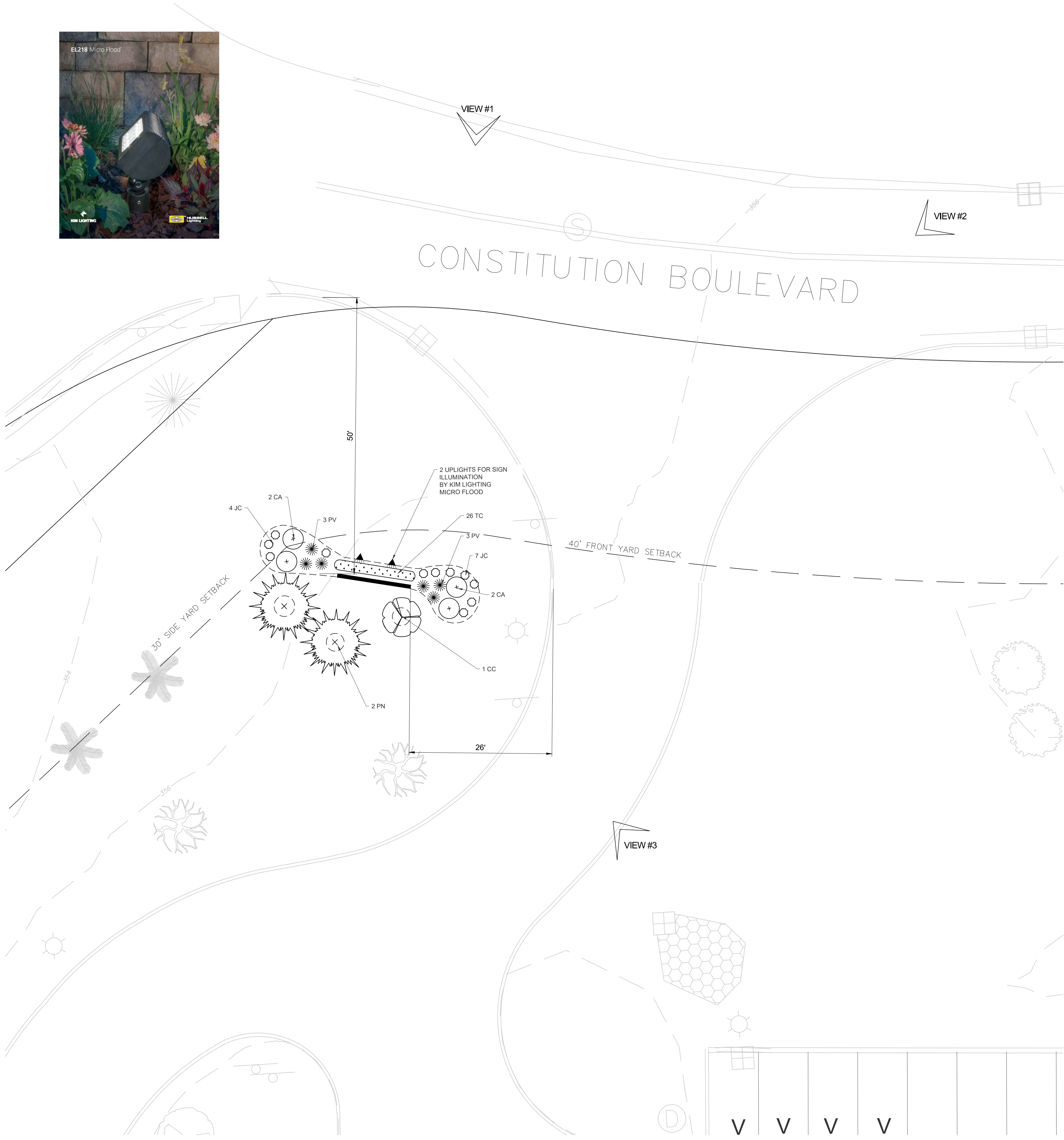
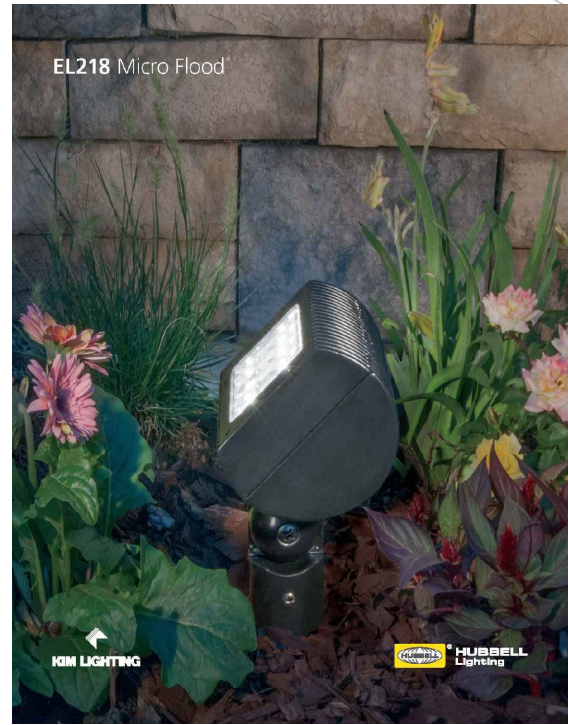
SIGNAGE  
PERSPECTIVE

DRAWING NUMBER

A912

copyright: EMBARC, INC.





SITE PLANT LIST					
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COMMENT
DECIDUOUS SHADE / EVERGREEN / FLOWERING TREES					
ER	1	CERCIS CANADENSIS (TREE FORM)	EASTERN REDBUD	3.0" - 3.5" CAL	B&B
PN	2	PINUS NIGRA AUSTRIACA	AUSTRIAN PINE	8'-10' HT	B&B
SHRUBS					
CA	4	CLETHRA ALNIFOLIA	SUMMERSWEET	30" - 36" HT	POT
JC	11	JUNIPERUS COMMUNIS "ALPINE CARPET"	ALPINE CARPET JUNIPER	18" - 24" SPREAD	POT
PERENNIALS/GRASSES					
PV	6	PANICUM VIRGATUM	SWITCH GRASS	#3	POT
TC	26	TIARELLA CORDIFOLIA	CREEPING FOAMFLOWER	#2	12" O.C. STAGGERED



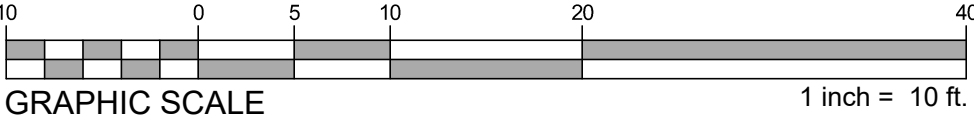
VIEW #1



VIEW #2



VIEW #3



HIGHPOINT ENGINEERING, INC.  
LAND PLANNING  
PERMIT EXPEDITING  
CIVIL ENGINEERING  
CONSULTING  
CANTON CORPORATE PLACE  
580 WASHINGTON STREET, SUITE 216  
CANTON, MA 02038  
www.HighpointEng.com

CLIENT: PLANSEE  
115 CONSTITUTION BLVD.  
FRANKLIN, MA 02038  
PHONE: (508) 553-3800  
WWW.PLANSEE.COM

ARCHITECT: EMBARCDISIGN  
580 HARRISON AVE. SUITE 2W  
BOSTON, MA 02118  
PHONE: (617) 765-8000  
WWW.EMBARCDISIGN.COM

SEAL

8/11/22

PROPOSED BUILDING ADDITION | SITE IMPROVEMENTS  
115 CONSTITUTION BOULEVARD  
FRANKLIN, MASSACHUSETTS 02038

OWNER/APPLICANT: PLANSEE

1	08/21/22	DRC COMMENTS
REV	DATE	DESCRIPTION

ISSUE TYPE:  
PERMIT  
ISSUE DATE:  
JULY 1, 2022  
PROJECT NUMBER:  
22022

DRAWN BY: CMcC  
CHECKED BY: DH  
Copyright (c) by Highpoint Engineering, Inc.  
All Rights Reserved.

SHEET TITLE:  
SIGN  
LANDSCAPE  
PLAN

SHEET NUMBER:  
L100



**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: BOB'S DISCOUNT FURNITURE

Property Address 155 FRANKLIN VILLAGE DRIVE, FRANKLIN MA 02038

Assessors' Map # 270-014-000-000 Parcel #

Zoning District (select applicable zone): B Business / SHOP CENTER

Zoning History: Use Variance Permit #118144  
Non-Conforming Use

**B) Applicant Information:**

Applicant Name: ADVANCE SIGN GROUP

Address: 5150 WALCUTT COURT  
COLUMBUS, OH 43228

Telephone Number: 614.400.5493

Contact Person: JASON A. WELCH

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


Business Owner: <u>Bob's Discount Furniture LLC</u>	Property Owner: <u>CSC Franklin Village, LP</u>
<u>434 Tolland Turnpike</u>	<u>c/o Katz Properties Retail</u>
<u>Manchester, CT 06042</u>	<u>254 West 31st Street, 4th Floor</u>
	<u>New York, NY 10001</u>

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

Executed as a sealed instrument this 19th day of September 2022

  
\_\_\_\_\_  
Signature of Applicant

Jason A. Welch  
\_\_\_\_\_  
Print name of Applicant

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

Andrew Tate  
\_\_\_\_\_  
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: Advance Sign Group

Contact Person: Jason A. Welch

Address 5150 Walcutt Court, Columbus, OH 43228

Telephone Number: 614.400.5493

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

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

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

Address \_\_\_\_\_

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

**E) Work Summary**

Summary of work to be done: Installation of Building Signage, Tenant Panels onto existing freestanding sign on property, and installation of tenant panel signage onto existing freestanding post and panel sign on property.

**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. \_\_\_\_\_

\_\_\_\_\_

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. \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

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. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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.\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

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.\_\_\_\_\_

\_\_\_\_\_

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.

\_\_\_\_\_

\_\_\_\_\_

**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 via email (Mkinhart@franklinma.gov) w/Application

##### a) SIGNS ONLY –

- sign drawings and photos, which include information listed on Page 2 of the application

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

- 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 SUPPLEMENTARY INFORMATION MUST BE FILED BY 4:00 PM ON THE 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.**



# BOB'S DISCOUNT FURNITURE

155 FRANKLIN VILLAGE DRIVE  
FRANKLIN, MA 02038

DRAWING NO.  
E042820 REV 3

REVISIONS




DATE:	REVISION # & DESCRIPTION	DESIGNER
03/17/22	1. REMOVE SIGNS 1.0 & 2.0 FROM PACKAGE.	JB
06/10/22	2. ADDED SIGNS 2.0 & 3.0 TO PACKAGE.	JB
06/10/22	3. ADDED COMING SOON/NOW OPEN TAGS TO TENANT PANELS.	JB



800.861.8006  
ADVANCESIGNGROUP.COM



SUMMARY OF SIGNAGE

SIGN	GRAPHIC	DESCRIPTION	SQ FT
1.1		- FRONT ELEVATION CHANNEL LETTERS - (1) ONE REQUIRED ILLUMINATED - 5" DEEP	151.00
2.0		- TENANT PANELS - (1) ONE REQUIRED - ALUMINUM W/ VINYL	16.00
3.0		- DOUBLE SIDED ILLUMINATED CABINET - POLYCARB PANELS W/ VINYL - (1) ONE REQUIRED	49.50

REMOVED SIGNS 1.0 & 2.0 FROM PACKAGE.

1.0
-----

CODE INFO



SITE MAP

NOT TO SCALE

BOB'S

DISCOUNT FURNITURE

155 FRANKLIN VILLAGE DRIVE

FRANKLIN, MA 02038

DRAWING NO.	DATE OF LAST CHANGE:
E042820	06/10/22
SUM SITE	REVISION NO.
	3

APPROVALS

THIS DRAWING SUPERCEDES ALL OTHER DOCUMENTS PROVIDED CONCERNING THE FABRICATION AND INSTALLATION OF THIS DESIGN. A SIGNATURE ANYWHERE ON THE DRAWING WILL BE TAKEN AS APPROVAL OF THE DESIGN AND SPECIFICATIONS AS NOTED.

CLIENT APPROVED SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

DESIGN DOCUMENTATION: THIS DESIGN IS THE PROPERTY OF ADVANCE SIGN GROUP, NEITHER THE DRAWINGS NOR THE DESIGN MAY BE USED OR DISTRIBUTED WITHOUT APPROVAL OF ADVANCE SIGN GROUP.

CONSULTANT:  
ANDY WASSERSTROM

PROJECT MANAGER:  
JANEL H.

DESIGNER:  
JB

FILE LOC:  
S:\CURRENT PROJECTS\  
BOB'S DISCOUNT FURNITURE\  
FRANKLIN, MA E042820\  
11 Production Files

ASG

ADVANCE SIGN GROUP

800.861.8006

ADVANCESIGNGROUP.COM

UL

US



FRONT ELEVATION - PROPOSED OPTION 1.1 - BOBS=151.00 SQ FT

SCALE: 1/8" = 1'-0"

**BOB'S DISCOUNT FURNITURE**  
155 FRANKLIN VILLAGE DRIVE  
FRANKLIN, MA 02038

DRAWING NO.  
**E042820**

FRONT  
ELEV OPT 1.1

DATE OF  
LAST CHANGE:  
**06/10/22**

REVISION NO.  
**3**

APPROVALS

THIS DRAWING SUPERCEDES ALL OTHER DOCUMENTS PROVIDED CONCERNING THE FABRICATION AND INSTALLATION OF THIS DESIGN. A SIGNATURE ANYWHERE ON THE DRAWING WILL BE TAKEN AS APPROVAL OF THE DESIGN AND SPECIFICATIONS AS NOTED.

CLIENT APPROVED SIGNATURE:

DATE:

**DESIGN DOCUMENTATION:** THIS DESIGN IS THE PROPERTY OF ADVANCE SIGN GROUP, NEITHER THE DRAWINGS NOR THE DESIGN MAY BE USED OR DISTRIBUTED WITHOUT APPROVAL OF ADVANCE SIGN GROUP.

