

**DESIGN REVIEW COMMISSION
AGENDA**

Tuesday, May 21, 2019 7:00 PM.
Municipal Building, 355 East Central Street
2nd Floor, Room 205

TOWN OF FRANKLIN
TOWN CLERK

2019 MAY 16 A 8:15

RECEIVED

- 7:00 PM** Heidi's Boutique – 32 Main Street
Install Wall Sign
- 7:05 PM** Benjamin Franklin Classical Charter Public School – 500 Financial Park Dr.
Install Carved Sign
- 7:10 PM** As Built Brewing – 40 Alpine ROW
Interior and exterior renovation of an existing 6,100 sq ft building for a
brewery and taproom

General Matters

Approval of Minutes: 04/23/2019
05/07/2019

COMMENTS: These listing of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

This agenda is subject to change. Last updated: May 14, 2019
The next meeting of the Design Review Commission is scheduled for June 4, 2019

FORM Q

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

A) General Information

Name of Business or Project: Heidi's Boutique

Property Address 32 Main St.

Assessors' Map # _____ Parcel # 279-025-000-000

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: _____

Address: Signs By Cam, Inc.
837 Upper Union Street
Suite C-18
Franklin, MA 02038

Telephone Number: 508-364-2905

Contact Person: Cam

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

Business Owner: Heidi Gustafson Property Owner: Margaret Panzeri
Address: 32 Main St. 32 Main St.
Franklin, MA 02038 Franklin, MA 02038

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

Cam Afonso
Signature of Applicant

Margaret Panzeri
Signature of Owner

Cam Afonso
Print name of Applicant

Margaret Panzeri
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

Rec'd
3:45pm
3/13/2019

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

a. Sign Company

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

b. Architect/Engineer (when applicable)

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

E) Work Summary

Summary of work to be done: _____ *Install Wall Sign* _____

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

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

1. Drawing of Proposed Sign which must also include

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

b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:

NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED W/APPLICATION

1. Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide
2. Lighting Plan indicating lighting levels & specifications of proposed lights
3. Building drawings, indicating size and height of building(s); front, rear and side elevations (when there are no adjoining buildings) and floor plans
4. Drawings or pictures of existing conditions
5. If any signage on the building or site, provide information from above Signage Checklist

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

66 in



36 in



wall



all weather decking screws thru face of sign

*existing flood lighting

APPROVED FOR PRODUCTION:

© COPYRIGHT

ALL DRAWINGS ARE PROPERTY OF SIGNS BY CAM. ANY DUPLICATION OF ANY KIND IS PROHIBITED. PERSONS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

JOB INFORMATION

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

SIGN MATERIAL SPECS

BANNER: COROPLAST: WOOD:
 ACRYLIC: MAGNETIC: URETHANE:
 PVC: ALUMINUM: NUEDGE:
 SINGLE SIDED: DOUBLE SIDED:

COLOR SPECS: _____
 BACKGROUND: _____
 COPY: _____

OUTLINE: _____
 SHADOW: _____
 BORDER: _____

Sign & Graphic Solutions • Uncompromising Integrity

Phone: 508-364-2905
 Fax/Office: 508-528-0766
 E-Mail: cam@signsbycam.com
 Website: www.signsbycam.com

Cam Afonso
 837 Upper Union St., Suite C-18
 Franklin, MA 02038

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: Ben Franklin Charter School

Property Address 500 Financial Park Dr.

Assessors' Map # _____ Parcel # 321-051-000-000

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Signs By Cam, Inc.

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

Telephone Number: 508-369-2905

Contact Person: Cam

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

Business Owner: Same as: → Property Owner: Benjamin Franklin Ed. Foundation

Address: _____ 500 Financial Park
Franklin MA 02038

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

[Signature]
Signature of Applicant

[Signature]
Signature of Owner

Cam A. Fournier
Print name of Applicant

[Signature]
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

Rec'd
3:45 pm
5/13/2019

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

a. Sign Company

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

b. Architect/Engineer (when applicable)

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

E) Work Summary

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

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

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

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

b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:

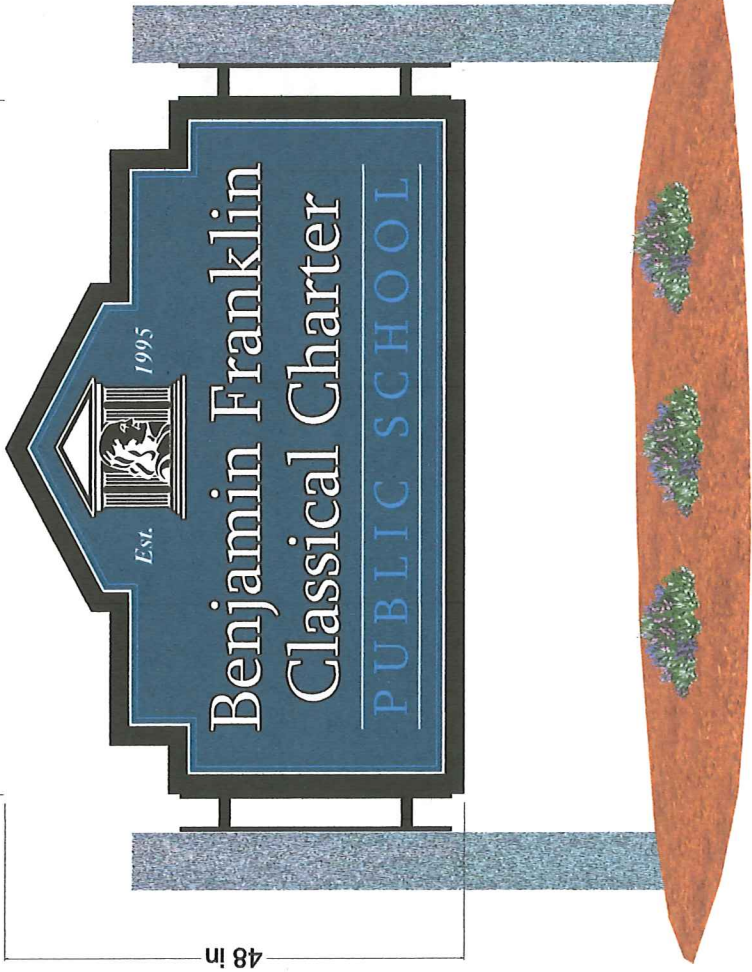
NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED W/APPLICATION

1. Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide
2. Lighting Plan indicating lighting levels & specifications of proposed lights
3. Building drawings, indicating size and height of building(s); front, rear and side elevations (when there are no adjoining buildings) and floor plans
4. Drawings or pictures of existing conditions
5. If any signage on the building or site, provide information from above Signage Checklist

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

72 in

48 in



***no exterior lighting**

APPROVED FOR PRODUCTION:

X

JOB INFORMATION

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

SIGN MATERIAL SPECS

BANNER: COROPLAST: WOOD:
 ACRYLIC: MAGNETIC: URETHANE:
 PVC: ALUMINUM: NUEDGE:
 SINGLE SIDED: DOUBLE SIDED:

© COPYRIGHT
 ALL DRAWINGS ARE PROPERTY OF SIGNS BY CAM. ANY DUPLICATION OF ANY KIND IS PROHIBITED. PERSONS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

COLOR SPECS: _____
 BACKGROUND: _____
 COPY: _____

OUTLINE: _____
 SHADOW: _____
 BORDER: _____

Signs By Cam
Sign & Graphic Solutions • Uncompromising Integrity
 Phone: 508-364-2905
 Fax/Office: 508-528-0766
 E-Mail: cam@signsbycam.com
 Website: www.signsbycam.com

Cam Afonso
 837 Upper Union St., Suite C-18
 Franklin, MA 02038

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: As Built Brewing, LLC

Property Address 40 Alpine ROW

279-181-000

Assessors' Map # 279 Parcel # 279-182-000

Zoning District (select applicable zone): Downtown Commercial

Zoning History: Use Variance By special permit
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: As Built Brewing, LLC

Address: 279 East Central Street
Franklin, MA 02038

Telephone Number: 978-855-9640

Contact Person: Nick Erickson

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

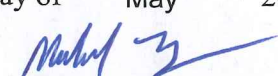
Nick Erickson, Jay Mello,

Business Owner: <u>Erik Trowbridge</u>	Property Owner: <u>Landscape Network, LLC</u>
Address: <u>10 Mosher Drive, Brookline NH 03033</u>	<u>99 Highland Street</u>
<u>15 N Park St, Franklin MA 02038</u>	<u>Franklin, MA 02038</u>
<u>68 Harris Ave, Warren RI 02885</u>	

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this 10th day of May 2019



Signature of Applicant



Signature of Owner

Nicholas J Erickson

Print name of Applicant

michael Lang

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: Cavallaro Signs, Inc.
Contact Person: Rocco Cavallaro
Address 305 Union Street, Franklin MA 02038
Telephone Number: 508-528-6545

b. Architect/Engineer (when applicable)

Business Name: Joe The Architect, LLC
Contact Person: Alex Siekierski
Address 343 Medford Street, 4C, Somerville, MA 02145
Telephone Number: 617-764-3593

E) Work Summary

Summary of work to be done: Interior and exterior renovation of an existing 6,100 sq ft building for a brewery and taproom. Exterior improvements to include new signage, landscaped areas, parking lot improvements, site and security lighting, and restoration of existing building façade.

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

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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)

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NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED W/APPLICATION

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4. Drawings or pictures of existing conditions
5. If any signage on the building or site, provide information from above Signage Checklist

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

DESIGN STANDARDS

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

1. **Height**—The height of any proposed alteration shall be compatible with the style and character of the surrounding buildings, within zoning requirements. The height of the structure will remain unchanged.
Two mechanical units will be added to the roof of the building. These will be like in size to roof top mechanical units common throughout downtown Franklin. A roof top solar panel system is also under consideration. If implemented, roof top solar panels will be like in size and kind to those commonly used on similar commercial buildings.

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. All proposed doors and window replacements on the front façade are within the existing glazing and will match the existing style. A single infilled window on the west face of the building will be restored. A single door will also be added to the west face of the building.

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

4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. The design and pitch of the roof shall remain unchanged. Solar panels are being proposed as the rooftop is well situated for solar gain. This system shall consist of fixed, angle mounted solar panels. Solar panel implementation is still under review.

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

6. **Façade, Line, Shape & Profile** – Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context: All architectural features of the building are to remain unchanged. Window systems to be refurbished. All added doors are to match existing horizontal lines. Existing brick façade and paint to be restored.

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. Existing materials, textures, and windows to be refurbished. New signage to comply with town signage guidelines and match existing downtown aesthetics.

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. All proposed signage to be of neutral color pallet and meet town signage guidelines. All intended signage is intended to complement proposed landscape improvements, site security lighting, architectural lighting, and pedestrian/vehicular wayfinding.

9. **Heritage** – Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable. Due to the age of the building, its is not classified as historic, however, all significant architectural elements and the structure covered by this scope of work are to remain unchanged

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. Roof top solar panels are being investigated for implementation. On site impervious area to be decreased through addition of landscaped areas. Existing awning to remain as it mitigates solar gain in proposed taproom during solar months. Existing materials and building orientation to remain unchanged.

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. Multiple landscape improvements including the addition of greenspace and removal of unsightly barbed wire topped chain link fence are proposed for the frontage of the property and will improve the character of the surrounding area. Proposed parking is to be located in the side yard of the building.

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 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, 1st floor, Municipal Building

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

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

Page 2 –

D. Architect/Engineer or Sign Company Information:

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

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

Pages 3 & 4

F. Information & Materials to be Submitted w/Application

a) SIGNS ONLY –

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

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

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

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

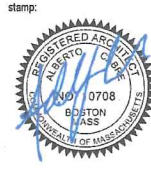
ALL APPLICATIONS WITH NINE (9) COPIES OF SUPPLEMENTARY INFORMATION MUST BE FILED BY CLOSE OF BUSINESS ON WEDNESDAY PRIOR TO THE FOLLOWING TUESDAY MEETING. MEETINGS ARE GENERALLY TWICE A MONTH THE 2ND & 4TH TUESDAY OF THE MONTH.