**CONSULTANT:**  
ANDY WASSERSTROM  
**PROJECT MANAGER:**  
JANEL H.  
**DESIGNER:**  
JB

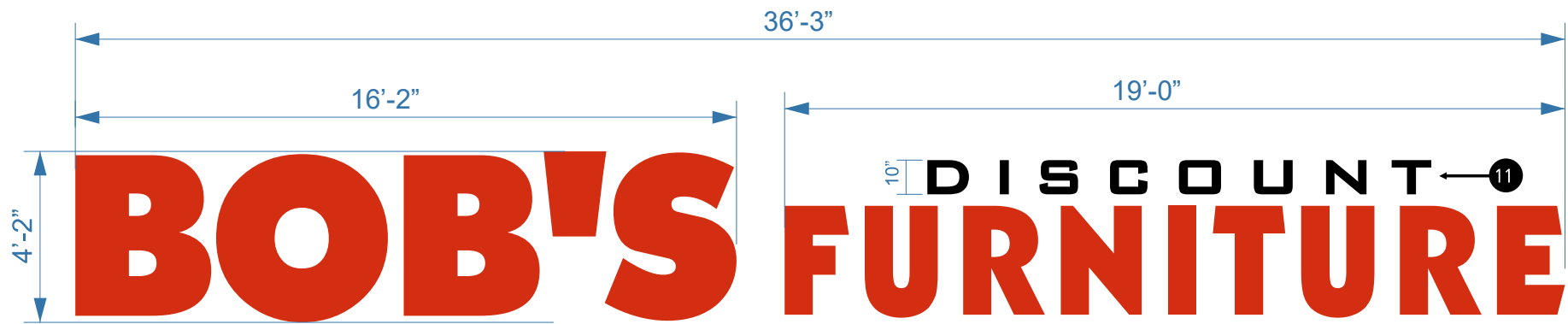
**FILE LOC:**  
S:\CURRENT PROJECTS\  
BOB'S DISCOUNT FURNITURE\  
FRANKLIN, MA E042820\  
11 Production Files

**ASG**  
ADVANCE SIGN GROUP

800.861.8006  
ADVANCESIGNGROUP.COM







ILLUMINATED CHANNEL LETTERS & PVC LETTERS

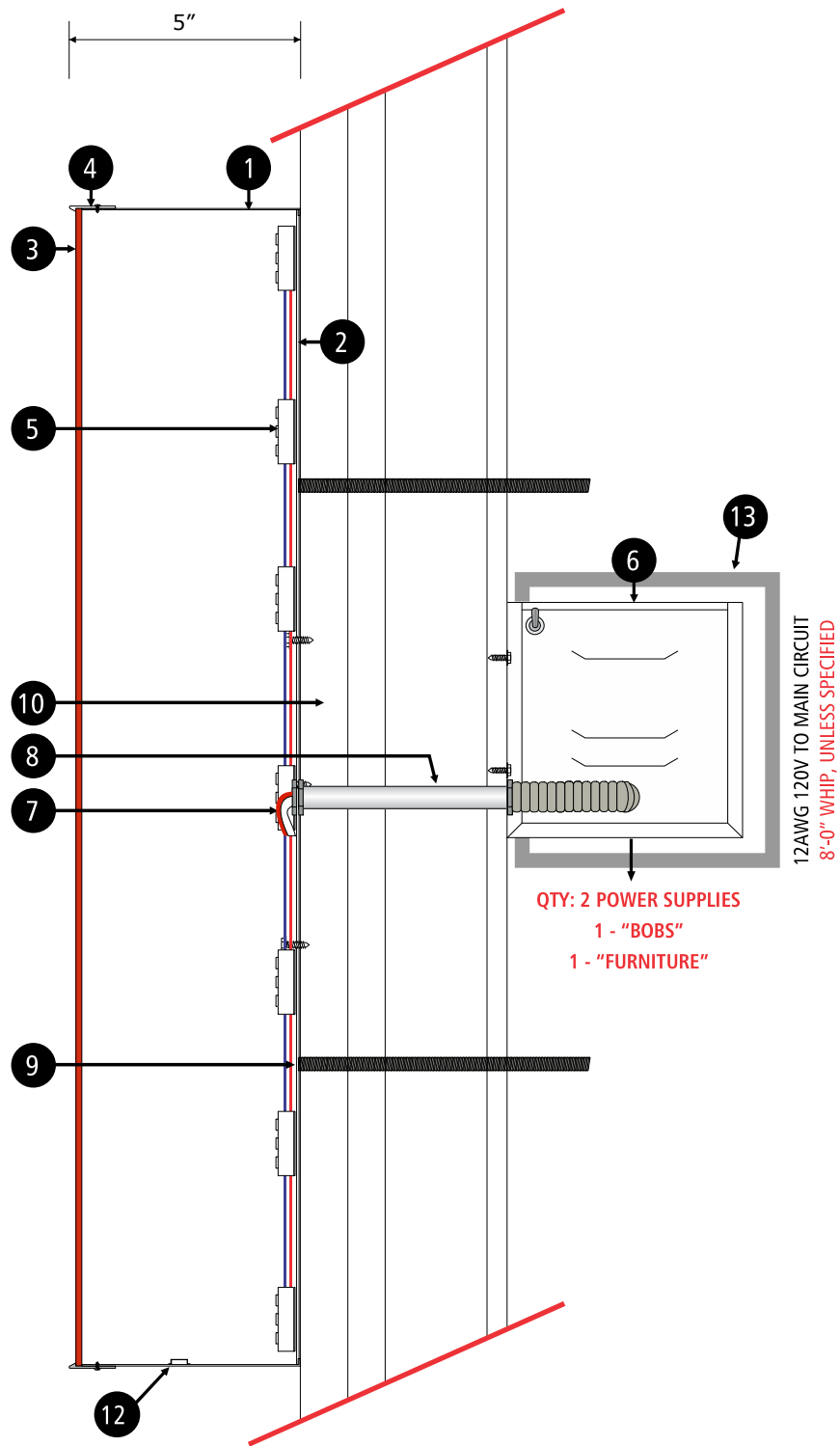
(1) ONE REQUIRED FOR FRONT ELEVATION

SCALE 1/4" = 1'-0"

151.00 SQUARE FEET

SIGN DETAILS

- 1 5" DEEP - .040 ALUMINUM RETURNS - PPC-040-RW - OUTSIDE PRE-PAINTED RED/INSIDE WHITE
- 2 .125 ACM BACKS - OUTSIDE WHITE/INSIDE WHITE
- 3 3/16" RED 2283 ACRYLIC FACES.
- 4 1" RED JEWELITE TRIM CAP/2" RED JEWELITE TRIM CAP DEPENDING ON LETTER HIEGHT
- 5 RED LED ILLUMINATION (QTY & PLACEMENT DETERMINED BY SIGN SIZE)
- 6 (2) TWO REMOTE 120V/277V POWER SUPPLIES MOUNTED INSIDE UL LISTED/RECOGNIZED BOXES  
(1) FOR "BOBS" (1) FOR "FURNITURE"
- 7 UL LISTED/RECOGNIZED 18 AWG/2PLTC WIRING AND FIXTURES GOING DIRECTLY TO POWER SUPPLIES
- 8 SIGN TO HAVE AN 8'-0" WHIP, **INSTALLER TO SPECIFY IF SPECIFIC LENGTH IS REQUIRED**
- 9 MOUNTING HARDWARE TO BE 3/8" THREADED RODS GOING TO UNISTRUT BEHIND WALL
- 10 WALL CONSTRUCTION: EIFS WITH PLYWOOD BACKER
- 11 "DISCOUNT" IS 3/4" FLAT CUT OUT LETTERS STUD MOUNTED TO THE WALL
- 12 WEEP HOLES



SIGN SECTION DETAIL

NOT TO SCALE

INSTALLATION NOTES 1: USE NON-CORROSIVE HARDWARE AND SEAL ALL EXTERIOR FACADE PENETRATIONS WATERTIGHT.

INSTALLATION NOTES 2: ONE DEDICATED (1) 120VAC CIRCUIT BY OTHERS REQUIRED WITHIN 5' OF CENTER OF SIGN. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE CODES. THIS INCLUDES PROPER GROUNDING AND BONDING.

INSTALLATION NOTES 3: GC TO PROVIDE ADEQUATE WOOD OR METAL BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.

**BOB'S DISCOUNT FURNITURE**  
155 FRANKLIN VILLAGE DRIVE  
FRANKLIN, MA 02038

DRAWING NO.

**E042820**

SIGN NO.

**1.1**

DATE OF

LAST CHANGE:

**06/10/22**

REVISION NO.

**3**

APPROVALS

THIS DRAWING SUPERCEDES ALL OTHER DOCUMENTS PROVIDED CONCERNING THE FABRICATION AND INSTALLATION OF THIS DESIGN. A SIGNATURE ANYWHERE ON THE DRAWING WILL BE TAKEN AS APPROVAL OF THE DESIGN AND SPECIFICATIONS AS NOTED.

CLIENT APPROVED SIGNATURE:

DATE:

**DESIGN DOCUMENTATION:** THIS DESIGN IS THE PROPERTY OF ADVANCE SIGN GROUP. NEITHER THE DRAWINGS NOR THE DESIGN MAY BE USED OR DISTRIBUTED WITHOUT APPROVAL OF ADVANCE SIGN GROUP.

CONSULTANT:  
ANDY WASSERSTROM  
PROJECT MANAGER:  
JANEL H.  
DESIGNER:

FILE LOC:  
S:\CURRENT PROJECTS\  
BOB'S DISCOUNT FURNITURE\  
FRANKLIN, MA E042820\  
11 Production Files

**ASG**  
ADVANCE SIGN GROUP

800.861.8006  
ADVANCESIGNGROUP.COM

c **UL** US



TENANT PANELS  
(1) ONE REQUIRED

SCALE 3/4" = 1FOOT  
16 SQUARE FEET

SIGN DETAILS

- 1 .063 PREPAINTED WHITE ALUMINUM
- 2 3630-143 POPPY RED PSV FIRST SURFACE  
3630-22 BLACK PSV FIRST SURFACE

PROPOSED

NOT TO SCALE

**BOB'S DISCOUNT FURNITURE**  
155 FRANKLIN VILLAGE DRIVE  
FRANKLIN, MA 02038

DRAWING NO.	DATE OF LAST CHANGE:
E042820	06/10/22
SIGN NO.	REVISION NO.
2.0	3

APPROVALS

THIS DRAWING SUPERCEDES ALL OTHER DOCUMENTS PROVIDED CONCERNING THE FABRICATION AND INSTALLATION OF THIS DESIGN. A SIGNATURE ANYWHERE ON THE DRAWING WILL BE TAKEN AS APPROVAL OF THE DESIGN AND SPECIFICATIONS AS NOTED.

CLIENT APPROVED SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

DESIGN DOCUMENTATION: THIS DESIGN IS THE PROPERTY OF ADVANCE SIGN GROUP. NEITHER THE DRAWINGS NOR THE DESIGN MAY BE USED OR DISTRIBUTED WITHOUT APPROVAL OF ADVANCE SIGN GROUP.

CONSULTANT:  
ANDY WASSERSTROM  
PROJECT MANAGER:  
JANEL H.  
DESIGNER:  
  
FILE LOC:  
S:\CURRENT PROJECTS\  
BOB'S DISCOUNT FURNITURE\  
FRANKLIN, MA E042820\  
11 Production Files



800.861.8006  
ADVANCESIGNGROUP.COM





*\* REMOVE EXISTING SIGNS  
& REPLACE WITH D/S  
ILLUMINATED CABINET.*

*PAINT EXISTING POSTS &  
TOPPER BLACK IN FIELD.*

*Existing is 88" x 99" overall  
dimensions. 60.5 sq ft*

*New will be 72" x 99"  
overall. 49.5 sq ft*



EXISTING/PROPOSED

NOT TO SCALE

**BOB'S** DISCOUNT **FURNITURE**  
155 FRANKLIN VILLAGE DRIVE  
FRANKLIN, MA 02038

DRAWING NO.  
**E043749**

SIGN NO.  
**3.0**

DATE OF  
LAST CHANGE:  
**09/19/22**

REVISION NO.  
**1**

APPROVALS

THIS DRAWING SUPERCEDES ALL OTHER DOCUMENTS PROVIDED CONCERNING THE FABRICATION AND INSTALLATION OF THIS DESIGN. A SIGNATURE ANYWHERE ON THE DRAWING WILL BE TAKEN AS APPROVAL OF THE DESIGN AND SPECIFICATIONS AS NOTED.

DESIGN DOCUMENTATION: THIS DESIGN IS THE PROPERTY OF ADVANCE SIGN GROUP. NEITHER THE DRAWINGS NOR THE DESIGN MAY BE USED OR DISTRIBUTED WITHOUT APPROVAL OF ADVANCE SIGN GROUP.

CONSULTANT:  
ANDY WASSERSTROM  
PROJECT MANAGER:  
JASON W.  
DESIGNER:

FILE LOC:  
S:\CURRENT PROJECTS\  
BOB'S DISCOUNT FURNITURE\  
FRANKLIN, MA E043749\  
11 Production Files\E043749

**ASG**  
ADVANCE SIGN GROUP

800.861.8006  
ADVANCESIGNGROUP.COM

c **UL** us



D/S ILLUMINATED CABINET SIGN

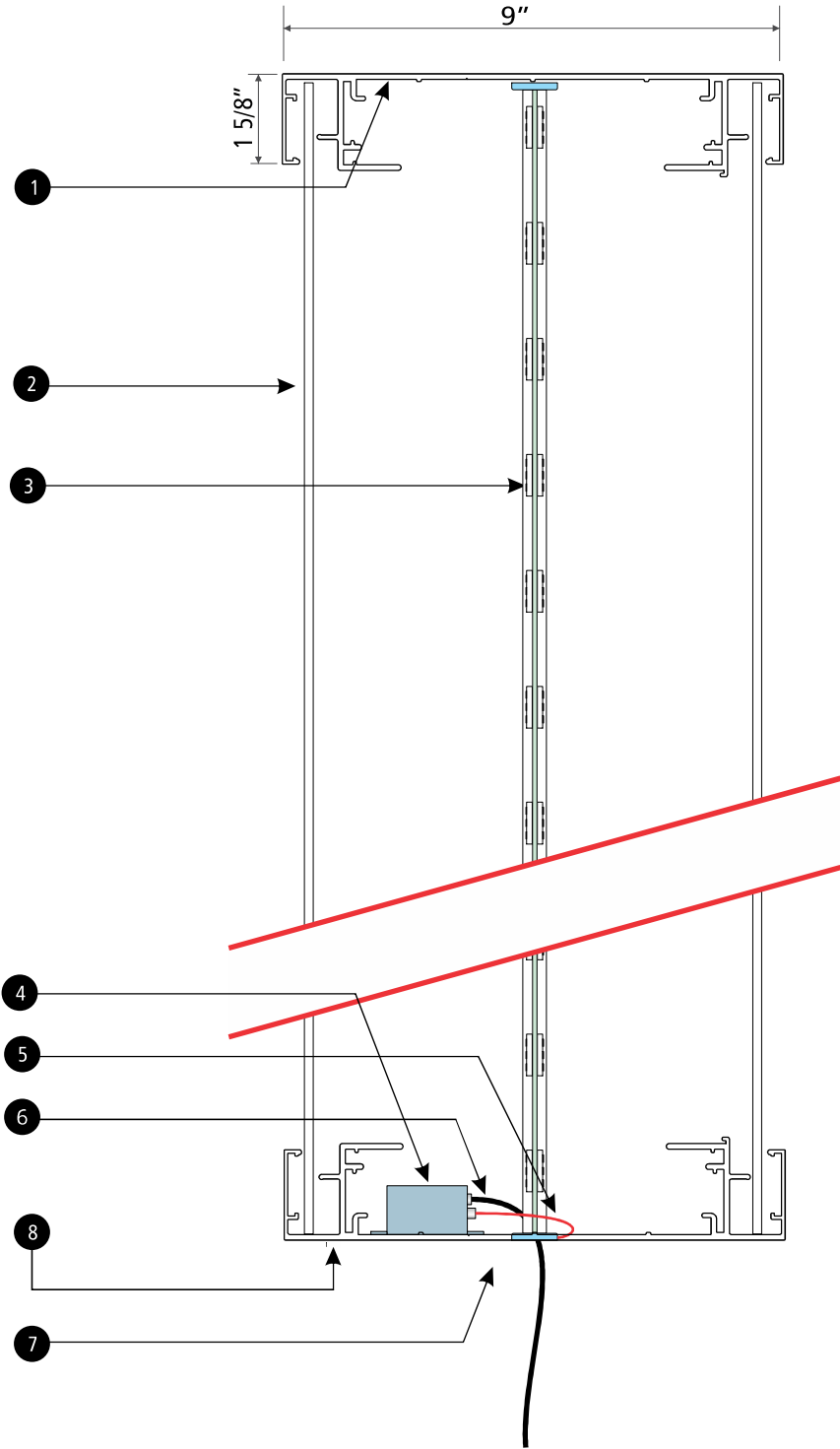
(1) ONE REQUIRED

SCALE: 1/2" = 1'-0"

49.50 sq ft

SIGN DETAILS

- 1 ALUMINUM EXTRUSION CABINET: #1923 BODY, #1944 RETAINERS & #1928 BODY
- 2 ACRYLIC FACES W/ FIRST SURFACE VINYL
- 3 LED ILLUMINATION (QTY & PLACEMENT DETERMINED BY SIGN SIZE)
- 4 REMOTE 120V/277V POWER SUPPLIES MOUNTED INSIDE UL LISTED/RECOGNIZED BOXES
- 5 UL LISTED/RECOGNIZED 18 AWG/2PLTC WIRING AND FIXTURES GOING TO POWER SUPPLIES
- 6 SIGN TO HAVE AN 8'-0" WHIP, **INSTALLER TO SPECIFY IF SPECIFIC LENGTH IS REQUIRED**
- 7 MOUNTING HARDWARE **TO BE DETERMINED**
- 8 WEEP HOLES



SIGN SECTION DETAIL

SCALE: NTS

INSTALLATION NOTES 1: USE NON-CORROSIVE HARDWARE AND SEAL ALL EXTERIOR FACADE PENETRATIONS WATERTIGHT.

INSTALLATION NOTES 2: ONE DEDICATED (1) 120VAC CIRCUIT BY OTHERS REQUIRED WITHIN 5' OF CENTER OF SIGN. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE CODES. THIS INCLUDES PROPER GROUNDING AND BONDING.

INSTALLATION NOTES 3: GC TO PROVIDE ADEQUATE WOOD OR METAL BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.

**BOB'S** DISCOUNT FURNITURE  
155 FRANKLIN VILLAGE DRIVE  
FRANKLIN, MA 02038

DRAWING NO.  
**E043749**

SIGN NO.  
**3.0**

DATE OF  
LAST CHANGE:  
**09/19/22**

REVISION NO.  
**1**

APPROVALS

THIS DRAWING SUPERCEDES ALL OTHER DOCUMENTS PROVIDED CONCERNING THE FABRICATION AND INSTALLATION OF THIS DESIGN. A SIGNATURE ANYWHERE ON THE DRAWING WILL BE TAKEN AS APPROVAL OF THE DESIGN AND SPECIFICATIONS AS NOTED.

DESIGN DOCUMENTATION: THIS DESIGN IS THE PROPERTY OF ADVANCE SIGN GROUP. NEITHER THE DRAWINGS NOR THE DESIGN MAY BE USED OR DISTRIBUTED WITHOUT APPROVAL OF ADVANCE SIGN GROUP.

CONSULTANT:  
ANDY WASSERSTROM  
PROJECT MANAGER:  
JASON W.  
DESIGNER:

FILE LOC:  
S:\CURRENT PROJECTS\  
BOB'S DISCOUNT FURNITURE\  
FRANKLIN, MA E043749\  
11 Production Files\E043749

**ASG**  
ADVANCE SIGN GROUP

800.861.8006  
ADVANCESIGNGROUP.COM

c **UL** US



155 FRANKLIN VILLAGE DR

Franklin Building Permit# 118144

Map, Block, Lot:	270-014-000-000
Category:	Pools / Signs / Fences / Tents
Permit #:	118144
Est. Cost	7,000
Type of Construction:	
Use Group:	
Zoning:	SHOP CENTER
Issued:	July 27, 2022
Expires on:	July 27, 2023



Commonwealth of Massachusetts  
Town of Franklin  
Building Permit

**To perform the following work:**

Install one (1) 151sf front lit channel letter wall sign for "Bob's Discount Furniture" per ZBA approved drawings

Permission is hereby granted to:

License type: - Lic # (exp: )

**Issued To:**

**Applicant:** Anna Haluch

**Location:** 155 FRANKLIN  
VILLAGE DR

**Owner Name:** CEDAR-FRANKLIN VILLAGE LLC C/O CEDAR  
SHOPPING CENTERS

<b>Electric</b> Underground:  Service:  Rough:  Final:	<b>Gas</b> Underground:  Meter:  Rough:  Final:	<b>Plumbing</b> Underground:  Rough:  Final:	<b>Building</b> Excavation:  Footings:  Foundation:  Rough Frame:  Fireplace/Chimney:  Insulation
<b>D.P.W.:</b>   <b>Water:</b>  <b>Sewer:</b>	<b>Fire</b> Oil:  Smoke:  Alarm:  Sprinklers:	<b>Health</b>   <b>Assessor</b> Final:	Final:

THIS PERMIT MAY BE REVOKED BY THE TOWN OF FRANKLIN UPON VIOLATION OF ANY OF ITS RULES AND REGULATIONS.  
If work is not started within 6 months of issuance, permit will be null and void. Persons contracting with unregistered contractors do not have access to the guaranty fund (as set forth in MGL c. 142A)



*Lloyd Brown*

Lloyd Brown, Building Commissioner

TOWN OF FRANKLIN  
INSPECTION DEPARTMENT  
Building Inspection – Division of Wires – Division of Gas  
Division of Plumbing  
MUNICIPAL BUILDING – 355 East Central Street  
Franklin, Massachusetts 02038

Lloyd (Gus) Brown  
Building Commissioner

Telephone: 508-520-4926  
FAX: 508-520-4906

**ZONING REVIEW**

**APPLICANT:** Anna Haluch  
**LOCATION:** 155 Franklin Village Drive  
**ZONING DISTRICT:** Business  
**TYPE OF PROJECT:** Wall Sign  
**DATE:** 04/13/2022 **DENY**

**VARIANCE**

**ZONING BY LAW SECTIONS:** 185 Attachment 10 Wall Signs in the Commercial Business Corridor District.

**REASON FOR DENIAL:** Applicant is seeking to install a wall sign that is 151 sq. ft. where a maximum of 48 sq. ft. is allowed. The building permit is denied without a variance from the ZBA.

**APPEAL OF DENIAL OPTIONS:**

**ZONING BOARD OF APPEALS**

**APPLICANT SIGNATURE** \_\_\_\_\_ **DATE**

**ZONING OFFICIAL SIGNATURE** LAB \_\_\_\_\_ **DATE** 04/13/2022

**TOWN OF FRANKLIN  
ZONING BOARD OF APPEALS**

RECEIVED  
TOWN OF FRANKLIN

APR 06 2022

Municipal Building  
355 East Central Street  
Franklin, MA 02038  
508-520-4926

TOWN OF FRANKLIN  
TOWN CLERK

ZONING BOARD OF APPEALS

ZBA APPLICATION FORM

GENERAL INFORMATION

2022 APR -6 P 2: 54

RECEIVED

The undersigned hereby petitions the Zoning Board of Appeals for the following:

Special Permit: \_\_\_\_\_ Variance: X Appeal: \_\_\_\_\_

PETITIONER: Anna Haluch

PETITIONER'S ADDRESS: 65 Belmont St, South Easton, Ma 02375 PHONE: 508-944-6499

LOCATION OF PROPERTY: 155 Franklin Village Drive

TYPE OF OCCUPANCY: Commercial ZONING DISTRICT: Commercial Business  
Corridor District

ASSESSORS MAP & PARCEL: 270-014-000-000

REASON FOR PETITION:

_____ Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking
_____ Conversion to Addi'l Dwelling Unit's	<u>X</u> Sign
_____ Dormer	_____ Subdivision
_____ Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

Install one (1) 151sf channel letters set on the front elevation of "Bob's Discount Furniture"  
where the bylaws only allow up to 48sf

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section 185 Attachment 10: wall sign area

Article \_\_\_\_\_ Section \_\_\_\_\_

Article \_\_\_\_\_ Section \_\_\_\_\_

Applicants for a Variance must complete Pages 1-5  
Applicants for a Special Permit must complete Pages 1-4 and 6  
Applicants for an Appeal to the ZBA pursuant to Zoning Bylaw section 185-45 (D)  
must attach a statement concerning the reasons for the appeal

Original Signature(s):

(Petitioner(s)/Owner)

Anna Haluch

(Print Name)

Address: 65 Belmont St, South Easton, Ma 02375

Tel. No.: 508-944-6499

E-Mail Address: anna@prosigngraphics.com

Date: 04/04/2022



**TOWN OF FRANKLIN  
ZONING BOARD OF APPEALS**

Municipal Building  
355 East Central Street  
Franklin, MA 02038  
508-520-4926

**ZBA APPLICATION FORM - OWNERSHIP INFORMATION**

*To be completed by OWNER, signed and returned to the Secretary of the Zoning Board of Appeals.*


I/We Cedar-Franklin Village LLC  
(OWNER)

Address: 928 Carmans Road, Massapequa, NY 11758

State that I/We own the property located at 155 Franklin Village Dr, Franklin, Ma 02038,  
which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
Cedar-Franklin Village LLC

\*Pursuant to a deed of duly recorded in the date 11/12/2004, Norfolk  
County Registry of Deeds at Book 21760, Page 327; or  
Dedham Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

  
\_\_\_\_\_  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

**TOWN OF FRANKLIN  
ZONING BOARD OF APPEALS**

Municipal Building  
355 East Central Street  
Franklin, MA 02038  
508-520-4926

ZBA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Anna Haluch PRESENT USE/OCCUPANCY: Commercial

LOCATION: 155 Franklin Village Drive ZONE: Commercial Business Corridor District

PHONE: 508-944-6499 REQUESTED USE/OCCUPANCY: Commercial

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS<sup>1</sup></u>
<u>Lot Area:</u>	<u>0</u>	<u>151</u>	<u>48</u> (min.)
<u>Continuous Frontage:</u>	<u>                    </u>	<u>                    </u>	<u>                    </u> (min.)
<u>Size of Lot:</u>			
Width	<u>                    </u>	<u>                    </u>	<u>                    </u> (min.)
Depth	<u>                    </u>	<u>                    </u>	<u>                    </u> (min.)
<u>Setbacks in Feet:</u>			
Front	<u>                    </u>	<u>                    </u>	<u>                    </u> (min.)
Rear	<u>                    </u>	<u>                    </u>	<u>                    </u> (min.)
Left Side	<u>                    </u>	<u>                    </u>	<u>                    </u> (min.)
Right Side	<u>                    </u>	<u>                    </u>	<u>                    </u> (min.)
<u>Building Height:</u>			
Stories	<u>                    </u>	<u>                    </u>	<u>                    </u> (max.)
Feet	<u>                    </u>	<u>                    </u>	<u>                    </u> (max.)
<u>NO. of Dwelling Units:</u>	<u>                    </u>	<u>                    </u>	<u>                    </u> (max.)
<u>NO. of Parking Spaces:</u>	<u>                    </u>	<u>                    </u>	<u>                    </u> (min./max)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

Reconstructing the facade of Dressbarn and Gamestop to make one entrance to the new tenant, Bob's Discount Furniture. Adjacent tenants with similar frontage and wall sign area include Marshalls, Famous Footwears, Men's Warehouse.

SEE FRANKLIN ZONING BYLAW ARTICLE 185, ATTACHMENT 9.

**TOWN OF FRANKLIN  
ZONING BOARD OF APPEALS**

Municipal Building  
355 East Central Street  
Franklin, MA 02038  
508-520-4926

**ZBA APPLICATION FORM**

**SUPPORTING STATEMENT FOR A VARIANCE**

*EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH ZONING BYLAW SECTION 185-45 (D) (2) (6) AND MGL 40A, SECTION 10:*

- A) A Literal enforcement of the provisions of this Zoning bylaw would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

With the storefront being over 600'+ away from the main road a 48sf wall sign does not allow enough area for a legible letter height from that distance.

- B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The letter height of 4'-2" was based around neighboring tenants with similar storefront size for a tasteful curbside appeal when looking at the overall frontage of the shopping plaza

- C) Desirable relief may be granted without either:

- 1) Substantial detriment to the public good for the following reasons:

The channel letters were designed to be recognizable but appropriately sized within the sign band to allow the public to readily identify the storefront from the main entrance to the shopping plaza. Complying to the bylaws would cause little to no visibility which could be a potential traffic hazard.

- 2) Nullifying or substantially derogating from the intent or purpose of this Zoning Bylaw for the following reasons:

151sf allows the business to be properly branded without adding clutter to the shopping center as it will be replacing two tenant that have a total of four (4) existing channel letter sets.

If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.