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



WARNING:
 This document may not be secure, may be corrupted in transmission or due to software incompatibility and/or may be amended or altered by third parties after leaving Joe The Architect LLC's possession. Joe The Architect LLC is not responsible for and accepts no liability for such matters. Subject only to any conflicting provision within any prior binding agreement by Joe The Architect LLC (which agreement may also contain additional conditions relating to this document and its use):
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 4. any person using or relying on this document releases and indemnifies and will keep indemnified Joe The Architect LLC against all claims, liabilities, loss, costs and expenses arising directly or indirectly out of or in connection with such use or reliance including without limitation any misrepresentation, error or defect in this document.

Contractors to use Architectural drawings for set out. Contractors to check and verify all Dimensions on Site prior to Construction/Fabrication. Figured Dimensions take precedence over Scaled Dimensions. Any discrepancies should be immediately referred to the Architect. All work to comply with I.B.C. Statutory Authorities and relevant American Standards.



project number 191 drawing number A000 revision 3 05/15/2019

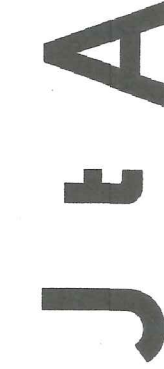
Index of Drawings

Sheet Number	Sheet Name
A000	COVER SHEET
C001	EXISTING & PROPOSED SITE CONDITIONS
C002	SITE LIGHTING PHOTOMETRICS
A005	SITE IMPROVEMENT PLAN AND CODE ANALYSIS
A006	BUILDING OCCUPANCY / AREAS
A007	EXISTING SITE CONTEXT
A030	EXISTING FLOOR PLAN
A031	EXISTING ELEVATIONS
A150	FURNITURE & EQUIPMENT PLAN
A200	EXTERNAL ELEVATIONS
A210	EXTERNAL SIGNAGE
A910	PROPOSED SITE CONTEXT

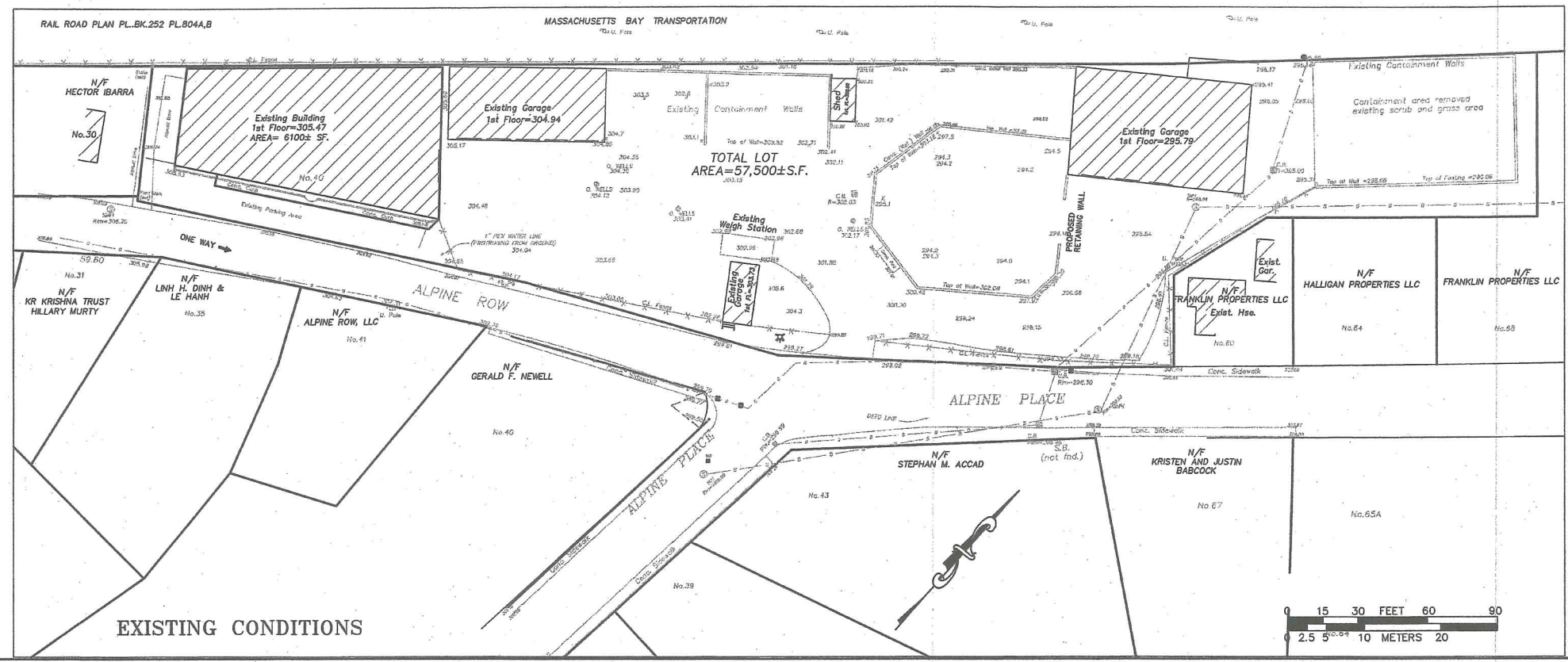
For Review

CLIENT NAME:
Nick Erickson, Jay Mello and Erik Trowbridge
 CLIENT ADDRESS:
15 N Park Street, Franklin, MA 02038

JOE THE ARCHITECT
 343 Medford Street, Suite 4C,
 Somerville, MA 02145
 t: +1(617) 764-3593
 e: info@joetheadarchitect.com
 www.joetheadarchitect.com



PROJECT NAME:
ASBUILT BREWING
 PROJECT ADDRESS:
40 Alpine Row, Franklin, MA 02038
 PROJECT NO: 101
 5/14/2019 11:53:57 AM
 ISSUE DATE: 05/15/2019

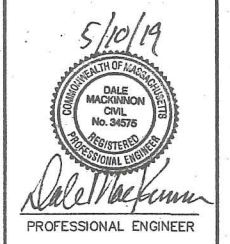


APPROVED DATE:
FRANKLIN PLANNING BOARD

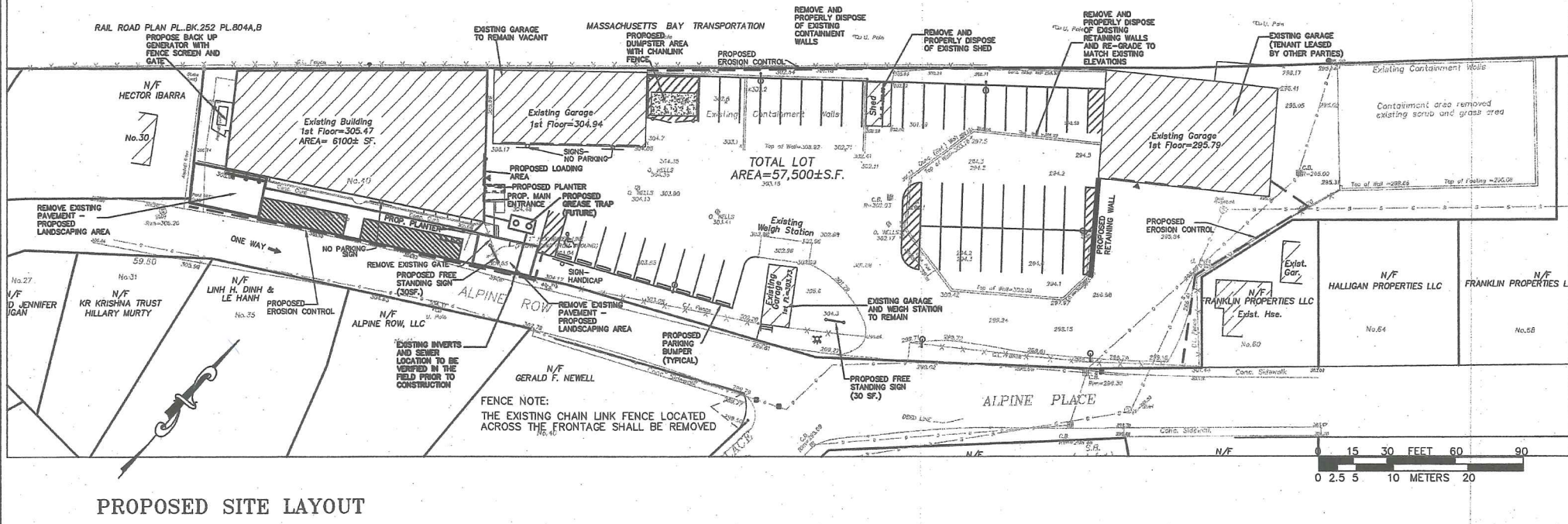
DATE: _____
BEING A MAJORITY

LEGEND

⊠	CATCH BASIN	⊙	PROPOSED LIGHT POLE
⊕	DRAIN MANHOLE	⊙	UTILITY POLE
⊖	ELECTRIC MANHOLE	⊙	GUY WIRE
⊗	SEWER MANHOLE	⊙	SIGN
⊘	GAS VALVE	— S —	SEWER LINE
⊙	GAS SHUT OFF VALVE	— D —	DRAIN LINE
⊙	WATERGATE	— W —	WATER LINE
⊙	WATER SHUT OFF VALVE	— G —	GAS LINE
⊙	FIRE HYDRANT	— ETC —	ELEC. TEL. CABLE
VCC	VERTICAL CONC CURB	— OHW —	OVERHEAD WIRES
RW	RETAINING WALL	— 25B —	25' WETLAND BUFFER
A.F.G.	ABOVE FINISH GRADE	EP	EDGE OF PAVEMENT
⊙	ARBORVITAE	X 000.0	SPOT ELEVATION
⊙	SHRUB	* C.O.	CLEAN OUT
⊙	TREE	EM	ELECTRIC METER



- NOTES**
1. THE EXISTING CONDITIONS PROVIDED BY DELLORCO AND ASSOCIATES.
 2. SEE PLAN ENTITLED 'SITE PLAN 40 ALPINE ROW IN FRANKLIN MA. DATED MARCH 29, 2016 BY DELLORCO AND ASSOCIATES.
 3. THIS PLAN REFERS TO FRANKLIN ASSESSOR MAP 279 LOT 181.
 4. THIS LAND IS NOT LOCATED WITHIN THE WATER RESOURCE DISTRICT.
 5. THIS SITE IS NOT IN A FLOOD HAZARD ZONE.
 6. A PRE-CONSTRUCTION MEETING WITH DPW IS REQUIRED.
 7. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD. ANY DISCREPANCY WITH THE PLANS SHOULD BE REPORTED TO THE DESIGN ENGINEER UPON DISCOVERY.
 8. ALL STRIPING AND SIGNAGE TO CONFORM TO "THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES."
 9. CONTRACTOR & ARCHITECT SHALL VERIFY SITE UTILITIES PRIOR TO DESIGN & CONSTRUCTION.
 10. THIS SITE IS REQUIRED TO GO BEFORE THE DESIGN REVIEW COMMISSION.
 11. THE ARCHITECT WILL PROVIDE PLANS AND CALCULATIONS FOR FIRE PROTECTION IF REQUIRED.
 12. THE OWNER/APPLICANT SHALL LIMIT CONSTRUCTION DEBRIS AND MATERIALS ON THE SITE. IN THE EVENT THAT DEBRIS IS CARRIED ONTO A PUBLIC WAY, THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ALL CLEANUP OF THE ROADWAY.



OWNER
LANDSCAPE NETWORK LLC
99 HIGHLAND STREET
FRANKLIN, MA. 02038
AM 279 LOT 181
DEED BOOK 32828 PAGE 272

APPLICANT
AS-BUILT BREWING
C/O JAY MELLO
279 EAST CENTRAL STREET
FRANKLIN, MA. 02038

REVISIONS

DATE	REVISED

Guerriere & Halnon, Inc.
Engineering & Land Surveying
Ph. (508) 528-3221 55 WEST CENTRAL STREET
Fx. (508) 528-7921 FRANKLIN, MA 02038
www.guerriereandhalnon.com

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, DRAWINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DEPICTED. UTILITIES NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 10 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE-KT (888)300-5471(7233).