**AUTHORIZATION TO INSTALL SIGNAGE**

**I/WE GIVE PRO SIGN SERVICE AND OR THEIR AGENTS PERMISSION  
TO SIGN THE BUILDING PERMIT APPLICATION AS MY AGENT,  
AND TO FURNISH AND/OR INSTALL SIGN(S)**

AT: 155 FRANKLIN VILLAGE DRIVE FRANKLIN, MA 02038

**SIGNATURE OF OWNER/OWNER REPRESENTATIVE**

NAME: \_\_\_\_\_ BY: Fred Vianey  
AS AGENT FOR OWNER  
\*SIGNATURE\*

NAME: Fred Vianey  
\*PLEASE PRINT\*

TITLE: Sr. Drafter

TELEPHONE: 717-909-4680

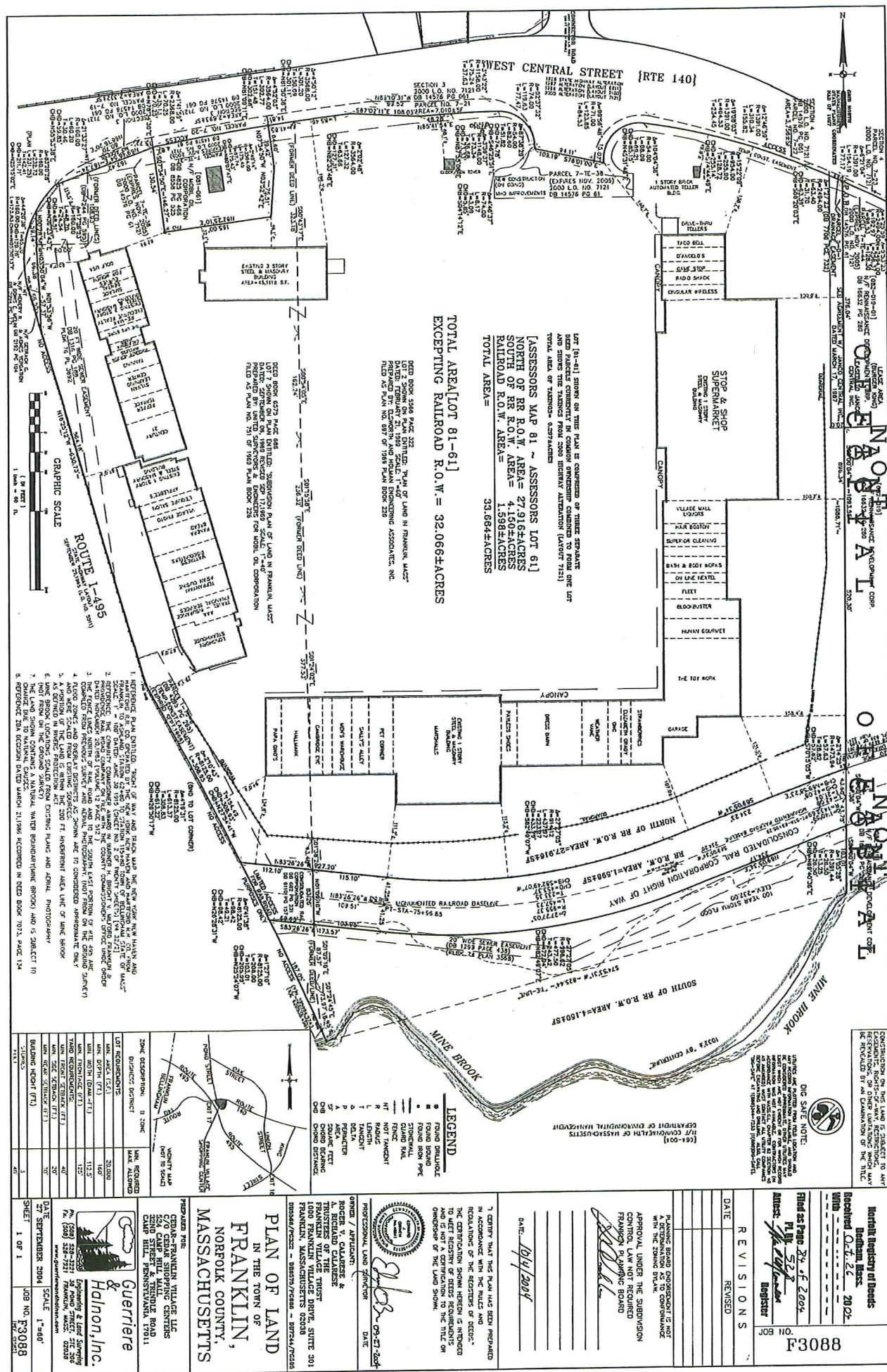
DATE: March 18, 2022

COMPANY NAME: Cedar Realty Trust, Inc.

STREET ADDRESS: 928 Carmans Road

CITY, STATE, ZIP CODE: Massapequa, NY 11758





# BOB'S DISCOUNT FURNITURE

155 FRANKLIN VILLAGE DRIVE  
FRANKLIN, MA 02038

DRAWING NO.

E042820

RECEIVED  
TOWN OF FRANKLIN

APR 06 2022

ZONING BOARD OF APPEALS

## REVISIONS

DATE: REVISION # & DESCRIPTION

DESIGNER



ADVANCE SIGN GROUP

800.861.8006  
ADVANCESIGNGROUP.COM





# SUMMARY OF SIGNAGE

SIGN	GRAPHIC	DESCRIPTION	SQ. FT.
1.0	<b>BOB'S FURNITURE DISCOUNT</b>	- FRONT ELEVATION - (1) ONE REQUIRED ILLUMINATED - 5' DEEP	151.00



SITE MAP

NOT TO SCALE

**BOB'S FURNITURE** DISCOUNT  
155 FRANKLIN VILLAGE DRIVE  
FRANKLIN, MA 02038

DRAWING NO.	DATE OF LAST CHANGE:
E042820	03/10/22
SUM SITE	REVISION NO.
-	-

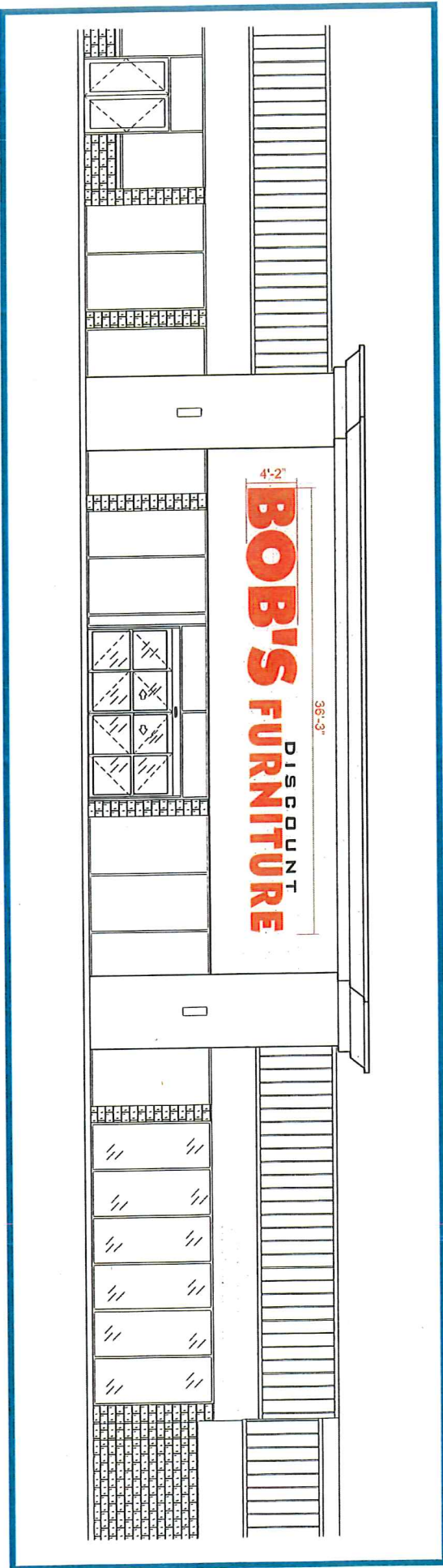
**APPROVALS**  
THIS DRAWING SUPERSEDES ALL OTHER DOCUMENTS PROVIDED CONCERNING THE FABRICATION AND INSTALLATION OF THIS DESIGN. A SIGNATURE ANYWHERE ON THE DRAWING WILL BE TAKEN AS APPROVAL OF THE DESIGN AND SPECIFICATIONS AS NOTED.

**CLIENT APPROVED SIGNATURE:**  
DESIGN DOCUMENTATION: THE DESIGNER HAS PROPERTY OR ADVANCE SIGN GROUP, LITTING THE DRAWING FOR THE DESIGN LAYER BE USED ON UNLIMITED ORIGINAL APPROVAL OF ADVANCE SIGN GROUP.

**DATE:**

**CONSULTANT:**  
ADVANCE SIGN GROUP  
PROJECT MANAGER:  
JAMES H.  
DESIGNER:  
DATE:

**FILE LOC:**  
ADVANCE SIGN GROUP  
800.861.8006  
ADVANCESIGNGROUP.COM  
c UL US

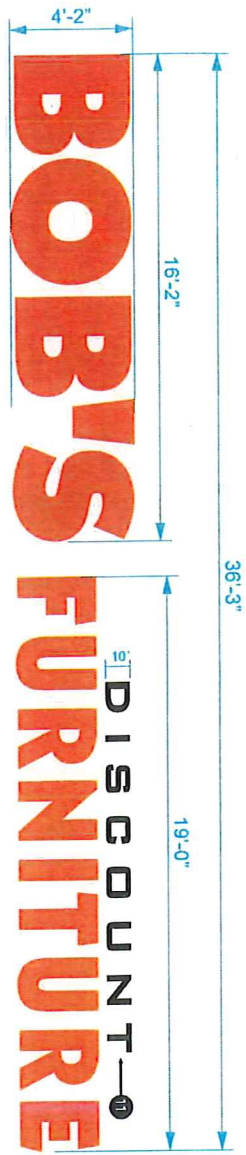


FRONT ELEVATION - PROPOSED OPTION 1.1 - 8085 = 151.00 SQ FT

SCALE: 1/8" = 1'-0"

<b>BOB'S FURNITURE</b> DISCOUNT 155 FRANKLIN VILLAGE DRIVE FRANKLIN, MA 02038		DRAWING NO. <b>E042820</b>	DATE OF LAST CHANGE: <b>03/10/22</b>	<b>APPROVALS</b> THIS DRAWING SUPERSEDES ALL OTHER DOCUMENTS PROVIDED CONCERNING THE FABRICATION AND INSTALLATION OF THIS DESIGN. A SIGNATURE ANYWHERE ON THE DRAWING WILL BE TAKEN AS APPROVAL OF THE DESIGN AND SPECIFICATIONS AS NOTED. CLIENT APPROVED SIGNATURE: _____ DATE: _____ DESIGN DOCUMENTATION: THIS DRAWING IS THE PROPERTY OF ADVANCE SIGN GROUP. NEITHER THE DRAWING NOR THE DESIGN SHALL BE USED OR REPRODUCED WITHOUT APPROVAL OF ADVANCE SIGN GROUP.		CONSULTANT: ANDY WASSERSTROM PROJECT MANAGER JANELLE DESIGNER	FILE LOC: 155 FRANKLIN VILLAGE DRIVE FRANKLIN, MA 02038	<b>ASG</b> ADVANCE SIGN GROUP 800.861.8006 ADVANCESIGNGROUP.COM c UL us
--	--	-------------------------------	--	---	--	---	---	---





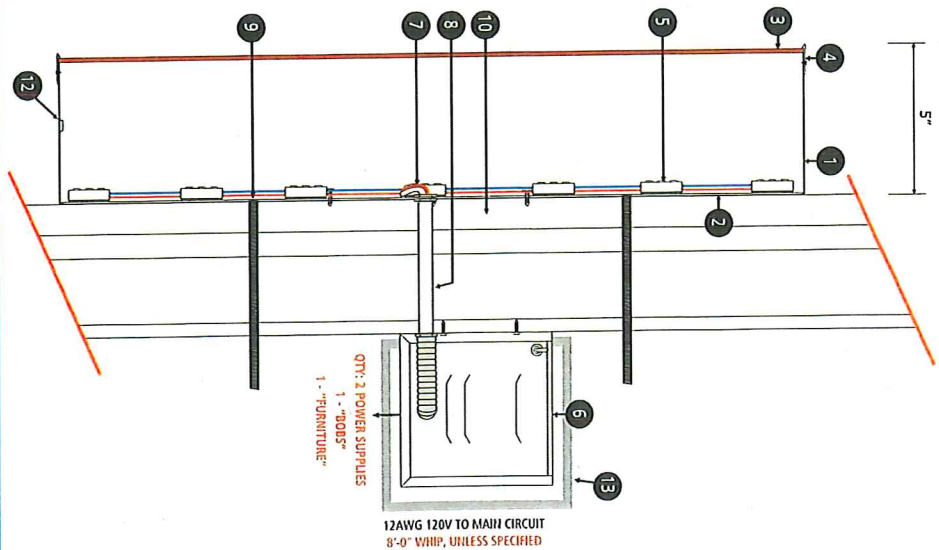
ILLUMINATED CHANNEL LETTERS & PVC LETTERS  
(1) ONE REQUIRED FOR FRONT ELEVATION

SCALE 1/4" = 1'-0"  
151.00 SQUARE FEET

SIGN DETAILS

- 1 5" DEEP - .040 ALUMINUM RETURNS - PRE-CAD-RW - OUTSIDE PRE-PAINTED RED/INSIDE WHITE
- 2 .125 ACM BACKS - OUTSIDE WHITESIDE WHITE
- 3 3/16" RED 2283 ACRYLIC FACES.
- 4 1" RED JEWELITE TRIM CAP/2" RED JEWELITE TRIM CAP DEPENDING ON LETTER HEIGHT
- 5 RED LED ILLUMINATION (QTY & PLACEMENT DETERMINED BY SIGN SIZE)
- 6 (2) TWO REMOTE 120V/277 POWER SUPPLIES MOUNTED INSIDE UL LISTED/RECOGNIZED BOXES (1) FOR "BOB'S" (1) FOR "FURNITURE"
- 7 UL LISTED/RECOGNIZED 18 AWG/2PVC WIRING AND FIXTURES GOING DIRECTLY TO POWER SUPPLIES
- 8 SIGN TO HAVE AN 8'-0" WHIP INSTALLER TO SPECIFY IF SPECIFIC LENGTH IS REQUIRED
- 9 MOUNTING HARDWARE TO BE 3/8" THREADED RODS GOING TO UNISTRUT BEHIND WALL
- 10 WALL CONSTRUCTION: ERS WITH RYWOOD BACKER
- 11 "DISCOUNT" IS 3/4" FLAT CUT OUT LETTERS STUD MOUNTED TO THE WALL
- 12 WEEP HOLES

SIGN SECTION DETAIL

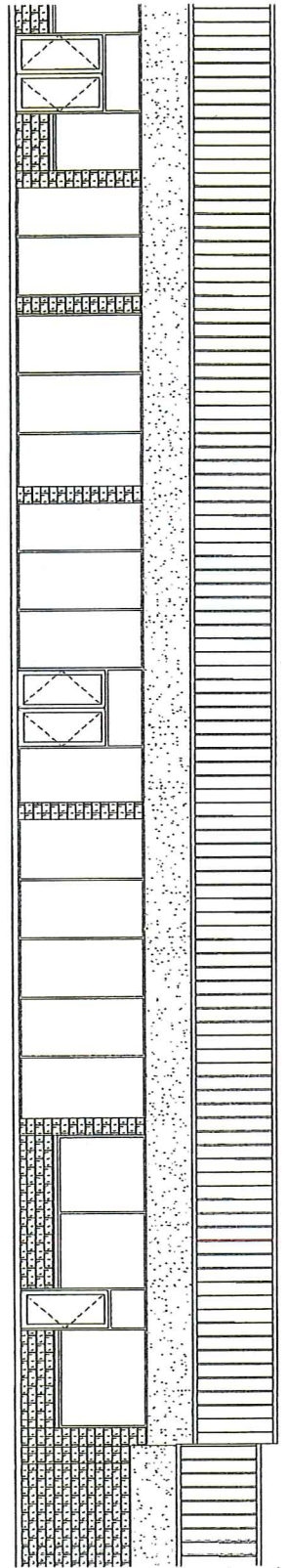


INSTALLATION NOTES 1: USE NON-CORROSIVE HARDWARE AND SEAL ALL EXTERIOR FACADE PENETRATIONS WATER-TIGHT.

INSTALLATION NOTES 2: ONE DEDICATED (1) 120VAC CIRCUIT BY OTHERS REQUIRED WITHIN 5' OF CENTER OF SIGN. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE CODES. THIS INCLUDES PROPER GROUNDING AND BONDING.

INSTALLATION NOTES 3: GC TO PROVIDE ADEQUATE WOOD OR METAL BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.