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

DOWNTOWN COMMERCIAL
FRANKLIN ZONING BYLAW SECTION 185
ATTACHMENT 9: LAST AMENDED
11-16-16 BY AMENDMENT 18-771

	REQUIRED	EXISTING
MINIMUM LOT AREA	5,000 SF	57,500 SF
MINIMUM LOT FRONTAGE	50'	332.88'
MINIMUM LOT DEPTH	50'	58.6'
MINIMUM LOT WIDTH	45'	450'
MINIMUM YARDS		
FRONT	5' ¹⁰	19' EX. BLDG., 7.2' EX. GARAGE
SIDE	0' ²	14' EX. BLDG.
REAR	15'	1.1' EX. BLDG., 86' GARAGE
% OF LOT UPLAND COVERED BY:		
STRUCTURES	80%	20.8%
STRUCTURES+PAVING	90%	62.5% **

¹⁰ INCREASE TO 20 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT.

¹⁰ MINIMUM FIVE-FOOT SETBACK REQUIRED ON FIRST FLOOR, STREET LEVEL; UPPER FLOORS CAN OVERHANG REQUIRED FIRST FLOOR SETBACK.

****NOTE:**
EXISTING IMPERVIOUS COVERAGE 47,464± SF (82.5%)
EXISTING PERVIOUS GRASS AREA=10,036±SF.
PROPOSED PAVEMENT TO BE REMOVED =950± SF.
PROPOSED IMPERVIOUS AREA = 46,514± SF. (80.9%)

PURPOSE OF THIS PLAN
REQUEST FOR A SPECIAL PERMIT FROM THE PLANNING BOARD FOR CHANGE IN USE AND TO OPERATE A BREWERY WITH A TASTING ROOM WITHIN THE DOWNTOWN COMMERCIAL DISTRICT

PARKING AND LOADING NOTES
ZONING AMENDMENT 18-805
LAST AMENDED 4/23/18

BREWERY HOURS OF OPERATION SHALL BE 4:00PM TO 10:00PM
THURSDAY AND FRIDAY
SATURDAY - 11:00AM TO 10:00PM
SUNDAY - 11:00AM TO 8:00PM

ESTIMATED EMPLOYEES PER SHIFT 4-6 PEOPLE
AREA OF TASTING ROOM IS 1525± SF.
(AREA OF TASTING ROOM IS 25% OF TOTAL BUILDING AREA)
AREA OF BUILDING IS 6100± SF.
TASTING ROOM AREA = 1525±SF
LOCATED WITHIN THE DOWNTOWN COMMERCIAL DISTRICT
PARKING REQUIREMENTS 6100 SF/500 = 13 SPACES
TOTAL SPACES PROVIDED = 44 TOTAL SPACES

DELIVERIES FOR THE BREWERY SHALL BE MADE BEFORE 4:00 PM

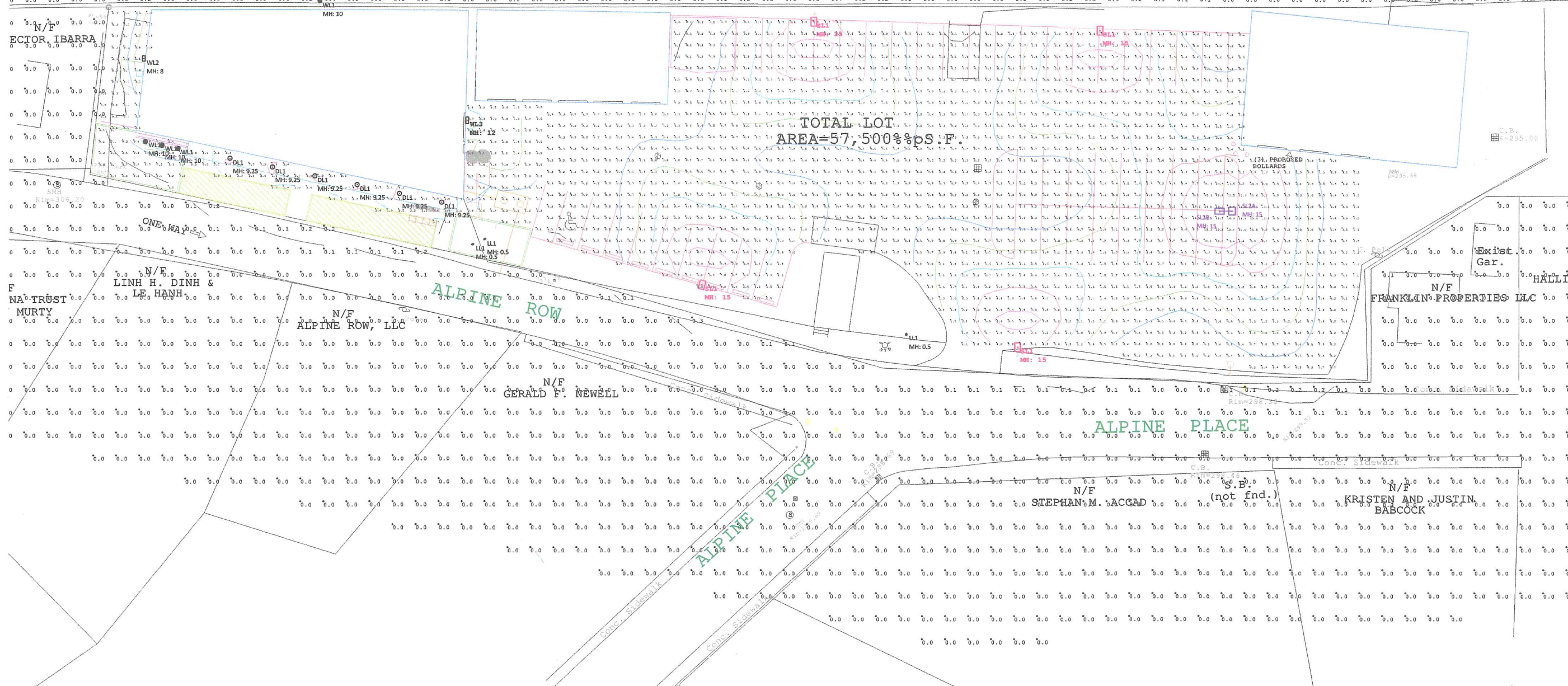
EXISTING & PROPOSED SITE CONDITIONS

CHANGE OF USE AND SPECIAL PERMIT AS-BUILT BREWING 40 ALPINE ROW IN FRANKLIN MASSACHUSETTS

DATE	MAY 9, 2019	SCALE	1"=30'
SHEET	2 OF 6	JOB NO.	F4263

ROAD PLAN PL. BK. 252 PB. 804A, B

MASSACHUSETTS BAY TRANSPORTATION



TOTAL LOT AREA=57,500%ps:F

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Lumens
[Symbol]	1	SL2B	SINGLE	0.900	ASL-A-16L-4K-210-4-U-BL	12974
[Symbol]	1	SL2A	SINGLE	0.900	ASL-A-16L-4K-210-3-U-BL	10092
[Symbol]	4	SL1	SINGLE	0.900	ASL-A-16L-4K-210-4-U-BL-ASL-EHS-BL	8997
[Symbol]	1	WL3	SINGLE	0.900	LNC2-18L-4K-035-4-U-BL	2275
[Symbol]	6	DL1	SINGLE	0.900	FM-W9100-FINISH	924
[Symbol]	4	WL1	SINGLE	0.900	H18110-91(BLACK)-1-2-HL-A-91(BLACK)	1295
[Symbol]	3	LL1	SINGLE	0.900	FL1A-BLT(BLACK)-RND-C4-K1-118-0/M	428
[Symbol]	1	WL2	SINGLE	0.900	LNC-5L-U4K-2-2	1052

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BACK OF HOUSE AREA	Illuminance	Fc	0.35	1.9	0.0	N.A.	N.A.
BUILDING ENTRY	Illuminance	Fc	1.53	8.4	0.0	N.A.	N.A.
PARKING LOT	Illuminance	Fc	1.89	14.5	0.0	N.A.	N.A.
SPILL LIGHT	Illuminance	Fc	0.01	0.8	0.0	N.A.	N.A.

illuminate

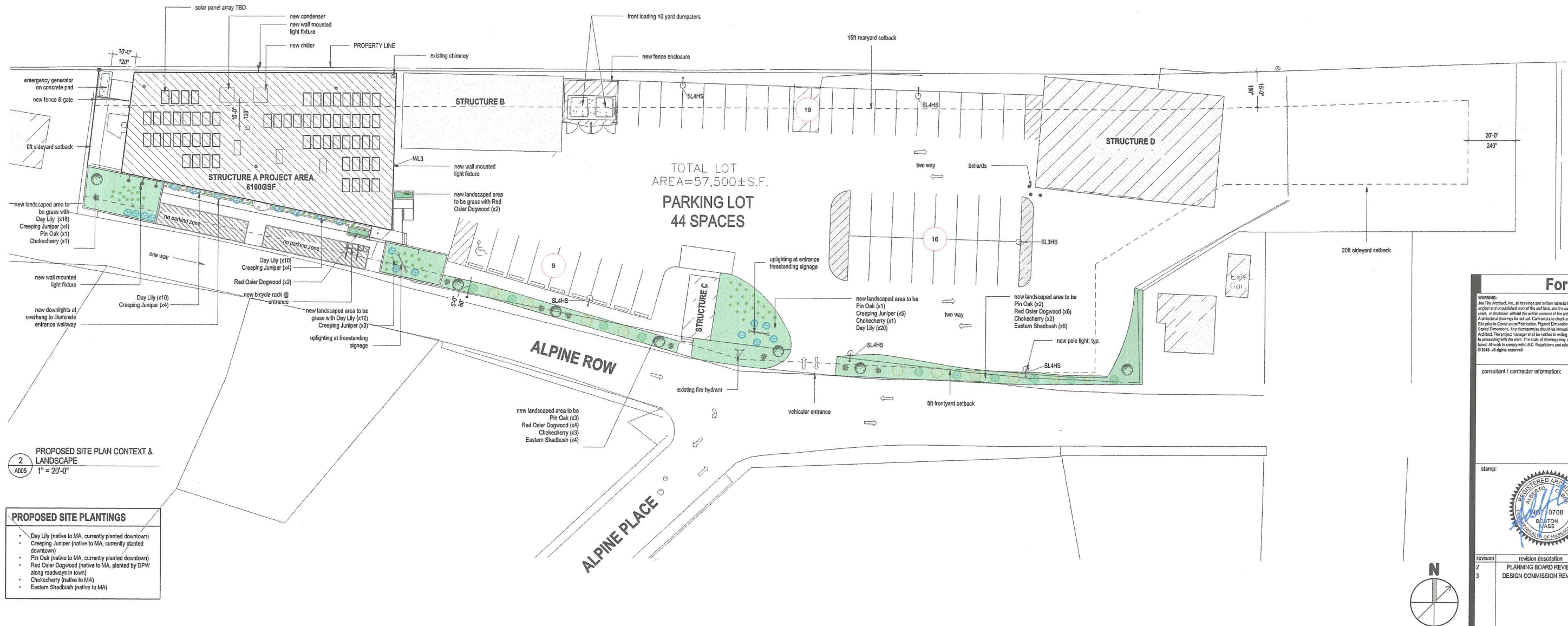
SCALE NTS

DRAWN BY: SDP
DATE: 05/10/19
NOTES:

PROJECT: ASBUILT BREWING

LOCATION: 40 Alpine Row, Franklin, MA 02038

** IF REFLECTANCE VALUES ARE NOT PROVIDED, STANDARD VALUES WILL BE USED (80/50/20)



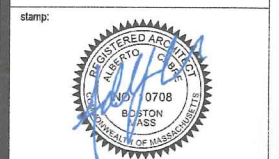
2
A005
PROPOSED SITE PLAN CONTEXT & LANDSCAPE
1" = 20'-0"

- PROPOSED SITE PLANTINGS**
- Day Lily (native to MA, currently planted downtown)
 - Creeping Juniper (native to MA, currently planted downtown)
 - Pin Oak (native to MA, currently planted downtown)
 - Red Osier Dogwood (native to MA, planted by DPW along roadways in town)
 - Chokecherry (native to MA)
 - Eastern Shadbush (native to MA)

For Review

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consultant / contractor information:



revision	revision description	date
2	PLANNING BOARD REVIEW	05/13/2019
3	DESIGN COMMISSION REVIEW	05/15/2019

project title:
ASBUILT BREWING

40 Alpine Row, Franklin, MA 02038

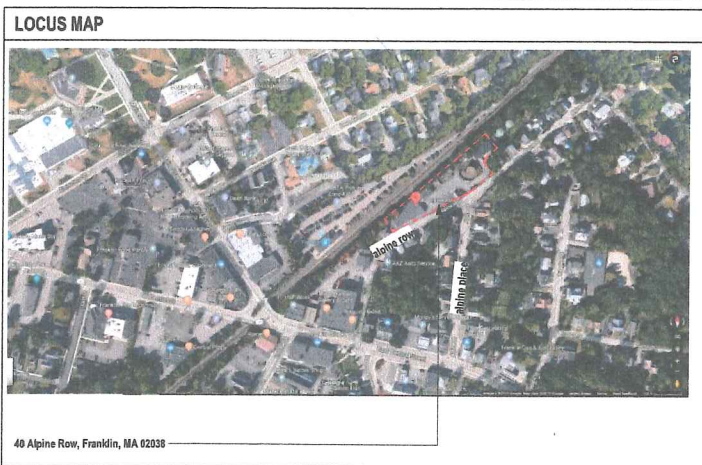
client information:
Nick Erickson, Jay Mello and Erik Trowbridge
15 N Park Street, Franklin, MA 02038



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drawing title
SITE IMPROVEMENT PLAN AND CODE ANALYSIS

project number	drawing scale	approver
191	As indicated	AS
drawing number	revision	
A005	3	



USE & TYPE OF CONSTRUCTION (780 CMR CH 3 & 6)

Per Massachusetts state building code 780 CMR 9th edition International building code

	Existing	Proposed
Use Group (780 CMR Section 304)	M	A-2, F-1
Type of construction (780 CMR Section 602)	IIIB	IIIB
Number of stories	1	1
Fire Protection	Building is Non-Sprinklered	Building is Non-Sprinklered
Building Element (780 CMR Section 601)	Fire Resistance Rating	
primary structural frame	0 hr	0 hr
bearing walls	2 hr	2 hr
exterior walls	0 hr	0 hr
interior walls	0 hr	0 hr
non bearing walls and interior	0 hr	0 hr
floor construction and secondary members	0 hr	0 hr
roof construction and secondary members	0 hr	0 hr

PROJECT ZONING INFORMATION (LOCAL REGULATIONS)

Land Use Code	316 - Commercial Warehouse				
Parcel ID	279-181-000-000				
Neighborhood	Downtown				
Zoning Ordinance	Downtown Commercial District				
Use & Lot	Use	Commercial	Required	Existing	Proposed
	Lot Area	5,000 sf	57,500 sf	57,500 sf	57,500 sf
Building Main Body & Density	% Lot Coverage (Structures)	60 MAX %	20.6 %	20.6 %	20.6 %
	% Lot Coverage (+Paving)	90 MAX %	93 %	80.9 %	80.9 %
	Gross Floor Area Footprints (All Buildings)	#	gsf	12,085+/- gsf	12,085+/- gsf
Building Setbacks	Building within Scope of Work	6,100 sf	6,100 sf	6,100 sf	6,100 sf
	Building Height	40 ft	18+/- ft	18+/- ft	18+/- ft
	Front Yard Setback	5 ft	19 ft	19 ft	19 ft
	Rear Yard Setback	15 ft	1 ft	1 ft	1 ft
	Side Yard Setback (left)	0 ft	14 ft	14 ft	14 ft
Parking Analysis	Street Frontage	50 ft	332.88 ft	332.88 ft	332.88 ft
	# of Parking Spaces	12	6	44	44
	# of Loading Spaces	N/A	1	1	1

APPLICABLE CODES & REGULATIONS (9th EDITION 780 CMR)

Code Type	Applicable Code
MA Building	780 CMR: Massachusetts State Building Code - 9th Edition As a reminder, the new, ninth edition code is based on modified versions of the following 2015 codes as published by the International Code Council (ICC).
Commercial	International Building Code 2015 (IBC 2015)
Existing Buildings	International Existing Building Code (IEBC)
Plumbing	248 CMR 10.00: Uniform State Plumbing Code
Energy	International Energy Conservation Code (IECC)
Accessibility	521 CMR: Massachusetts Architectural Access Board Regulations

PROJECT GENERAL INFORMATION (PROJECT DATA SHEET)

Project Number	191
Project Title	Asbuilt Brewing
Project Address	40 Alpine Row, Franklin, MA 02038
Client Name	Nick Erickson, Jay Mello and Erik Trowbridge
Client Address	15 N Park Street, Franklin, MA 02038

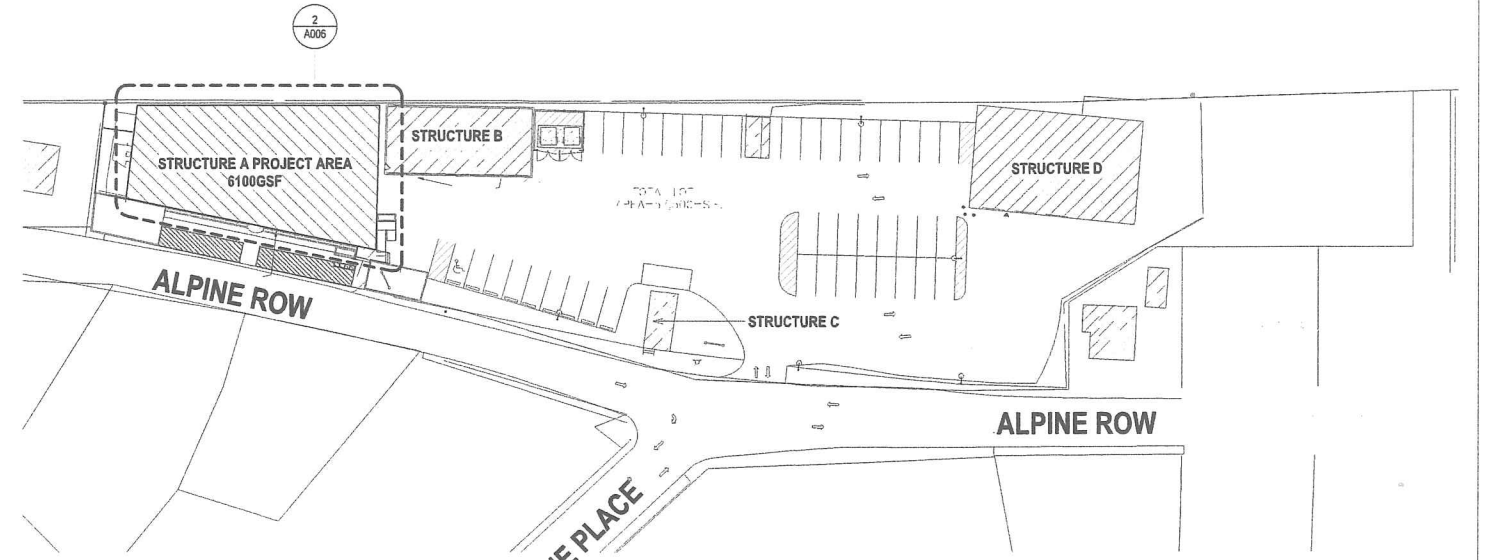
PROJECT DESCRIPTION

The proposed projects aims to renovate an existing warehouse/industrial space located at 40 Alpine Row in Franklin MA. The program is to host a brewery and tasting room with a small kitchen. The overall building to be occupied is roughly 6100sf and the project will include minimal disturbance to the integrity of the existing building. Other planned elements include site improvements such as site lighting for safety, accessible routes, increased parking and new site landscaping.

NOTES

Information on site plan on site plan is based on the proposed site plan from Guemiere & Halnon, Inc. dated on May 9th, 2019. Please refer to existing & proposed site conditions sheet by G&H for all additional site related information.

NOT FOR CONSTRUCTION



1 OVERALL SITE KEYPLAN
1" = 40'-0"

NOTES

Information on site plan on site plan is based on the proposed site plan from Guerniere & Halton, Inc. dated on May 9th, 2019. Please refer to existing & proposed site conditions sheet by G&H for all additional site related information.

PROJECT GENERAL INFORMATION (PROJECT DATA SHEET)

Project Number	191
Project Title	Asbuilt Brewing
Project Address	40 Alpine Row, Franklin, MA 02038
Client Name	Nick Erickson, Jay Mello and Erik Trowbridge
Client Address	15 N Park Street, Franklin, MA 02038

APPLICABLE CODES & REGULATIONS (9th EDITION 780 CMR)

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Existing Buildings	International Existing Building Code (IEBC)
Plumbing	246 CMR 10.00: Uniform State Plumbing Code
Energy	International Energy Conservation Code (IECC)
Accessibility	521 CMR: Massachusetts Architectural Access Board Regulations

OCCUPANT LOAD ANALYSIS (780 CMR CH 10)

Area Analysis	Gross Areas	Ground Floor Plan	Net (Usable) Areas
Ground Floor Plan	6100 GSF	5523*	Net
Total Building Area	6100 GSF	Total Building Net Area	5523*

* Definition | Floor Area, Net. The actual occupied area not including unoccupied accessory areas such as corridors, stairways, ramps, toilet rooms, mechanical rooms and closets.

Floor	Function of Space (Use) Table 1004.1.2	Occupant Load Factor	Area (SF)	Occupancy
G	Restaurant Taproom (includ. kitchen & store)	By Seat Requirement	2100	**99
G	Mercantile (storage, ship, stock)	By Staff Requirement	1652	4
G	Office	100 Net / Person	274	3
G	Industrial (manufacturing)	By Staff Requirement	1497	3
Total Area			5523SF	
Total Occupant Load				189**

** IBC 903.2.1 Group A-2 Exception #1 & #2 | IBC 903.2.4 Group F-1 Exception #1

PLUMBING FIXTURE ANALYSIS

Class Code/Space	Gender	Toilet Analysis				Lavatories Analysis			
		Count	Ratio	Proposed	Allowable	Count	Ratio	Proposed	Allowable
A-2	Women	2 toilets	1/30	60	60	1	1/200	60	200
	Unisex	1 toilet	1/30	30	30	1	1/200	30	200
	Men	1 toilet	1/60	60	60	1	1/200	60	200
F-1	Unisex	2 urinal*	1/60	60*	60*				
	Unisex	1 toilet	1/30	30	30	1	1/200	30	200
Total		7	180	180	3	180	600	600	

*Urinal count is not included in overall occupancy; women's fixtures dictate overall count

EXTERIOR WORKS NOTES

1. Refer to Civil Engineer's drawings for information regarding all additional site content.
2. All exterior light fixtures are to be dark sky compliant.