<b>BOB'S DISCOUNT FURNITURE</b> 155 FRANKLIN VILLAGE DRIVE FRANKLIN, MA 02038		DRAWING NO. <b>E042820</b>	DATE OF LAST CHANGE: <b>03/10/22</b>	APPROVALS DESIGN DOCUMENTATION: THE DESIGN IS THE PROPERTY OF ADVANCE SIGN GROUP. BETWEEN THE DRAFTER, FROM THE DESIGN, AND THE SIGN, A SIGNATURE ANYWHERE ON THE DRAWING WILL BE TAKEN AS APPROVAL OF THE DESIGN AND SPECIFICATIONS AS NOTED. DATE: _____	
SIGN NO. <b>1.1</b>		REVISION NO. <b>-</b>		CONSULTANT: ADVANCE SIGN GROUP PROJECT MANAGER: JAMES H. DESIGNER:	
FILE LOC: 155 FRANKLIN VILLAGE DRIVE FRANKLIN, MA 02038		ADVANCE SIGN GROUP		800.861.8006 ADVANCEDESIGNGROUP.COM 	

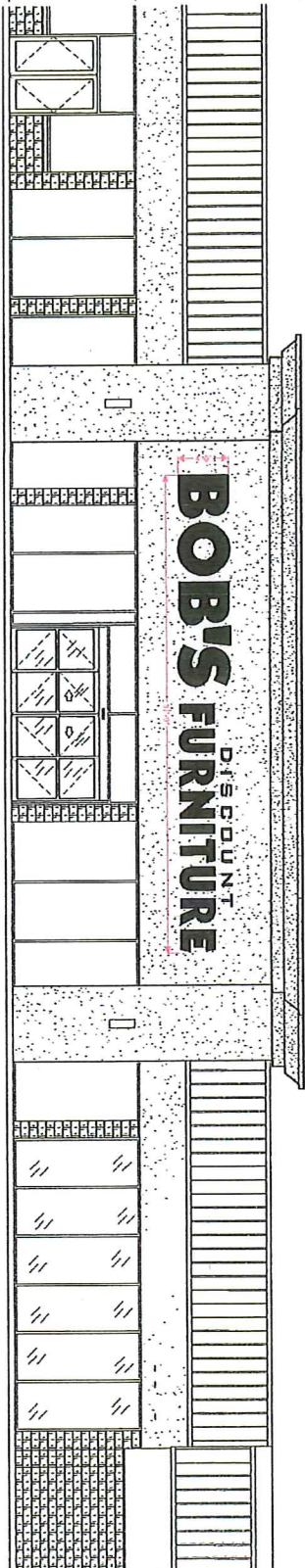


1  
EXISTING FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

T.O. (N) PARAPET  
23'-0" (MATCH HEIGHT  
OF MARSHALL'S)

T.O. (N) STOREFRONT  
10'-0"

(EX) FIN. FLOOR  
0'-0"



2  
PROPOSED FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

Existing four (4) channel letter sets to be removed





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: Home 2 Suites by Hilton

Property Address 725 Union St.

Assessors' Map # \_\_\_\_\_ Parcel # \_\_\_\_\_

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

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

B) Applicant Information:

Applicant Name: ProSign Service - Jason Panillo

Address: 110 Forge River Parkway  
Raynham, MA 02767

Telephone Number: 617-230-4434

Contact Person: Jason Panillo

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

Business Owner: Home 2 Suites  
Address: 725 Union St.  
Franklin, MA

Property Owner: 450 Franklin Realty LLC  
83 Hawthorn Ave  
Lexington, MA 02421

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

Executed as a sealed instrument this

day of 20

Signature of Applicant

Signature of Owner

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: Pro Sign Service  
Contact Person: Jasmin Panillo  
Address: 110 Forge River Parkway Raynham, MA 02767  
Telephone Number: 617-230-4434

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

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

**E) Work Summary**

Summary of work to be done: 3 Signs: ① 4'x8'-2.36" wall sign,  
② 4'x7'-10" Monument Sign, ③ 5'x10'-2.95" 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**

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



**HOTS-MA001-R07**

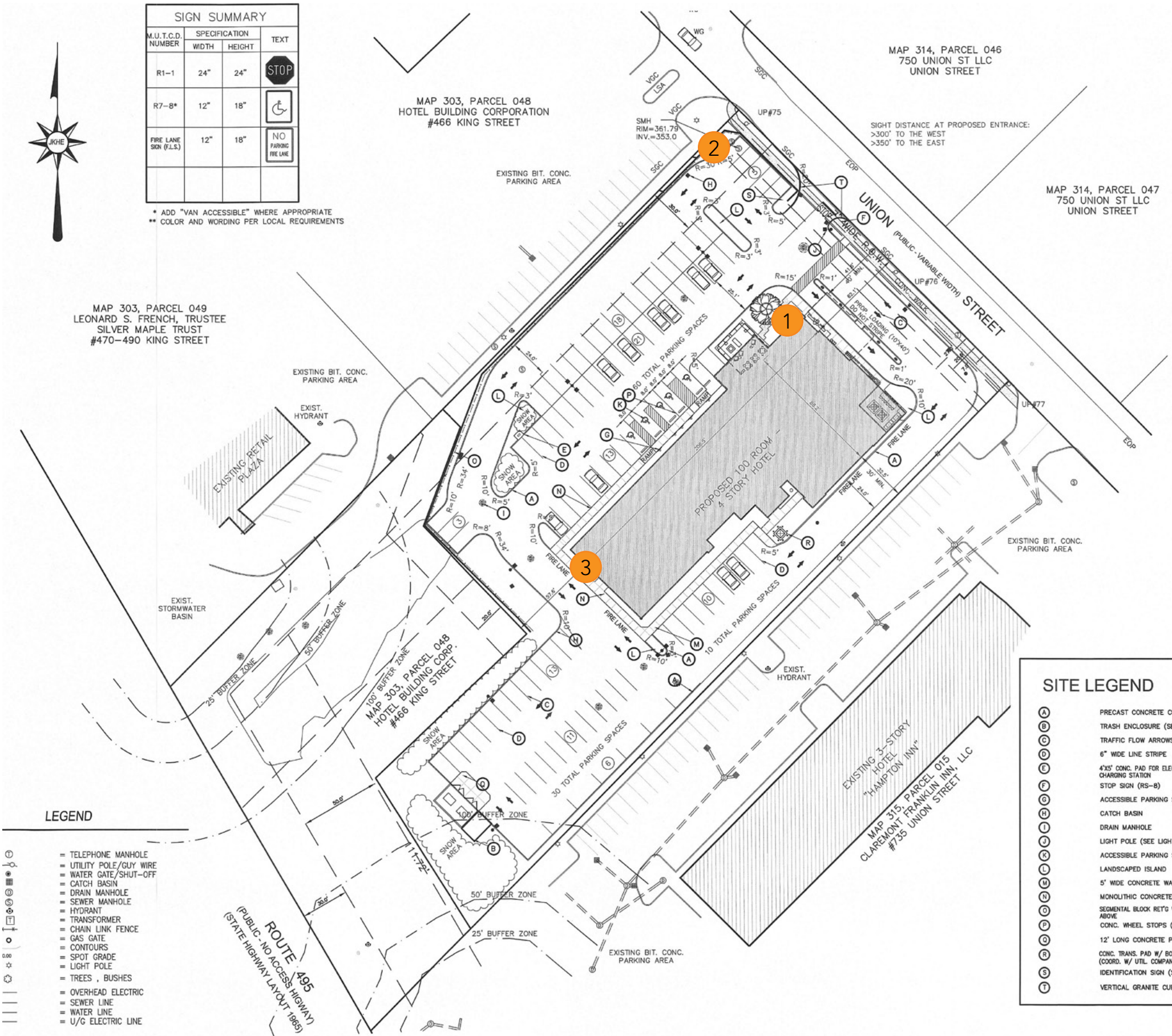
Site ID: 54256

725 Union Street  
Franklin, MA 02038

**NOT PRODUCTION READY  
THIS DOCUMENT IS FOR VISUAL PURPOSES ONLY**



SITE PLAN

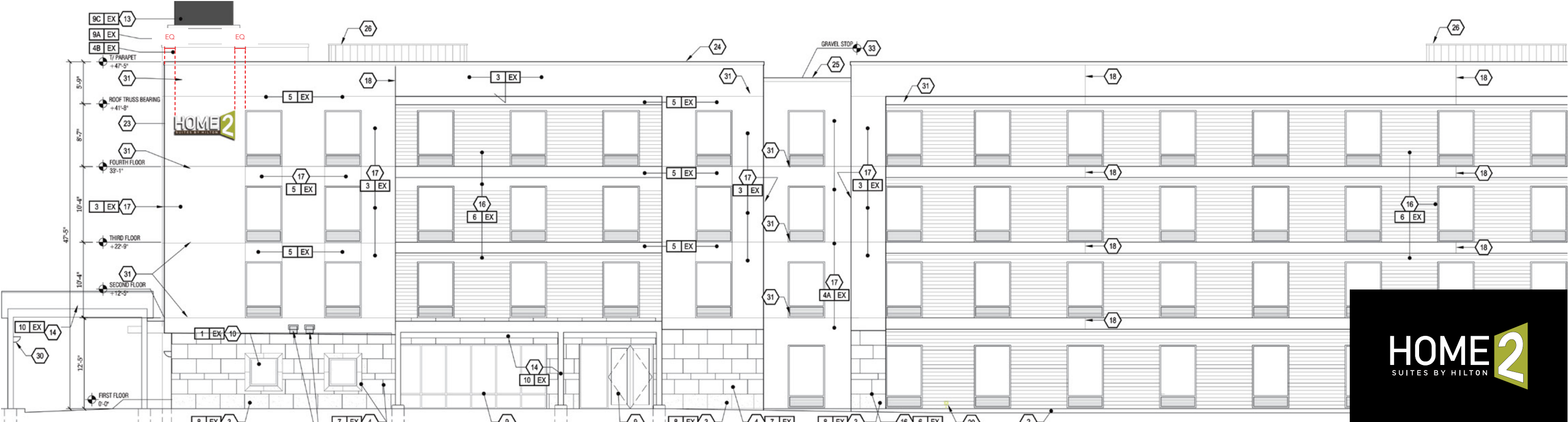


SIGN INVENTORY

L#	EXISTING	RECOMMENDATION	QTY
1	None	Letterset	1
2	None	Monument	1
3	None	Letterset	1

LOCATION 1

Recommendation: Letterset



SURVEY NOTES:  
North elevation.

RECOMMENDATION SIGN INFORMATION:

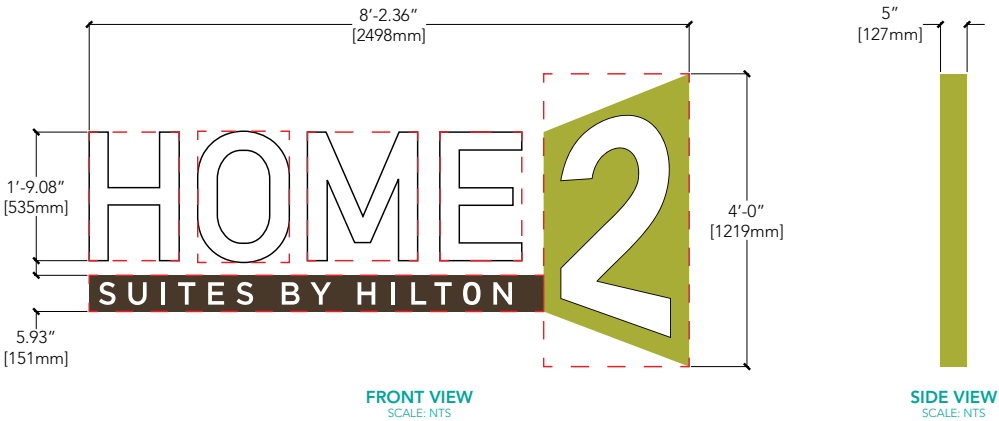
Quantity	Square Footage	Illumination
1	20.03	Face Lit
Mounting		Fabrication
Studs		Channel Letters

INSTALLATION/REPAIR NOTES:

Install new sign. **Wall color is to be determined, client to confirm prior to production.**  
Coordinate a pre-drill/pre-wire installation as early in the construction process as possible. Access will be needed inside of all interior walls where signs will hang.  
All illuminated signage require the client's electrician to furnish and install a complete photocell and/or time clock to allow signs to operate at designated intervals. However, sign shall never operate on a 24/7 basis. **All lettersets at this site cannot exceed 60 sq. ft. total. Square footage calculated per letter.**

PART #:  
HOTS-LTR-501-IL-SF-048H

SIGN DETAIL:





LOCATION 2

Recommendation: Monument

Stone base to match Profit Terrain LedgeStone, color Trek  
GC is responsible for the stone work



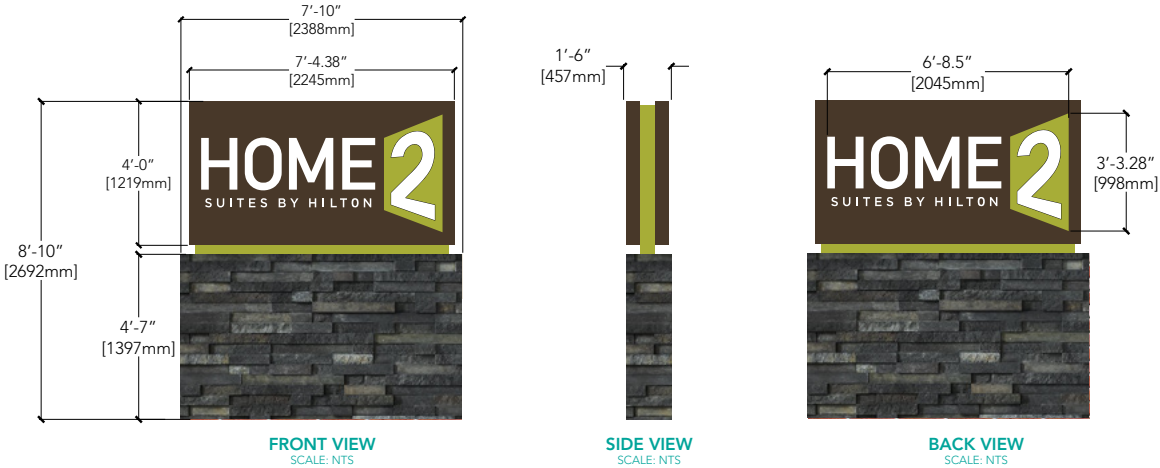
**SURVEY NOTES:**  
No survey information provided for this location.

RECOMMENDATION SIGN INFORMATION:			
Quantity	Square Footage	Illumination	Face
1	29.46	Backed Up	Double
Mounting		Fabrication	
Stub Outs		Fabricated Monument	

**INSTALLATION/REPAIR NOTES:**  
Install new sign. New foundation required. Stone baase to match Profit Terrain LedgeStone, color Trek. GC is responsible for the stone work.  
All illuminated signage require the client's electrician to furnish and install a complete photocell and/or time clock to allow signs to operate at designated intervals. However, sign shall never operate on a 24/7 basis.