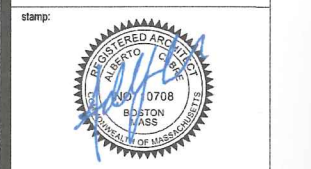


2 BUILDING CHANGE OF USE OCCUPANCY DIAGRAM
1/8" = 1'-0"

For Review

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consultant / contractor information:



revision	revision description	date
2	PLANNING BOARD REVIEW	05/13/2019
3	DESIGN COMMISSION REVIEW	05/15/2019

project title:
ASBUILT BREWING
40 Alpine Row, Franklin, MA 02038

client information:
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drawing title
BUILDING OCCUPANCY / AREAS

project number	drawing scale	approver
191	As indicated	AS
drawing number	revision	
A006	3	

NOT FOR CONSTRUCTION



1
VIEW FROM COMMUTER RAIL PLATFORM



2
VIEW DOWN ALPINE ROW



3
VIEW DOWN ALPINE ROW



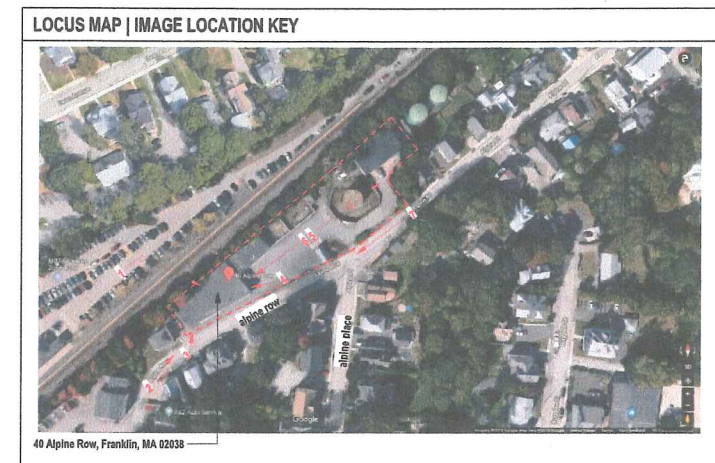
4
VIEW OF EXISTING BUILDING FACADE



5
VIEW OF PARKING LOT



6
VIEW OF PARKING LOT



40 Alpine Row, Franklin, MA 02038



7
VIEW TOWARD INTERSECTION OF ALPINE ROW & ALPINE PLACE

For Review

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consultant / contractor information:

stamp:



revision	revision description	date
2	PLANNING BOARD REVIEW	05/13/2019
3	DESIGN COMMISSION REVIEW	05/15/2019

project title:
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drawing title
EXISTING SITE CONTEXT

project number	drawing scale	approver
191	12" = 1'-0"	Approver
drawing number	revision	revision
A007		3

NOT FOR CONSTRUCTION

A031

A031 2

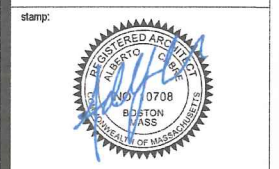


1 EXISTING FLOOR PLAN
 A030 1/4" = 1'-0"

For Review

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consultant / contractor information:



revision	revision description	date
2	PLANNING BOARD REVIEW	05/13/2019

project title:
ASBUILT BREWING
 40 Alpine Row, Franklin, MA 02038

client information:
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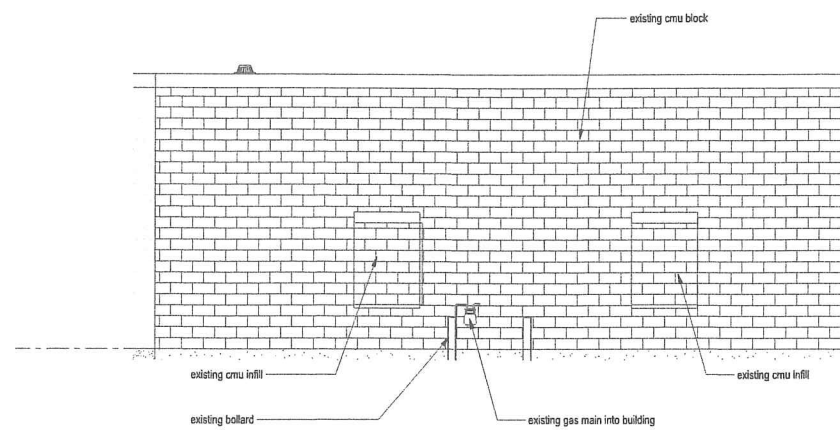
drawing title
EXISTING FLOOR PLAN

project number	drawing scale	approver
191	1/4" = 1'-0"	Approver
drawing number	revision	
A030	2	

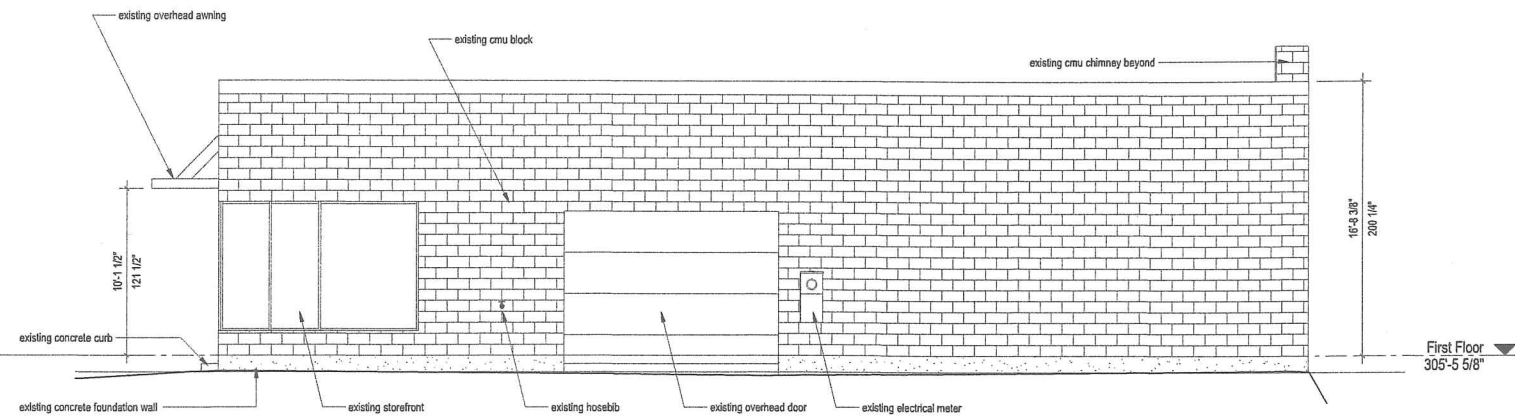


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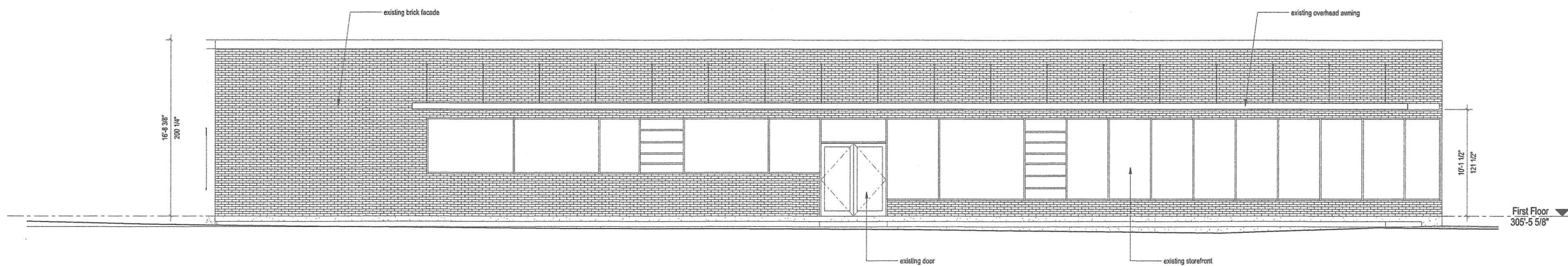
EXISTING BUILDING FINISH	
	concrete masonry unit
	brick masonry - running bond



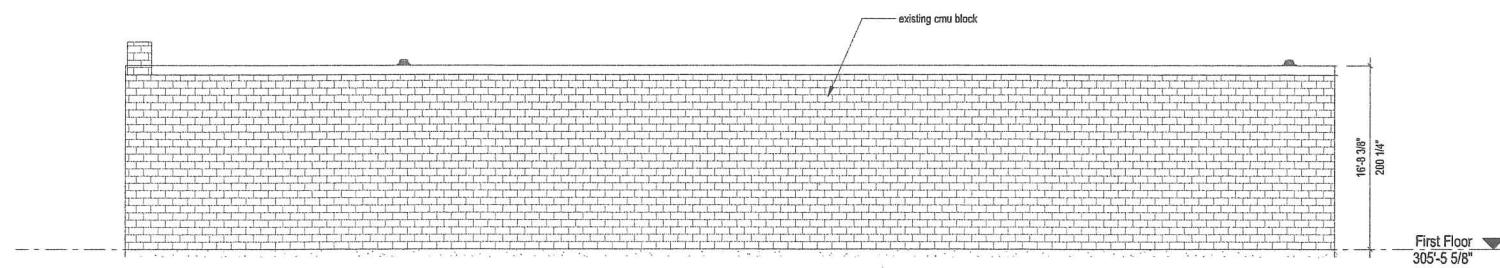
2 EXISTING WEST ELEVATION
A031 3/16" = 1'-0"



1 EXISTING EAST ELEVATION
A031 3/16" = 1'-0"



3 EXISTING SOUTH ELEVATION
A031 3/16" = 1'-0"



4 EXISTING NORTH ELEVATION
A031 1/8" = 1'-0"

For Review

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consultant / contractor information:

stamp:



revision	revision description	date
2	PLANNING BOARD REVIEW	05/19/2019
3	DESIGN COMMISSION REVIEW	05/15/2019

project title:
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40 Alpine Row, Franklin, MA 02038

client information:
Nick Erickson, Jay Mello and Erik Trowbridge
15 N Park Street, Franklin, MA 02038

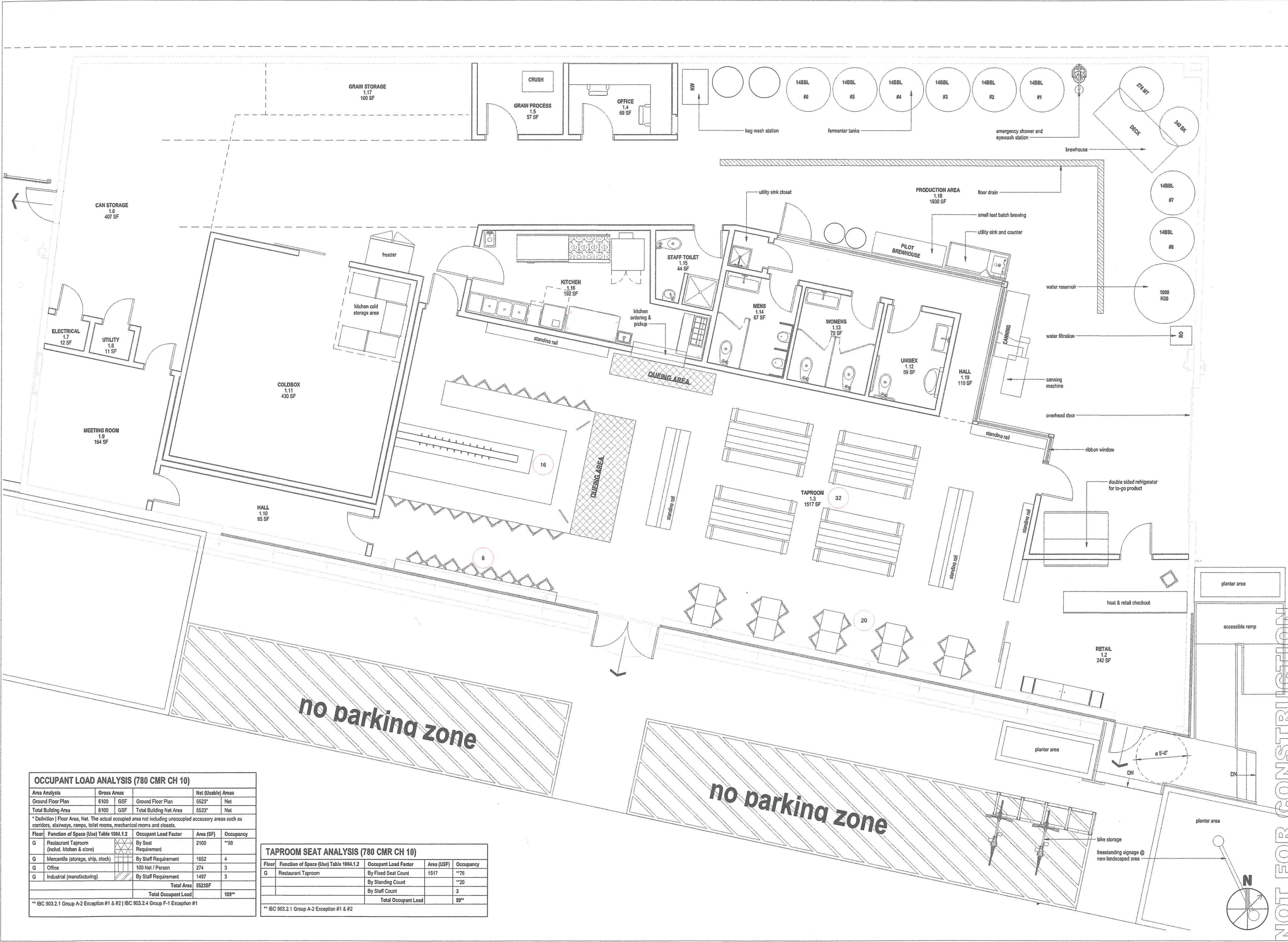


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drawing title
EXISTING ELEVATIONS

project number	drawing scale	approver
191	As indicated	Approver
drawing number	revision	
A031	3	

NOT FOR CONSTRUCTION



OCCUPANT LOAD ANALYSIS (780 CMR CH 10)

Area Analysis	Gross Areas	Net (Usable) Areas
Ground Floor Plan	6100 GSF	5523* Net
Total Building Area	6100 GSF	5523* Net

* Definition of Floor Area, Net. The actual occupied area not including unoccupied accessory areas such as corridors, stairways, ramps, toilet rooms, mechanical rooms and closets.