**PART #:**  
HOTS-MON-025-IL-DF-106H-X

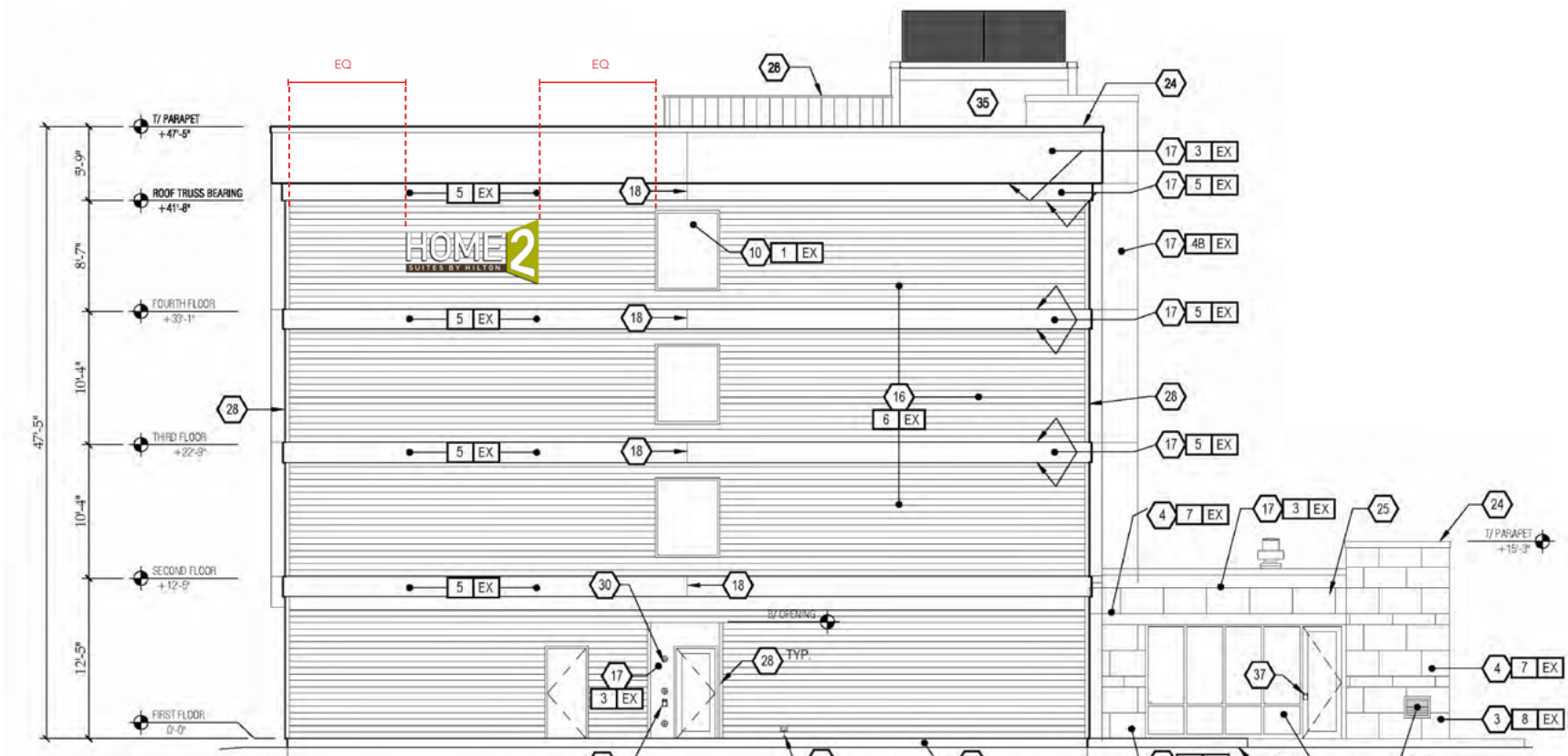
SIGN DETAIL:





LOCATION 3

Recommendation: Letterset

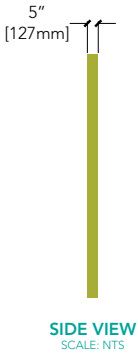


SURVEY NOTES:  
East elevation.

RECOMMENDATION SIGN INFORMATION:		
Quantity	Square Footage	Illumination
1	31.3	Face Lit
Mounting		Fabrication
Studs		Channel Letterset

INSTALLATION/REPAIR NOTES:  
Install new sign. **Wall color is to be determined, client to confirm prior to production.**  
Coordinate a pre-drill/pre-wire installation as early in the construction process as possible. Access will be needed inside of all interior walls where signs will hang.  
All illuminated signage require the client's electrician to furnish and install a complete photocell and/or time clock to allow signs to operate at designated intervals. However, sign shall never operate on a 24/7 basis. **All lettersets at this site cannot exceed 60 sq. ft. total. Square footage calculated per letter.**

SIGN DETAIL:



PART #:  
HOTS-LTR-502-IL-SF-060H

(please copy on owner's letterhead)

09/14/22

Home 2 Suites  
725 Union Street  
Franklin, MA 02038

Re:

**Pro Sign Service LLC**  
110 Forge River Parkway  
Raynham, MA 02767  
774-409-7857

To whom it may concern,

Please accept this letter to allow Pro Sign Service LLC to pull permits and install signs for the above listed location. If you have any questions, please feel free to give me a call.

Sincerely,



Owner

**OWNERS SIGNATURE NOTARIZED:**

State of Massachusetts

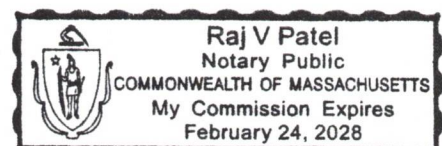
County of NORFOLK

The foregoing instrument was acknowledged before me by means of x physical presence or      online notarization this 14<sup>th</sup> day of SEPTEMBER 2022 by JIGAR PATEL who      is personally known to me, or x has produced DRIVER LICENSE as identification and who did not take an oath.

  
Signature of NOTARY PUBLIC

**RAJ PATEL**

SEAL



Town of Franklin



Design Review Commission

**Tuesday, September 13, 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, Paul Lopez, Cassandra Bethoney. 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.

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

Chair Bartro provided a review of the last meeting regarding concerns of the size of the signs and the allotted square footage submitted in the sign package. He stated that the applicant submitted a redesigned sign package. Mr. Sean Donovan, account manager of ViewPoint Sign & Awning on behalf of Dunkin Donuts, addressed the Commission. He reviewed the new sign sizes and locations. He stated that they met the reductions and they are less than the overall square footage. Chair Bartro stated that the Franklin Dunkin piece is still in question. Mr. Donovan reviewed the Franklin Runs on Dunkin sign; the Dunkin portion was reduced to 24 in. which brought the square footage down. He stated that they removed the DD. He stated that they are under the 64 sq. ft. total and they reduced the size of the signage on each elevation to meet the reduction requirement. Chair Bartro stated that there was concern over the square footage and the placement; it sounds like they are there on the square footage. He confirmed that on the placement, the applicant removed the placement over the drive-thru. Mr. Lopez stated that he does not think the grandfather rule applies. Chair Bartro stated that from where they started to where they are, he is pleased with the direction they have gone and they have reduced the package square footage wise; it is less than where they started. Mr. Donovan stated that they did the reduction and made the effort. Mr. Lopez reviewed that the rules indicate that when the sign faces a residential district, the square footage is cut in half.

**Motion:** To **Approve** the sign package as submitted. Motioned by C. Bethoney. Seconded by S. Williams. Discussion: Mr. Donovan confirmed that the brand and the franchisee, the owner of the Dunkin Donuts, would like the Franklin Runs On. Chair Bartro confirmed that is the submittal they are voting on. Roll Call Vote: Williams-YES; Lopez-NO; Bethoney-YES; Bartro-YES. Voted 3-1-0.

**2. V&H Beauty Corporation d/b/a Milky Way Nails & Spa - 452 W. Central Street - New sign face, same as existing.**

Ms. Kinhart stated that the applicant is not currently present at the meeting. Chair Bartro stated that they would go back to this item if the applicant joins the meeting.

**3. Enl'air Dance – 1256 West Central Street - Install sign panels and 3D logo.**

Mr. Cam Afonso of Signs by Cam addressed the Commission. He stated that there was an existing pylon; this would be two new sign faces with white letters and 3D logo on the building. He stated that there is an existing light on the building; they are not adding any lighting. Chair Bartro confirmed that the attachment method was provided. He noted that there are two other signs there that were not permitted; he has asked the building commissioner to follow up with the landlord. Ms. Bethoney asked about the colors for the wall sign. Mr. Afonso confirmed it was matte black and the existing pylon is internally illuminated. Chair Bartro stated that the Commission tends to push back on the light backgrounds as they reflect a lot of light. Ms. Bethoney asked that the color and illumination are noted in the vote if approved. Chair Bartro asked Mr. Afonso if when he submits for the permit that he makes a note on the application to that effect.

**Motion:** To **Approve** the sign package as submitted with the addition of a note indicating matte black on the wall mounted sign for the color and that the existing pylon sign is internally illuminated. Motioned by S. Williams. Seconded by P. Lopez. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES; Bartro-YES. Voted 4-0-0.

**4. Canna Klean – 852 Upper Union Street - Install sign cabinets.**

Mr. Cam Afonso of Signs by Cam addressed the Commission. He stated that this is an existing pylon; it is under the square footage. He stated that they are adding a cabinet that mimics the top cabinet; on the building the applicant wants to put a similar sign that is single-faced internally lit LED. Chair Bartro confirmed that this is for an additional tenant.

**Motion:** To **Approve** the sign package as submitted. Motioned by S. Williams. Seconded by P. Lopez. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES; Bartro-YES. Voted 4-0-0.

**5. NETA – 162 Grove Street - Install upper cabinet.**

Mr. Cam Afonso of Signs by Cam addressed the Commission. He stated that this is an existing cabinet-style monument on the road. He stated that it is zoned industrial and they are under the square footage allowed. He stated that they are mounting an upper cabinet to the existing structure that mimics the lower structure width and height; it has an opaque white background. He stated that they are tying into the existing power that is there. He reviewed how it is lit currently with a blue halo that shines down. He confirmed that the applicant is not going with a building sign. He reviewed the reasoning for the alternate color rather than all blue on the sign. He reviewed that the new sign will be bolted to the existing sign and not visible.

**Motion:** To **Approve** the sign package as submitted with a note added regarding interior bolting. Motioned by S. Williams. Seconded by P. Lopez. Discussion: Mr. Afonso commented that all their installs are hidden installs; they never have any visible hardware. Chair Bartro requested a simple drawing on a submission like this as it makes it easier. He asked Mr. Afonso to amend that when he goes for the permit as that will address Ms. Bethoney's comment. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES; Bartro-YES. Voted 4-0-0.

**6. Residence Inn by Marriott – 4 Forge Parkway - Update existing signs with new logo design.**

Mr. Joseph Buchholz of Buchholz Signs Since 1899 addressed the Commission. He stated that Residence Inn would like to update their logo look so they are proposing to replace all their existing signs; they are similar in style with just the new logo. He explained that there is one set of 12 in. reverse channels; they are not illuminated. He reviewed the attachment methods and colors. Chair Bartro reviewed that the new signage being proposed are the replacement signages on sheet 4. He stated that with channel sets, the Commission only counts the positive space in the calculations. Mr. Buchholz stated that sheet 5 shows the shop drawings of how they are going to be constructed. Chair Bartro confirmed that the letters are a



finer stroke. He noted it looks the same on sheet 6. Mr. Buchholz stated that he does not have the square footage of only the face area; he has only the square footage of the entire sign. Chair Bartro confirmed that the proposed pylon sign/monument on page 9 sign 4 is internally illuminated and the existing one is also internally illuminated. Ms. Bethoney stated that it seems very large to her and when she calculated it, it did not meet the square footage requirements. Mr. Buchholz stated that he could remove the skirt although the skirt gives it a nicer finished look. Chair Bartro stated that the Commission does not allow a single pole; they only allow the duals. Ms. Bethoney stated that it is much too large according to regulations. She stated that she would want to understand the visibility around it and it is difficult to tell from the rendering. Mr. Lopez stated that he is okay with it as it is; he does not see that it is necessary to replace it with the two posts. Chair Bartro stated that he does see what Ms. Bethoney is saying. However, it is being replaced with something similar and it is a well-established business in the area. Mr. Buchholz noted that the sign is 2' 6" shorter than the existing. Ms. Bethoney stated that she is looking at the orientation map for the ones facing the highway; it is technically not allowed to have second floor signage in this district. She stated that she is okay with approving as an existing condition; she just wanted to raise the point for discussion. Chair Bartro stated that customarily that is how they have treated these situations as a one-for-one; however, Mr. Lopez's comment still stands. He stated that part of the Commission's purpose is the interpretation of the bylaws. He stated that this is really a one-to-one replacement of what is there which is where he leans toward. Mr. Williams wanted to know if when this building was constructed if they were granted some kind of variance related to their signage. Ms. Bethoney stated that she believes it is larger than existing. She stated that she counted 170 sq. ft. versus 110 sq. ft. on existing; so, it is not a true one-to-one replacement. She stated that it should match one-to-one. Chair Bartro stated that the Commission requests the applicants size the positive space on channel letters. Discussion commenced on the size. Ms. Bethoney requested clarification on the size and color. Chair Bartro requested that the applicant do the calculation on the positive space of the channel sets, have some way to compare it to what is currently on the building, and return to the Commission with that so it can be reviewed. He suggested the applicant review the bylaw for this zone for what is allowed. He stated that the monument is not an issue for the Commission and the first one is not an issue; it is the two lit ones.

**Motion:** To **Continue** the application to September 27, 2022. Motioned by S. Williams. Seconded by P. Lopez. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES; Bartro-YES. Voted 4-0-0.

7. **Plansee USA Headquarters – 115 Constitution Boulevard** - Addition to add 1 floor office component of existing facility, new building work and signage to be compliant with zoning requirements. Mr. Doug Hartnett of Highpoint Engineering, Mr. Daniel Riggs, architect of Embarc, and Mr. Michael LePage, facilities director, addressed the Commission. Mr. Hartnett stated that Plansee has been at the property since 1997 and they are undergoing a building renovation/addition; they are located in the Franklin Industrial Park. He stated that as part of that work, they are proposing a free-standing monument sign that was never there and a building mounted sign that has been there for a number of years. Mr. Riggs reviewed the proposed signage. He stated that there are no residential abutters. He explained that they are adding 8,000 sq. ft. to the building. He stated that they are planning to keep the mounted sign. He stated that they would like to add a new monument sign that announces the building from Constitution Boulevard. He stated that they are proposing an anodized aluminum slab; he reviewed the size, lettering, and surrounding landscaping features. Chair Bartro reviewed the regulations in this district and what is allowed for a monument. Ms. Bethoney and Mr. Williams agreed that they would like to see the sign closer to the allowable size. Mr. Hartnett stated that it is Plansee's desire to announce the building from the street. He stated that they are not sure if 50 sq. ft. total panel is appropriate given where it would be placed on the landscape. He asked what the mechanism would be to seek an approval of 60 sq. ft. and if it would be through Design Review Commission. Chair Bartro stated that the sign is new construction and there is not a lot of ambiguity in this part of the bylaw. He stated that he thinks that an applicant would go to the Zoning Board of Appeals if they did not like the answer they got at the Design Review Commission. Ms. Bethoney's comments on the plantings included, but were not limited

to, that she requested native species, she would like clarification on the size container for the juniper, and she recommended 2 ft. on center for the spacing. Mr. Chris McCarthy stated that all the plantings were from the list that the Town has on the website; however, he would be glad to replace the planting that Ms. Bethoney did not like. Mr. Lopez asked if the landscape plan was discussed with the Planning Board. Chair Bartro clarified that the Commission's role is that on signage they are the approving board; however, on landscape, elevations, and all other matters having to do with aesthetics, the Commission is a recommending board. Mr. Lopez confirmed that the Planning Board already approved the landscaping and the applicant only needs to go to the Design Review Commission for the signage. Chair Bartro stated that given the feedback on the signage, he recommends this item be continued.

**Motion:** To **Continue** the application to September 27, 2022. Motioned by S. Williams. Seconded by P. Lopez. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES; Bartro-YES. Voted 4-0-0.

#### **Approval of Minutes: August 23, 2022**

**Motion:** To **Approve** the August 23, 2022 Meeting Minutes as presented. Motioned by P. Lopez. Seconded by S. Williams. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES; Bartro-ABSTAIN. Voted 3-0-1.

#### **General Matters - New Business**

Chair Bartro stated that it was brought to his attention that Bob's Discount Furniture put up a large sign in Franklin Village Plaza; he does not believe it came before the Commission. He stated that he brought this to the attention of the building commissioner who has reached out to Bob's. He stated that Bob's acknowledged they neglected that step in the process and will come before the Commission retroactively to review the sign package. Chair Bartro stated that Bob's will be coming before the Commission in the future. Ms. Bethoney asked about how this will be treated as it is an already installed sign. Chair Bartro stated that they will review the statute and the square footage that is installed.

#### **General Matters - Old Business**

Mr. Williams stated that he has mentioned in the past about improving the bylaws using material from other towns. He stated that he has pulled together the bylaws from York, Maine, which he thinks are very good in defining signage types and how to calculate the area of signs. Ms. Kinhart stated that the information can be sent to Commission members; however, Commission members cannot comment on it or it would be a violation of Open Meeting Law. She stated that the information can be sent to her and she will put it in an upcoming agenda packet for discussion. Chair Bartro confirmed the process for submitting information for potential bylaw amendments. He noted previous items brought up under Old Business. He told Commission members that if they see signage items of concern around town, please bring them up during a Commission meeting. Ms. Kinhart noted that the building commissioner went to the Pilates by Gwen business and told them their sign was in violation.

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

Meeting adjourned at 8:10 PM.

Respectfully submitted,

---

Judith Lizardi  
Recording Secretary

## ARTICLE SIXTEEN

### SIGN STANDARDS

(Entire Article Amended 11/08/2011)

#### 16.1 Purpose

Because a proliferation of advertising signs could create a hazard to the motoring public, and diminish the natural scenic and historic beauty of York, it is the purpose of this section to reduce the possible negative effects of signs while providing reasonable opportunities for the advertisement of goods, services and other attractions in York while minimizing visual clutter and contributing to York's aesthetic coherence. These standards regulate on-premise business advertising signs, and temporary off-premise advertising signs.

#### 16.2 Sign Types

- 16.2.1 A-frame sign: An advertising sign located on the ground, not permanently attached and easily movable, and usually two-sided. Also called a "sandwich board."
- 16.2.2 Banner. A sign composed of light weight cloth, plastic material, or other non-rigid material, affixed to a structure either by ropes, pins, cables, etc. or by framing, in such a way that it moves in the wind.
- 16.2.3 Billboard. See Article Two, Definitions.
- 16.2.4 Blade Sign. Hanging or placard style signs which project from the front façade of the building over the sidewalk, fixed at an angle or perpendicular to the wall on which it is mounted. These signs are typically two sided and either square, rectangular or oval in form.
- 16.2.5 Business Directional Signs. Off-Premise Business Directional Signs are governed by the Town of York's Directional Sign Ordinance.
- 16.2.6 Changeable Signs. An on-premise sign created, designed, manufactured, or modified in such a way that its message may be electronically, digitally or mechanically altered by the complete substitution or replacement of one display by another. Signs that contain changeable copy that can only be altered by manual means shall not be considered changeable signs.
- 16.2.7 Directory Sign. A directory of the business establishments occupying a building affixed to the exterior wall of a building containing multiple businesses.
- 16.2.8 Freestanding Sign. A sign that is permanently erected in a fixed location and supported by 1 or more columns, upright poles or braces extended from the ground or from an object on the ground, and not attached to or dependent for support upon any building.
- 16.2.9 Gateway Signs: A gateway sign is a freestanding sign, constructed within a public right-of-way, or adjacent lot, which communicates the name of the Town or village area. - **AMENDED 05/16/2015**
- 16.2.10 Information Sign. A sign, without commercial speech or advertising material, designed and intended to convey information about a permitted use, whether it be a business, institution, school, church, public building, fraternal or service clubs, to convey regulations or restrictions, or otherwise to provide needed guidance to the general public; for example, "no trespassing", "exit", hours of operation, and other useful information.
- 16.2.11 Open Flag. A flag placed outside a business, during business hours, indicating a business is open.
- 16.2.12 Window Sign: A sign printed on, affixed to, in contact with or etched on a window and intended for viewing from the exterior of the building.
- 16.2.13 Wall Sign: A sign attached to, erected against or hanging from the wall of a building, with the face in a parallel plane to the plane of the building wall. Signs on awnings shall be considered wall signs. Wall signs shall include only letters, background, and an optional logo. Information shall consist only of the name and/or logo of the business. Wall signs shall not list products, sales, other promotional messages, or contact information.

**16.3 Performance Standards**

- 16.3.1 No new, additional or enlarged commercial sign shall be erected or placed within the Town of York except as provided below. No person, firm, corporation or organization shall erect, enlarge, or replace any sign described above without first obtaining a permit from the Code Enforcement Officer, except as exempted by this Ordinance. All permit applications shall include a drawing showing all dimensions, types of materials, and illumination proposals. An application for a "Gateway Sign," as permitted in this ordinance, shall obtain written approval from the Board of Selectmen after receiving comment by the Code Enforcement Officer and Public Works Director. - **AMENDED 05/16/2015**
- 16.3.2 Signs shall not cause any traffic hazard, or any nuisance, as defined by state statute.
- 16.3.3 Sign color or format shall not resemble traffic signals or safety signs.
- 16.3.4 Signs adjacent to any public way shall not: a) obstruct clear and free vision of vehicle operators; b) interfere with, obstruct the view of or be confused with any authorized sign, by reason of its position, shape, color, illumination or wording; c) otherwise constitute a hazard to pedestrian or vehicle traffic.
- 16.3.5 Signs shall not be attached or affixed to any tree or to any public utility pole.
- 16.3.6 Signs are prohibited on roofs, and shall not project above the eave lines or parapet walls of buildings to which they are attached. For flat roofed buildings that employ roof fronts that give the appearance of a pitched roof, signs are prohibited on the roof front.
- 16.3.7 Signs shall not be placed so as to interfere with free ingress to or egress from any door, window or fire escape, or parking lot.
- 16.3.8 Signs shall not be placed so as to adversely impair vehicular or pedestrian safety or circulation.
- 16.3.9 All signs, including any supporting posts or structural elements, shall be appropriately maintained. Appropriate maintenance consists of the sign remaining in the same condition as when it was installed. Missing lettering, cracked or broken glass or plastic, insecure or broken signs, or any other sign condition that may cause unsafe or unsightly conditions shall be repaired or removed.
- 16.3.10 Any sign which advertises a business no longer being conducted shall be removed within 6 months of the business closing.
- 16.3.11 All signs, except where otherwise specified in §16.6. and §16.7, shall be on the property of the business being advertised, or within that business's access easement. In the event a sign is placed on an access easement, it shall be calculated towards the maximum sign area allowed per business and/or per lot for the business being advertised.

**16.4 Illumination of Signs**

- 16.4.1 Illuminated Signs. Illuminated signs shall be illuminated externally only, from sources that are shielded, steady and stationary, with no exposed source of illumination. The intensity of light shall remain constant in color, location, and brightness and meet the light levels specified below. Externally illuminated signs shall also meet the following standards:
- All externally illuminated signs shall only be lighted by top-mounted shielded lights pointed downward directly on the sign. Signs shall not be illuminated from upward transmission of light.
  - Light sources to illuminate signs shall neither be visible from any street right-of-way, nor cause glare (as defined in Article Ten-H) hazardous or distracting to pedestrians, vehicle drivers, or adjacent properties.
  - No more than 0.2 foot-candle of light shall be detectable at the boundary of any abutting property.
- 16.4.2 Light levels shall be deemed acceptable if they do not exceed a factor of 3 above the ambient light intensity at any point on the ground when measured with an incident light meter and the following procedure:



- a. The intensity of the sign illumination, in foot candles, is measured with all normal background and ambient illumination on.
- b. With the sign turned off, the same measurement is repeated.
- c. The ratio of the measurement in (1) to that in (2) shall not exceed 3.

It shall be the responsibility of the applicant to provide documentation that proposed sign lighting meets the above maximums.

- 16.4.3 Except in the case of permitted and/or grandfathered neon signs, LED lights shall be the source of sign illumination, unless it can be demonstrated that another bulb type is equal or greater in energy efficiency.

- AMENDED 05/16/2015, 11/03/2020

## 16.5 Dimensional Standards

### 16.5.1 Measurement of Sign Area

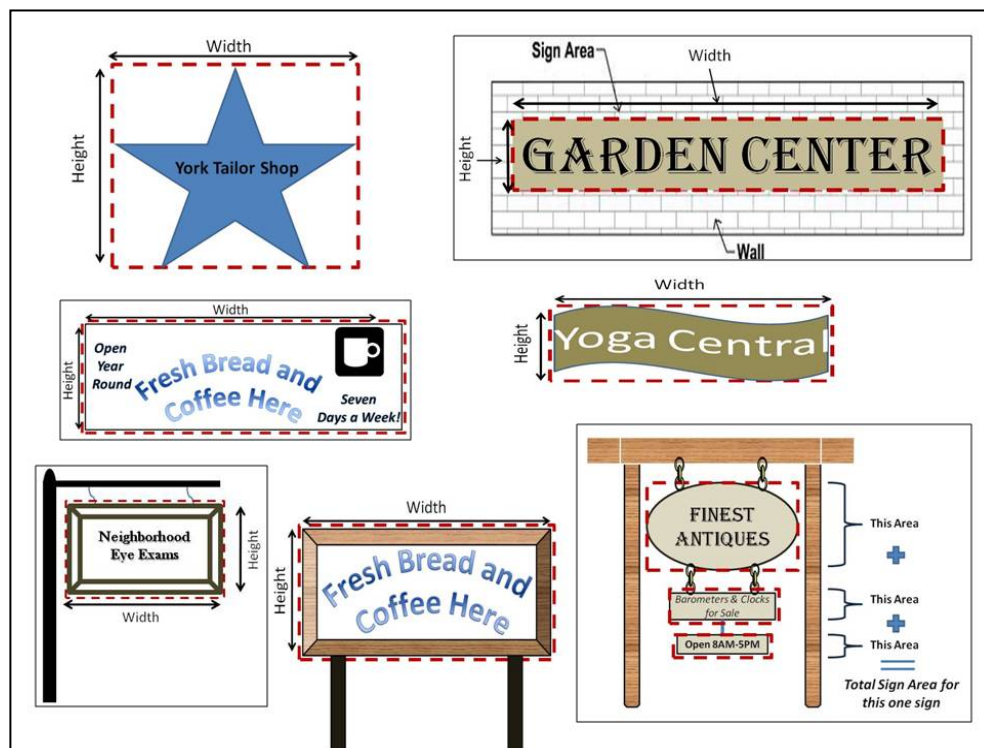
- 16.5.1.1 Measurement of signs include the area of all boards, panels, frames, or sheets of material but does not include supporting posts or any structural elements outside the limits of such perimeter which do not form an integral part of the display.

- 16.5.1.2 In determining the area of wall signs or window signs, the entire area with a continuous perimeter enclosing the extreme limits of the actual letters, characters, background surface, and any associated graphics shall be measured. For a sign consisting of individual letters or symbols without a distinguishable background, the area shall be that of the smallest rectangle which encompasses all of the letters and symbols.

- 16.5.1.3 Sign area shall be determined as the product of the maximum width and maximum height of the sign unit, excluding the supporting structure. However, if the supporting structure is built in the shape of a corporate symbol, its area shall also be counted.

- 16.5.1.4 Maximum Dimension shall mean the longer of either height or width.

Sample Illustrations of how to calculate sign area. Dashed line indicates where measurements are taken.



## 16.5.2 Dimensional Standards by Sign Type

16.5.2.1 A-Frame Signs

- a. A-Frame signs may be double sided with the identical sign face displayed on both sides; a double-sided a-frame sign shall constitute one sign and only one side shall contribute towards total sign area. One A-frame sign is permitted per business. An A-frame sign shall not exceed 8 square feet, and may not exceed a maximum height of 4 feet from the ground to the top of the sign.
- b. An A-frame sign must be placed within fifteen feet of the primary entrance of the business it is advertising, and must not interfere with pedestrian traffic or violate standards of accessibility as required by the American with Disabilities Act. Placement of A-frame signs must maintain a five foot sidewalk clearance at all times.
- c. A-frame signs may only be displayed during business hours, and must not be left out overnight.

16.5.2.2 Blade Signs

- a. Blade signs may be double sided with the identical sign face displayed on both sides; a double-sided blade shall constitute one sign and only one side shall contribute towards total sign area.
- b. Blade Signs shall be permitted only for businesses that have a principal entrance on the first story.
- c. Blade Signs may encroach over a sidewalk or public way up to four feet and must have a minimum clearance from existing grade of at least eight feet, with a maximum height of twelve feet to the top of the sign. Blade Signs shall not encroach above the roof line nor above the bottom of the second story window.
- e. The maximum permitted sign area for a blade sign is 8 square feet.
- f. For buildings with multiple businesses, a blade sign is allowed for each first floor business located there, except that businesses which front on two streets and have an entrance for the public on each frontage, may have one blade sign on each frontage.
- g. A business may have either a freestanding sign or a blade sign, but not both, except that a business located on a lot which fronts on two streets may choose to have two freestanding signs, or two blade signs, or one of each.

16.5.2.3 Directory Sign

- a. One directory of the business establishments occupying a building may be affixed to the exterior wall of the building at each public entrance to the building.
- b. Each business directory sign may be no larger than 4 square feet.

16.5.2.4 Freestanding Signs

- a. Freestanding signs may be double-sided with the identical sign face displayed on both sides; a double-sided sign shall constitute one sign and only one side shall contribute towards total sign area.
- b. Not more than one freestanding sign shall be permitted per lot, except that on a lot which fronts on two streets, in which case the lot may have one freestanding sign along each road on which the lot fronts. All freestanding signs shall be placed perpendicular to the road frontage they are meant for. In the case of lots with multiple frontages, the frontage which constitutes the front lot line shall be allowed the maximum area and longest dimension allowed for freestanding signs in that zone. For lots which front on two streets in the Route One zones, a freestanding sign on the secondary frontage shall be allowed a maximum of 20 square feet of area, with the longest dimension not over 6 feet. For lots which front on two streets in all other zones except for RES-1A, RES-1B, RES-2, and RES-3, a freestanding sign on the secondary frontage shall not exceed 12 square feet of area.
- c. In the Route One zones, freestanding signs shall not exceed 48 sq. ft. of area in total, with the longest dimension not over 12 feet. However, such signs may be larger in area when they advertise a group of multiple businesses located in a single building, mall, plaza or office park. In such cases, an additional 12 square feet per additional business may be added, for up to a maximum total of 100 square feet, with the longest dimension not over 12 feet. Allocation of sign area for each business is at the discretion of the applicant as long as no business is allocated more than 48 square feet of sign area. Sign area devoted to the name of the building, mall, plaza or office park shall be included in calculation of sign area.
- d. Freestanding signs shall not be placed closer than twelve feet from any lot line, unless after an on-site inspection, the Code Enforcement Officer waives or partially waives this setback on a finding that no sign could be properly set back and provide reasonable advertising exposure in both directions.
- e. Maximum height of freestanding signs in the Route One zones shall be fifteen feet from adjacent ground grade to top of sign.

- f. In all other zones except for RES-1A, RES-1B, RES-2, and RES-3, freestanding signs shall not exceed 20 square feet of area, with the longest dimension not over 6 feet. However, signs may be larger in area when they advertise a group of businesses located in a single building, mall, plaza or office park. In such cases an additional twelve square feet per business may be added for up to a maximum total of 64 square feet, with the longest dimension not over 6 feet. Allocation of sign area for each business is at the discretion of the applicant as long as no business is allocated more than 20 square feet of sign area. Sign area devoted to the name of the building, mall, plaza or office park shall be included in calculation of sign area.
- g. Freestanding signs not in the Route 1 zones, RES-1A, RES-1B, RES-2, and RES-3 zones, maximum height shall be twelve feet from adjacent ground grade to top of sign.
- h. A business may have either a freestanding sign or a blade sign, but not both, except that a business located on a lot which fronts on two streets may choose to have two freestanding signs, or two blade signs, or one of each.

16.5.2.5 Gateway Signs

Gateway Signs shall not have a sign area greater than 12 square feet or be greater than 8' from the adjacent ground grade to the top of the sign.

16.5.2.6 Home Occupation Signs

See 7.4.5.B

16.5.2.7 Information Sign

Display area of Information Signs shall not exceed three square feet or extend higher than seven feet above ground level.

16.5.2.8 Open Flags

Open Flags shall not exceed 3'x5'; no more than one per business shall be displayed; it shall be displayed only when the business is open; it shall only be displayed on the business premises; it shall not be illuminated; and it shall not obstruct free and clear vision of vehicle operators; interfere with, obstruct the view of or be confused with any authorized sign; or otherwise constitute a hazard to pedestrian or vehicle traffic.

16.5.2.9 Wall Signs

Wall signs shall not exceed a total of 25 sq. ft. or 10 percent of the wall area to which they are attached, whichever is less. Not more than one wall sign shall be permitted per building, with the following exceptions: buildings with multiple businesses shall be permitted one wall sign per business. Where there are two or more wall signs per building, their total area shall not exceed the above maximum per wall. No part of a wall sign shall extend more than twelve inches from the building wall unless the sign is part of an awning, or be located more than 15 feet above the ground to the top of the sign. Wall signs shall not be wider than 90% of the width of the building façade.

16.5.2.10 Window Signs

Permanent window signs affixed to or painted on the inside of a window shall occupy no more than 25% of the surface of each window area. Window area is counted as a continuous surface until divided by an architectural or structural element. Mullions are not considered an element that divides window area.

16.5.2.11 Signs within the RES-1A, RES-1B, RES-2 and RES-3 Zoning Districts

Any permitted principal use within the RES-1A, RES-1B, RES-2, and RES-3 districts shall allow no more than one blade or freestanding sign located on the premises, or single lot. Signs shall be solid wood or metal. The total area of such signs shall not exceed four square feet and shall have no artificial illumination. Maximum height shall not exceed 12 feet from the ground to the top of the sign.

## 16.6 Temporary Signs

- 16.6.1 In the event of conflict with the Performance Standards of section 16.3, the specific standards for Temporary Signs shall prevail.



- 16.6.2 Temporary signs giving notice or relaying information such as political posters, advertisements of charitable functions, civic, educational, or non-profit organization notices of meetings and signs of a similar nature are allowed for a period of time as specified by state law or a maximum of thirty days if not specified by state law, without a permit, provided no such sign shall exceed 48 square feet in total area.
- 16.6.3 Temporary real estate signs advertising the sale, lease or rental of the premises upon which the sign is located are allowed without a permit and shall be removed by the owner or agent within thirty days of sale, lease or rent. Not more than one temporary real estate sign shall be permitted per lot, with the following exceptions: properties with multiple units for sale, whether commercial or residential, shall be permitted one temporary real estate sign per unit for sale; lots with two frontages may have one sign per unit for sale for each street frontage. The sign area of each sign shall not exceed 12 square feet in the Route 1 Zones, and the sign shall not exceed 5 square feet in all other zones. In no case shall temporary real estate signs constitute more than 48 square feet in aggregate in the Route 1 Zones, or 20 square feet in all other zones, if more than one such sign is on the property.
- 16.6.4 Temporary development or construction site signs are allowed without a permit provided such signs do not exceed sixteen square feet in area, or thirty two square feet in aggregate if more than one such sign is on the property, and are limited to a general identification of the project, building, owner, contractor, or other indication of the business conducting the site work, and shall be removed upon completion of the project. No more than one sign is permitted for each project, building, owner, contractor, or other indication of the business conducting the site work. If the project work is intermittent, the sign is only permitted while the work is underway.
- 16.6.5 Open House Signs. For an open house, a real estate seller or their agent may place up to four temporary signs at one time announcing the open house and indicating directions to the property. No signs shall be posted more than 48 hours before the start of the Open House. The sign area of each sign shall not exceed 5 square feet.
- 16.6.6 Yard Sale Signs. For a yard sale with a permit from the York Police Department, yard sale signs shall be allowed without a permit from Code Enforcement, subject to the following requirements:
- A. Not more than 4 signs shall be located off-premise;
  - B. Off-premise signs shall not be larger than 5 square feet;
  - C. All signs shall be posted not more than 24 hours before the start of the yard sale, and shall be removed within 1 hour of the end of the yard sale; and
  - D. No sign shall be placed such that, in the opinion of the York Police Department, it constitutes a traffic or other hazard.
- 16.6.7 New Business Openings. When a new business opens for the first time, it has a unique need to inform the public that the business is now open. This event warrants additional signage for a limited period, beyond the signage which it will have on a permanent basis. For this reason, temporary banners or other temporary signs for the opening of a new business shall be permitted with a permit from Code Enforcement, subject to the following limitations:
- A. The business has all required Town permits, approvals and licenses.
  - B. One sign or banner shall be permitted facing each street adjoining the lot.
  - C. The size of each sign or banner shall not exceed:
    - 1. In all Route One zones 32 square feet;
    - 2. In all other zones, 20 square feet.
  - D. Each sign or banner shall be legible, and shall be maintained in good condition and appearance.
  - E. No sign or banner shall be illuminated.
  - F. No such sign or banner shall be located in a manner which would obstruct sight distance for drivers, bicyclists and pedestrians, and any sign shall be moved upon request if the York Police Department finds this standard is not adequately met.
  - G. Temporary sign display shall begin within 7 days (before or after) of the initial opening of the business to customers, and all such temporary signage shall be removed within 30 days of its first display.
- 16.6.8 Temporary Event Signs. Businesses advertising sales or special events shall be permitted to have temporary signs for limited time periods. A Temporary Event sign shall be allowed with a permit from Code Enforcement, subject to the following limitations:
- A. The new business has all required Town permits, approvals and licenses.

- B. The temporary event sign may take the form of a freestanding sign, an a-frame sign, or a banner.
- C. For signs on lots with two frontages, one sign shall be permitted facing each frontage.
- D. The size of each freestanding sign or banner shall not exceed:
  - 1. In all Route 1 zones 32 square feet;
  - 2. In all other zones, 20 square feet.
- E. A-frame signs shall not exceed eight square feet regardless of zone.
- F. Each a-frame sign, freestanding sign or banner shall be legible, and shall be maintained in good condition and appearance.
- G. No a-frame sign, freestanding sign or banner shall be illuminated.
- H. No sign or banner shall be located in a manner which would obstruct sight distance for drivers, bicyclists, and pedestrians, and any sign shall be moved upon request if the York Police Department finds this standard is not adequately met.
- I. Temporary event sign display shall begin no earlier than 48 hours before the special event, and all such temporary event signage shall be removed within 24 hours of the special event ending.
- J. Special Events shall be permitted for a maximum duration of one week, and the dates of the event shall be indicated in the permit application.
- K. A business may utilize temporary event signs for a maximum of twelve days per calendar year.

#### **16.7 Exemptions**

The following signs do not require a permit from the Town, though they are subject to the performance standards of this article. The following signs are not included in total number of signs allowed, or total sign area allowed for a business or property.

- 16.7.1 Signs erected for public safety and welfare or pursuant to any governmental function.
- 16.7.2 Information signs.
- 16.7.3 Signs relating to trespassing and hunting, not exceeding two square feet in area.
- 16.7.4 Signs announcing an event, or activity, or information of a civic, philanthropic, educational or non-profit organization may be erected and maintained on residential properties for a period not to exceed 30 days prior to the event and removed within three days after the event.
- 16.7.5 Open Flags.
- 16.7.6 Temporary signs giving notice or relaying information, such as political posters, announcements of charitable functions, civic, educational, or non-profit organization notices of meetings and signs of a similar nature.
- 16.7.7 Temporary real estate signs.
- 16.7.8 Temporary development or construction site signs.
- 16.7.9 Open House Signs.
- 16.7.10 A-Frame Signs.
- 16.7.11 Window Signs.

#### **16.8 Non-Conforming Signs**

- 16.8.1 Continuance: A non-conforming sign that does not conform to the provisions of this Section, but which did meet such provisions when the sign was installed, may continue.
- 16.8.2 Maintenance: Any lawfully existing sign may be maintained, repaired or repainted, but shall not be enlarged, except in conformance with the provisions of this Section.

- 16.8.3 Replacement: Any new sign of different size and shape replacing a non-conforming sign shall conform to the provisions of this Section, and the non-conforming sign shall not thereafter be displayed. Any application to replace a non-conforming sign shall demonstrate that the replacement sign is no more non-conforming than the existing sign, or the application will be denied. After-the-fact permitting to replace a nonconforming sign shall not be permitted.

#### **16.9 Prohibited Signs and Displays**

- 16.9.1 Billboards, streamers, pennants, ribbons, spinners or other similar devices shall not be displayed.
- 16.9.2 Banners, except as specified under Temporary Signs, or as permitted by the Selectmen's Policy on Banner Placement.
- 16.9.3 Flashing, moving or animated signs, movable electric signs, changeable signs, intermittently lit signs, digital, and signs with variable color lighting or signs that display electronic images or video are not permitted. Signs indicating fuel prices, time and/or temperature are permitted provided they meet the other provisions of this Section.  
**AMENDED 5/16/2015**
- 16.9.4 Neon or gas filled tubular signs are prohibited in all areas of Town except in the YBVC Zoning District where they are permitted as window signs, blade signs, or wall signs.
- 16.9.5 A string of lights shall not be used for the purpose of advertising or attracting attention on non-residential properties, except that holiday lighting shall be permitted on non-residential properties from November 1 through January 10 of each year, and low intensity landscape lighting shall be permitted year-round. Residential lighting is not governed by this lighting standard.
- 16.9.6 No signs shall be erected in Districts BUS-1, BUS-2, and RES-4 without written permission of the Board of Design Review, the procedures for which are outlined in Zoning §18.9.
- 16.9.7 Along any State or State-Aid Highway, Title 23 MRSA §1401-A specifies additional setback requirements which may be more restrictive than Town Requirements.



*Summary Table of Dimensional Standards*

Type of Sign	Zoning District	Maximum Sign Area	Total Number Allowed	Min. Setback	Maximum Height
A-Frame Signs	All Zones	8 sq. ft.	1 per business	n/a	4 ft.
Blade Signs	All except RES-1-A, RES 1-B, RES-2, RES-3	8 sq. ft.	1 per 1st floor business	n/a	12 ft.
	RES-1-A, RES 1-B, RES-2, RES-3	4 sq. ft.	1 per principal use	n/a	12 ft.
Directory Sign	All Zones	4 Sq. ft.	1 per public entrance	n/a	n/a
Freestanding Signs <i>Multiple Business Signs</i>	Route 1 Zones	100 sq. ft.	1 per lot, unless lot fronts on more than one road	12 ft.	15 ft.
	BUS-1, BUS-2, GEN-1, GEN-2, GEN-3, RES-4, RES-5, RES-6, RES-7, YBVC, YVC-1 & YVC-2	64 sq. ft.	1 per lot, unless lot fronts on more than one road	12 ft.	12 ft.
Freestanding Signs	Route 1 zones	48 sq. ft.	1 per lot, unless lot fronts on more than one road	12 ft.	15 ft.
	BUS-1, BUS-2, GEN-1, GEN-2, GEN-3, RES-4, RES-5, RES-6, RES-7, YBVC, YVC-1 & YVC-2	20 sq. ft.	1 per lot, unless lot fronts on more than one road	12 ft.	12 ft.
	RES-1-A, RES 1-B, RES-2, RES-3	4 sq. ft.	1 per principal use	n/a	12 ft.
Identification Sign	All Zones	3 sq. ft.	n/a	n/a	7 ft.
New Business Openings	Route 1 Zones	32 sq. ft.	1 per business	n/a	n/a
	All Other Zones	20 sq. ft.	1 per business	n/a	n/a
Open Flags	All Zones	15 sq. ft (3ft. X 5ft.)	1 per business	n/a	n/a
Open House	All Zones	5 sq. ft.	4 per open house	n/a	n/a
Temporary Development	All Zones	16 sq. ft. each/32 sq. ft. total	n/a	n/a	n/a
Temporary Event Signs	Route 1 Zones	32 sq. ft.	1 per business, unless lot fronts on more than one road	n/a	n/a
	All Other Zones	20 sq. ft.	1 per business, unless lot fronts on more than one road	n/a	n/a
Temporary Real Estate Signs	Route 1 Zones	12 sq. ft.	1 per unit for sale for each street frontage	n/a	n/a
	All Other Zones	5 sq. ft.	1 per unit for sale for each street frontage	n/a	n/a
Wall Signs	All Zones	25 sq. ft or 10% of wall area	1 per business	n/a	15 ft.
Window Signs	All Zones	25% of window surface	n/a	n/a	n/a
Yard Sale Signs	All Zones	5 sq. ft. each	4 signs off premise	n/a	n/a

*Summary Table of Permitting Authority by Sign Type*

<b>Sign Type</b>	<b>Permitted By:</b>
A-Frame Sign	CEO
Banner	Select Board
Blade Sign	CEO
Business Directional Sign	Select Board
Directory sign	CEO
Freestanding Sign	CEO
Home Occupation Sign	CEO
Identification Sign	No Permit Required
New Business Openings	CEO
Open Flag	No Permit Required
Open House	No Permit Required
Temporary Development/Construction	No Permit Required
Temporary Event Sign	CEO
Temporary Political Sign	No Permit Required
Temporary Real Estate Sign	No Permit Required
Wall Sign	CEO
Window Sign	No Permit Required
Yard Sale Sign	Police Department