Floor	Function of Space (Use) Table 1004.1.2	Occupant Load Factor	Area (SF)	Occupancy
G	Restaurant Taproom (incl. kitchen & store)	By Seat Requirement	2100	**98
G	Mercantile (storage, ship, stock)	By Staff Requirement	1652	4
G	Office	100 Net / Person	274	3
G	Industrial (manufacturing)	By Staff Requirement	1497	3
Total Area			5523SF	
Total Occupant Load				109**

** IBC 903.2.1 Group A-2 Exception #1 & #2 | IBC 903.2.4 Group F-1 Exception #1

TAPROOM SEAT ANALYSIS (780 CMR CH 10)

Floor	Function of Space (Use) Table 1004.1.2	Occupant Load Factor	Area (USF)	Occupancy
G	Restaurant Taproom	By Fixed Seat Count	1517	**76
		By Standing Count		**20
		By Staff Count		3
Total Occupant Load				99**

** IBC 903.2.1 Group A-2 Exception #1 & #2

For Review

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consultant / contractor information:

stamp:

revision	revision description	date
3	DESIGN COMMISSION REVIEW	05/15/2019

project title:
ASBUILT BREWING

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

drawing title:
FURNITURE & EQUIPMENT PLAN

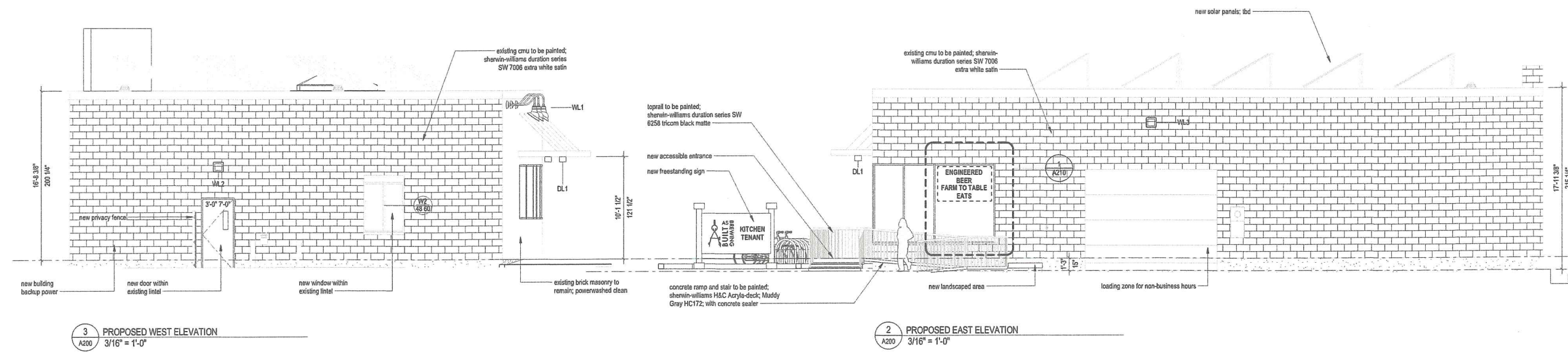
project number	drawing scale	approver
191	As indicated	Approver
drawing number	revision	
A150	3	

NOT FOR CONSTRUCTION

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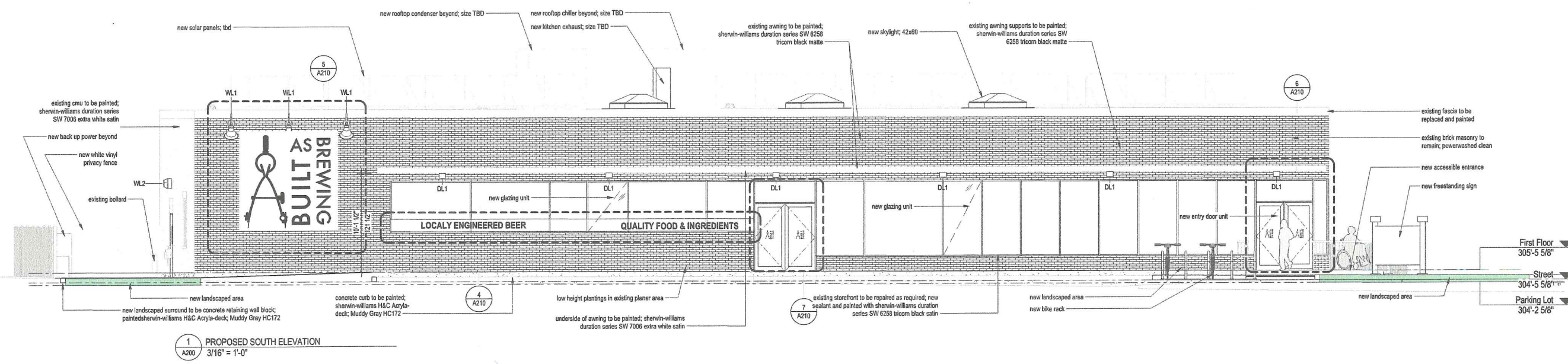
PROPOSED BUILDING FINISHES

-  concrete masonry unit; to be powerwashed clean
-  brick masonry - running bond
- awning, awning angle support, and fascia trim to be painted; sherwin-williams duration series SW 6258 tricorn black matte
- underside of awning to be painted; sherwin-williams duration series SW 7006 extra white satin
- existing storefront to be repaired as required; new sealant and painted with sherwin-williams duration series SW 6258 tricorn black satin
- existing concrete landscape curb & new concrete ramp and steps to be painted; sherwin-williams H&C Acryla-deck; Muddy Gray HC172, with concrete sealer.
- new landscaped surround to be concrete retaining wall block; paintedsherwin-williams H&C Acryla-deck; Muddy Gray HC172

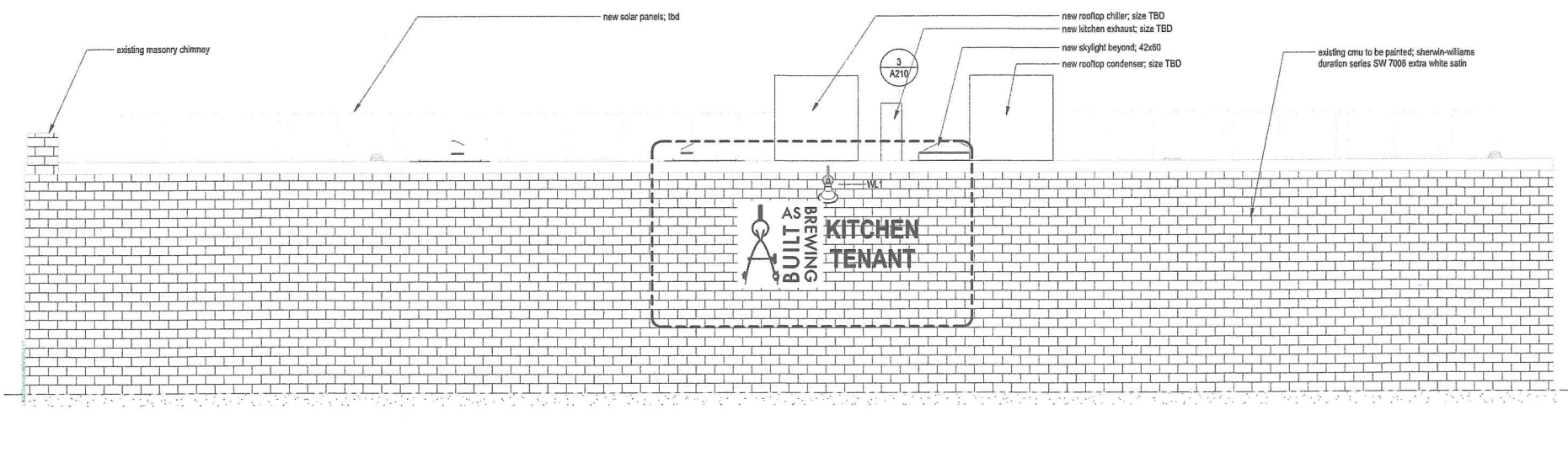


3 PROPOSED WEST ELEVATION
A200 3/16" = 1'-0"

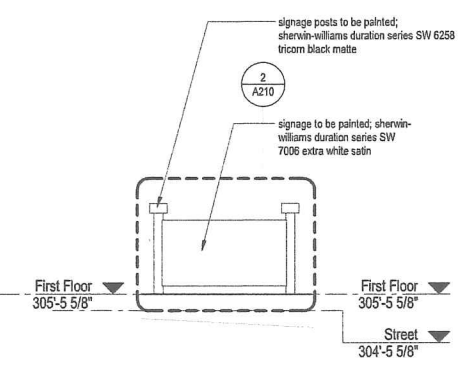
2 PROPOSED EAST ELEVATION
A200 3/16" = 1'-0"



1 PROPOSED SOUTH ELEVATION
A200 3/16" = 1'-0"



4 PROPOSED NORTH ELEVATION
A200 3/16" = 1'-0"



5 PROPOSED FREE STANDING SIGN
A200 3/16" = 1'-0"

For Review

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consultant / contractor information:

stamp:



revision	revision description	date
2	PLANNING BOARD REVIEW	05/13/2019
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project file:
ASBUILT BREWING
40 Alpine Row, Franklin, MA 02038

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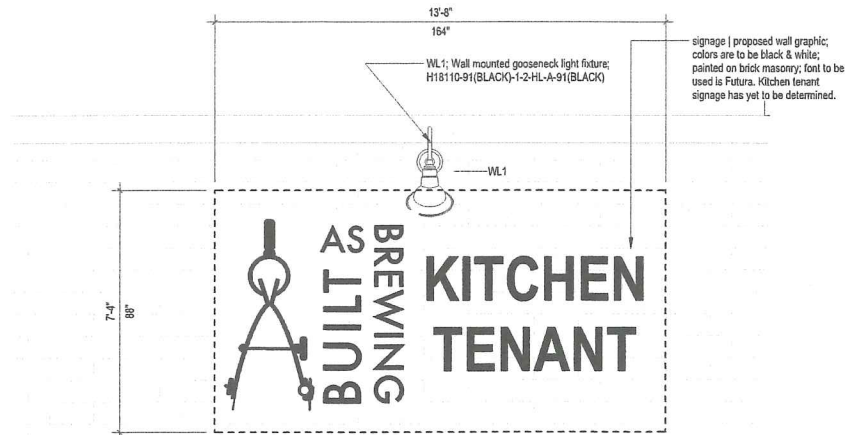


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drawing title
EXTERNAL ELEVATIONS

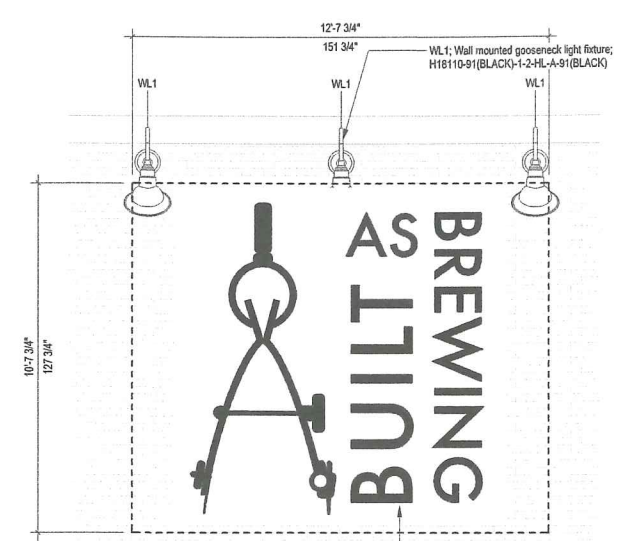
project number	drawing scale	approver
191	As Indicated	
drawing number	revision	
A200	3	

NOT FOR CONSTRUCTION



signage | proposed wall graphic; colors are to be black & white; painted on brick masonry; font to be used is Futura. Kitchen tenant signage has yet to be determined.

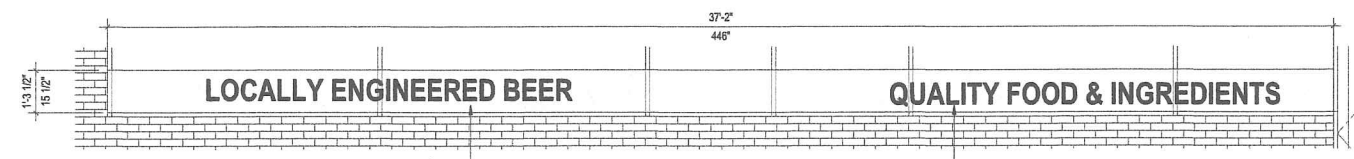
3 SIGNAGE | NORTH ELEVATION 100SF
A210 3/8" = 1'-0"



WL1; Wall mounted gooseneck light fixture; H18110-91(BLACK)-1-2-HL-A-91(BLACK)

signage | proposed wall graphic; colors are to be black & white; painted on brick masonry; font to be used is Futura.

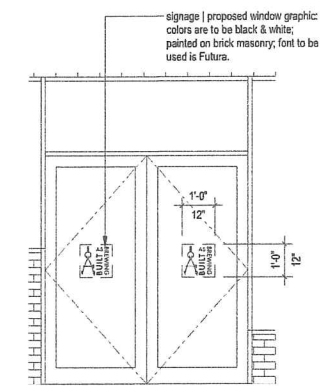
5 SIGNAGE | SOUTH ELEVATION 134SF
A210 3/8" = 1'-0"



signage | proposed window graphic; colors are to be black & white; painted on brick masonry; font to be used is Futura.

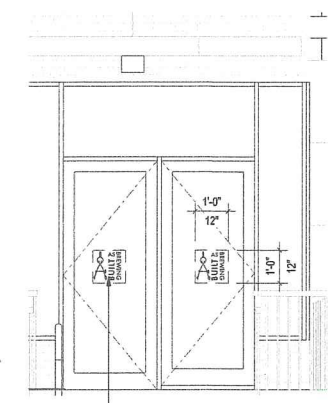
signage | proposed window graphic; colors are to be black & white; painted on brick masonry; font to be used is Futura.

4 SIGNAGE | SOUTH ELEVATION 48SF
A210 3/8" = 1'-0"



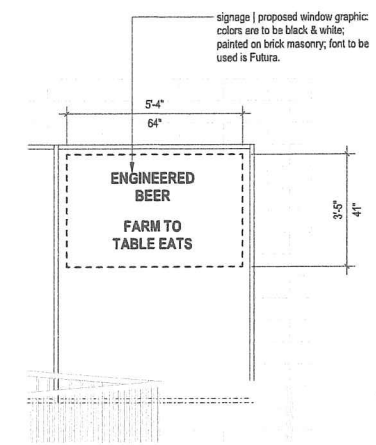
signage | proposed window graphic; colors are to be black & white; painted on brick masonry; font to be used is Futura.

7 SIGNAGE | SOUTH ELEVATION 2SF
A210 3/8" = 1'-0"



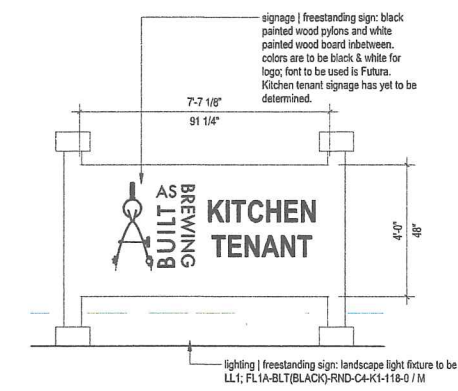
signage | proposed window graphic; colors are to be black & white; painted on brick masonry; font to be used is Futura.

6 SIGNAGE | SOUTH ELEVATION 2SF
A210 3/8" = 1'-0"



signage | proposed window graphic; colors are to be black & white; painted on brick masonry; font to be used is Futura.

1 SIGNAGE | WEST ELEVATION 18SF
A210 3/8" = 1'-0"



signage | freestanding sign; black painted wood pylons and white painted wood board inbetween; colors are to be black & white for logo; font to be used is Futura. Kitchen tenant signage has yet to be determined.

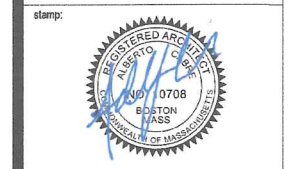
lighting | freestanding sign; landscape light fixture to be LL1; FL1A-BLT(BLACK)-RND-C4-K1-118-9 / M

2 SIGNAGE | FREESTANDING SIGN (X2 @ 30SF)
A210 3/8" = 1'-0"

For Review

WARNING: Joe The Architect, Inc. all drawings and written material herein constitute the original and unpublished work of the architect, and the same may not be duplicated, copied, or disposed of without the written consent of the architect. Contractors to use Architectural Drawings for as set. Contractors to check and verify all Dimensions on Site prior to Construction/Fabrication. Figure Dimensions take precedence over Social Dimensions. Any discrepancies should be immediately referred to the Architect. The project manager shall be notified in writing of any discrepancies prior to proceeding with the work. The scale of drawings may change when copied or traced. All work to comply with I.B.C. Regulations and relevant American Standards. ©2019- All rights reserved.

consultant / contractor information:



revision	revision description	date
2	PLANNING BOARD REVIEW	05/13/2019
3	DESIGN COMMISSION REVIEW	05/15/2019

project title:
ASBUILT BREWING

40 Alpine Row, Franklin, MA 02038

client information:
Nick Erickson, Jay Mello and Erik Trowbridge
15 N Park Street, Franklin, MA 02038



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drawing title
EXTERNAL SIGNAGE

project number	drawing scale	approver
191	3/8" = 1'-0"	Approver
drawing number	revision	
A210	3	

NOT FOR CONSTRUCTION



VIEW DOWN ALPINE ROW



VIEW OF FRONT FACADE



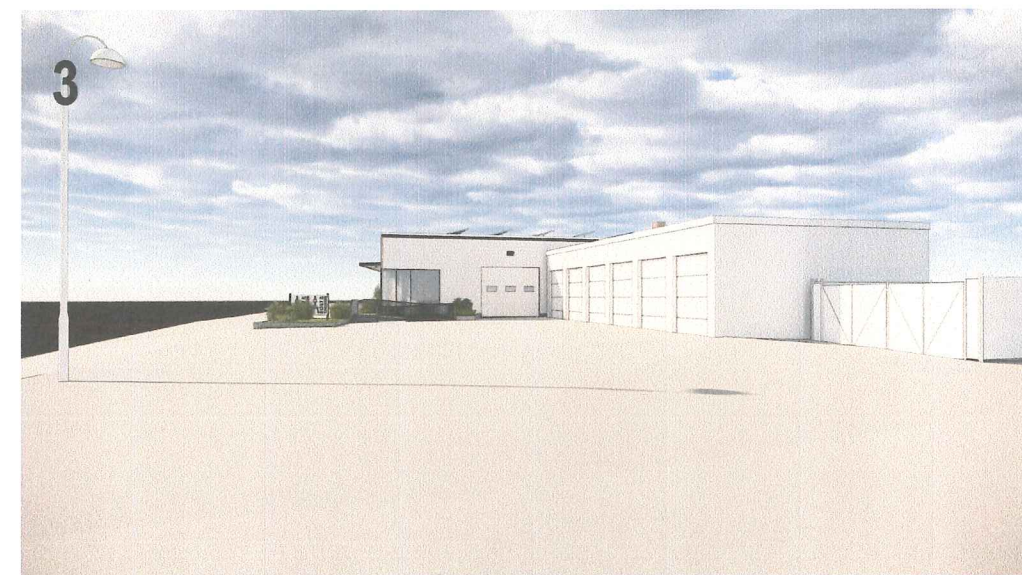
LOCUS MAP | RENDERING LOCATION KEY

**GENERAL NOTES AND LEGENDS
3D VIEWS/RENDERING DISCLAIMER**

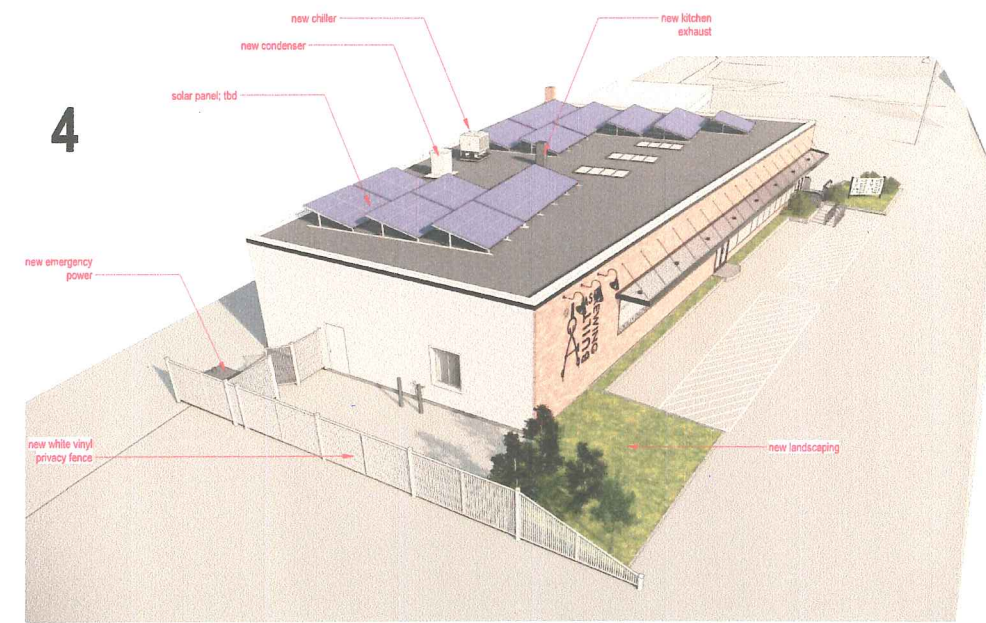
1. the 3d views, photographs, and renderings on this sheet are to be used for general reference only. the contents of this sheet should not be used for any means of construction for the project. the contents of this sheet are strictly to provide a general idea of design intent. refer to the construction document technical drawings for specific information.
2. map equipment is shown for illustration only, refer to map drawings for detailed information.

PROPOSED BUILDING FINISHES

- concrete masonry unit; to be powerwashed clean
- brick masonry - running bond
- awning, awning angle support, and fascia trim to be painted; sherwin-williams duration series SW 6258 tricorn black matte
- underside of awning to be painted; sherwin-williams duration series SW 7008 extra white satin
- existing storefront to be repaired as required; new sealant and painted with sherwin-williams duration series SW 6258 tricorn black satin
- existing concrete landscape curb & new concrete ramp and steps to be painted; sherwin-williams H&C Acryla-deck; Muddy Gray HC172; with concrete sealer.
- new landscaped surround to be concrete retaining wall block; painted sherwin-williams H&C Acryla-deck; Muddy Gray HC172



VIEW FROM PARKING LOT TOWARDS ENTRANCE



BIRDS-EYE VIEW

For Review

WARNING: Any The Architect, Inc. all drawings and letter material herein constitute the original and approved work of the architect, and the same, may not be duplicated, used, or altered without the written consent of the architect. Contractors to use architectural drawings for their use. Contractors to check and verify all dimensions on site prior to Construction/Installation. Figure Dimensions take precedence over Section Dimensions. Any discrepancies should be immediately referred to the Architect. The project manager shall be notified in writing of any discrepancies prior to proceeding with the work. The scale of drawings may change without notice or level. All work to comply with L.S.C. Regulations and related American Standards. © 2019 - all rights reserved

consultant / contractor information:

stamp:



revision	revision description	date
2	PLANNING BOARD REVIEW	05/13/2019
3	DESIGN COMMISSION REVIEW	05/15/2019

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ASBULL BREWING

40 Alpine Row, Franklin, MA 02038

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drawing title
**PROPOSED SITE
CONTEXT**

project number	drawing scale	approver
191	As indicated	Approver
drawing number	revision number	revision
A910		3

NOT FOR CONSTRUCTION

**DESIGN REVIEW COMMISSION
MINUTES OF MEETING
April 23, 2019**

A meeting of the Design Review Commission was held on Tuesday, April 23, 2019, at 7:00 PM, at the Franklin Municipal Building, 355 East Central Street, Room 205, Franklin, Massachusetts. Members present were Mark Fitzgerald, Claudine Fitzgerald, Ralph Niemi, and James Bartro.

Mark Fitzgerald, Chairman, opened the meeting at 7:00 PM.

Mark Fitzgerald authorized Associate Member Jim Bartro to vote.

1. Five Star Franchise dba Jersey Mike's – 471 West Central Street – Illuminated Window Sign
As of 7:32 PM, the applicant had not appeared for the scheduled 7:00 PM meeting.

2. Central Auto Body, Inc. – 291 Washington Street – Exterior Wall Signs
Mario Castagna, Thinkbox Graphics, Inc., and Peter Delsignore, applicant, stated that exterior wall signs are going to be added to the building; there is currently one sign, but it is not enough. The new signs match the old sign. Chairman Fitzgerald noted the sign attachment method was not indicated. He stated that the size, colors, and fonts all look good. Mr. Castagna stated that they include the attachment method on the building permit; he indicated the sign material is aluminum.

Motion: To **Approve** the sign package as submitted with the contingency that the applicant provide the spec sheets for the signs with how they are attached to the building before getting the building permit. Motioned by C. Fitzgerald. Seconded by J. Bartro. Voted 4-0-0.

3. Rockland Trust Mortgage Center – 470 King Street – Remove and Replace Existing Signage
Heather Dudko of Philadelphia Sign Company, representing the applicant, confirmed existing signs for Blue Hills Bank are being replaced with Rockland Trust signs. She reviewed the five signs that are being replaced. She stated that she thinks the ATM kiosk will remain active, but she is not replacing or adding any signage to it. Chairman Fitzgerald asked her to confirm with the applicant if the ATM kiosk will remain active; if so, they should sign and brand it with Rockland Trust. If the kiosk is not going to be active, it should be signed for customers to know to keep out as it is not active.

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

Ms. Dudko stated that she would like to ask an unrelated question. She stated that she was before the Design Review Commission on January 8, 2019, for the Speedway LED pricing board. At the meeting, it was left that Speedway and the Building Commissioner had some issues to work out before the Design Review Commission would write an approval for them to go ahead with the permit. She stated that she has been told that whatever issue there was, it has been resolved. She asked what the Design Review Commission feels is the next step to verify and confirm the issue has been resolved so the Commission can write the approval so the applicant can apply for the building permit. Chairman Fitzgerald stated that as this item has been introduced, he will discuss it. He stated that he has had phone conversations with Building Commissioner Gus Brown and Town Attorney Mark Cerel. Chairman Fitzgerald stated that he disagreed with Mr. Cerel's position. He stated that he was going to review with the Design Review Commission members the memo he had written to counter Mr. Cerel's position that the billboards that have been placed on the pumps are not signage. Chairman Fitzgerald stated that a review of the Outdoor Advertising Association of Americas Specs and Standards calls them billboards; they are signage. The intent and purpose of them is to advertise third-party products unrelated to the petroleum distribution

industry. The Design Review Commission counts them as signage. He stated that he has expressed this to Mr. Cerel who says no, these are not signs. Chairman Fitzgerald said that he asked Mr. Cerel for the case law that he claims there is. Chairman Fitzgerald stated that Mr. Cerel has not been able to explain it to the Design Review Commission that it is not signage other than that it was signage because he said so. Chairman Fitzgerald stated that he has encouraged Mr. Cerel to attend a meeting or email the case law in full. Chairman Fitzgerald stated that between all Speedway's signs, Speedway would be over the allowed sign limit. He stated that until someone provides the Design Review Commission with information that states they are in error because of this law or ruling, the Design Review Commission does not understand Mr. Cerel's position. He noted he is delivering a memo this evening to the Town Planner indicating the Design Review Commission's position that these are signs. Ms. Dudko thanked Chairman Fitzgerald for explaining this.

4. Shell – 140 East Central Street – Replace Existing Pylon – Add LED Price Panel – Reskin OH Panel – Install LED Pump Toppers

Carolyn Parker, representative for the applicant, stated that Shell has a new image and they are making the gas stations change to that image. This Shell gas station has manual price signs that they would like to change to LED price signs which are allowed in the bylaw. She stated that they are looking to reimage the existing signage at the site. Chairman Fitzgerald noted that it appears that in totality they are putting in a slight reduction of the signage. Ms. Parker stated that the height of the pylon will be the same. Chairman Fitzgerald stated that he does not have a number, but he would like the output lumens on the signs kept below laser level. Ms. Parker explained the lights that will be used. She said that if the Design Review Commission finds they are too bright, just let them know. She reviewed the proposed sign changes. Chairman Fitzgerald noted that he is very pleased that the lights have the ability to function with a dimmer during the nighttime hours.

Motion: To **Approve** the sign package as submitted. Motioned by C. Fitzgerald. Seconded by R. Niemi. Voted 4-0-0.

General Matters:

Chairman Fitzgerald discussed an application submitted by Speedway to the Design Review Commission last December 2018. He noted that a group decision was made and he wants to act upon that decision. He handed the Commission members a memo that he wrote to Jeff Nutting, with Mark Cerel, Bryan Taberner, and Gus Brown on distribution. He stated that with the approval of the four Design Review Commission members in attendance at tonight's meeting, he is going to submit the memo. He asked the Commission members to read the memo to confirm the information is correct. If it is all correct, he would like them to sign the memo so he can submit it tonight as a counter position to Mr. Cerel's position that the billboards atop the pumps are not signage. After the Commission members read the proposed letter, Chairman Fitzgerald asked for a vote.

Motion: To **Accept** the memo prepared by Chairman Fitzgerald so it can be authorized, signed, and submitted on behalf of the Design Review Commission members to Jeff Nutting, with Mark Cerel, Bryan Taberner, and Gus Brown on distribution. Voted 4-0-0.

Meeting Minutes: April 9, 2019

Ms. Fitzgerald explained that at the last Design Review Commission meeting on April 6, 2019, the recorder stopped before the last agenda item. Therefore, she asked that the members provide the details of that agenda item in order for the meeting minutes to be completed. Regarding the agenda item for the Horace Mann Plaza at 265-303 East Central Street, she confirmed that the motion to table the sign was made by Chris Baryluk and seconded by Jim Bartro with a vote of 5-0-0. She noted that there were no General Matters discussed. She stated that the motion to adjourn was made by Chris Baryluk and seconded by Claudine Fitzgerald with a vote of 5-0-0. She stated that the adjournment time was 8:30 PM.

Regarding the agenda item for Dress Code at 58 East Central Street, she confirmed it was Voted 3-2-0 (C. Fitzgerald, R. Niemi, and S. Williams voted Yes; C. Baryluk and J. Bartro voted no).

Motion: To **Approve** the April 9, 2019 Meeting Minutes as presented and corrected. Motioned by C. Fitzgerald. Seconded by R. Niemi. Voted (3-0-1). (Chairman Fitzgerald abstained as he was absent from that meeting.)

Motion to Adjourn by J. Bartro. Seconded by R. Niemi. Voted 4-0-0. Meeting adjourned at 7:55 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary

**DESIGN REVIEW COMMISSION
MINUTES OF MEETING
May 7, 2019**

A meeting of the Design Review Commission was held on Tuesday, May 7, 2019, at 7:00 PM, at the Franklin Municipal Building, 355 East Central Street, Room 205, Franklin, Massachusetts. Members present were Mark Fitzgerald, Chris Baryluk, Claudine Fitzgerald, Ralph Niemi, and Sam Williams.

Mark Fitzgerald, Chairman, opened the meeting at 7:00 PM.

1. The Dog's Pace – 25 Kenwood Circle – Replace Existing Sign Faces

Cam Afonso of Signs by Cam stated this is an existing building and the signs are the same, aluminum and not lit. There are two new panels being put into two existing frames. He confirmed the colors are rather sedate as that is what was requested.

Motion: To **Approve** the sign package as submitted. Motioned by S. Williams. Seconded by C. Baryluk. Voted 5-0-0.

Mr. Afonso stated he had a question about signage at the new Charter School location. He noted that previously the Commission had requested unifying the signs in that property. He said that he spoke with the Charter School about a pylon sign at the entrance. Chairman Fitzgerald confirmed the Commission does not want to see a collection of disjointed signs in that property.

2. Dynasty Models and Talent – 150 Emmons Street, Suite 2 – Logo Graphics Color Printed to Existing Directory Pylons

A representative from Cavallaro Signs, Inc., confirmed there would be two applications in both directions, for a total of four applications, going into the existing pylon. Chairman Fitzgerald noted that it seems to blend in nicely with the other ones already on the pylon.

Motion: To **Approve** the sign package as submitted. Motioned by C. Baryluk. Seconded by R. Niemi. Voted 5-0-0.

3. GlenPharmer Distillery – 860 West Central Street – Installation of Exterior Signage

Tim Downing, partner at Design & Co., Inc., doing the branding for GlenPharmer Distillery; Gigi Devanio, wife of Tim Downing and photographer; Patrick Downing, President of GlenPharmer Distillery and applicant; and Beth Downing, Patrick Downing's wife, addressed the Commission. Chairman Fitzgerald stated they were looking at a rebranding of the 860 West Central Street location. He has seen the package and everything looks pretty straight forward. He noted his only concern was the wooden post sticking out in the front. He stated that the building commissioner may have concerns also. It is a pretty windy spot to hang a heavy banner. There will be some design considerations on how it is going to be attached. If it is dangling, there will be wear and tear and eventually it is going to fail. The applicant stated that it is part of a beam that goes all the way through; they still need to look at the beam to make sure it is structurally sound. He does not know if it will need to be replaced. They have not determined that at this time. Chairman Fitzgerald said the signs do not look to be much of a net change in area. The applicant noted that the sign was raised up a little. Chairman Fitzgerald stated the building commissioner would also want to see the mounting specifics. This must be included in the specs. The applicant said he wanted to make sure that conceptually they are proposing something that is acceptable. Chairman Fitzgerald said that nothing was jumping out at him. However, the banner needed some engineering effort. He asked if the lighting was going to be up or down. The applicant stated that it would be lighting the banner. Chairman Fitzgerald said the signs were within the square footage. The applicant stated they were looking for conceptual approval; they are aware they have to file for the proper permits. They think

vinyl is the way to go as metal may be too much weight. Commission members and applicants discussed the potential weight of the proposed signs. The applicant confirmed the sign was backlit and discussed the proposed color. The letters are solid but lit from behind. Chairman Fitzgerald stated he thinks the canopy will be fine. The applicant said they are not sure they want to put up the canopy; if they were going to change something, they would come back to the Commission. Chairman Fitzgerald stated he was going to mark up the submission to take the banner off the table at the moment. He noted that the Commission has provided the applicant with feedback and they are definitely going to need an engineering study on the beam. All the other elevations and the pylon sign look fine. The applicant noted the awning is black canvas with no lettering on it.

Motion: To **Approve** the sign package as submitted with the following conditions: 1. The exterior mounted channel letters get a spec sheet with a detailed mounting spec including anchorages, etc., to be submitted prior to the issuance of the permit; 2. Table the blade sign until the delivery of an engineering drawing showing that the beam is still attached to the building and it meets the engineering requirements to hang a possibly 300-plus pound blade off it; 3. The canopy is coming out of the package. Even if they decide to use it, they will not put signage on it, and in the future if they do wish to put signage on it, they will come back to the Commission and present it as part of a new submission. Otherwise, the Commission finds the pylon in compliance and the colors and finishes of all the other signs to be acceptable, as well. Motioned by M. Fitzgerald. Seconded by S. Williams. Voted 5-0-0.

Meeting Minutes: April 9, 2019

Motion: To **Approve** the April 9, 2019 Meeting Minutes as presented. Motioned by C. Baryluk. Seconded by S. Williams. Voted (4-0-1). (Fitzgerald abstained.)

General Matters:

Claudine Fitzgerald resigned.

Motion to Adjourn by S. Williams. Seconded by C. Baryluk. Voted 5-0-0. Meeting adjourned at 7:35 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary