

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: PLI

Property Address 1 Fisher St.

Assessors' Map # _____ Parcel # 278-016-000-000

Zoning District (select applicable zone): Industrial

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

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

Telephone Number: 508-364-2905

Contact Person: Cam Afonso

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

Business Owner: Mayla Fernandez Property Owner: K. Fisher St, LLC
Address: 1 Fisher St. (Unit C) 1 Fisher St (Unit D)
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____

[Signature]
Signature of Applicant

[Signature]
Signature of Owner

Cam Afonso
Print name of Applicant

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

b. Architect/Engineer (when applicable)

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

E) Work Summary

Summary of work to be done: Install Building Signs

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

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

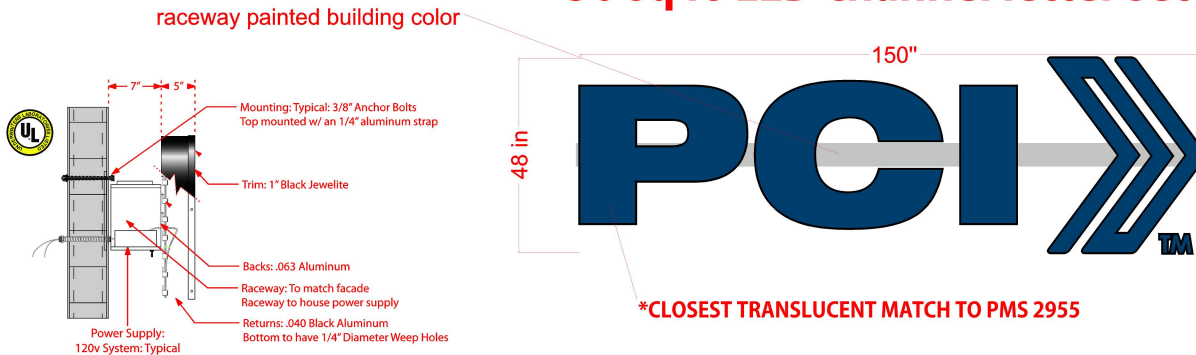
1. Drawing of Proposed Sign which must also include
type of sign (wall, pylon etc.) colors
size/dimensions materials
style of lettering lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously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

*50 sq ft-LED channel letter set



Front-Lit L.E.D Channel Letter - Raceway Mount
TYPICAL - Section Detail



*39 sq ft



Signs By Cam
Inc

Sign & Graphic Solutions • Uncompromising Integrity

Cam Afonso

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

Phone: 508-364-2905

Fax/Office: 508-528-0766

E-Mail: cam@signsbycam.com

Website: www.signsbycam.com

APPROVED FOR PRODUCTION:

X

JOB INFORMATION

JOB TITLE:

CONTACT:

PHONE:

FAX:

JOB DESCRIPTION:

SQUARE FOOTAGE:=

SIGN MATERIAL SPECS

BANNER: COROPLAST: WOOD:

ACRYLIC: MAGNETIC: URETHANE:

PVC: ALUMINUM: NUEDGE:

SINGLE SIDED: DOUBLE SIDED:

OTHER: _____

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ALL DRAWINGS ARE PROPERTY OF SIGNS BY CAM, Inc.
ANY DUPLICATION OF ANY KIND IS PROHIBITED.
PERSON(S) WILL BE PROSECUTED TO THE FULL EXTENT
OF THE LAW.

COLOR SPECS:

BACKGROUND:

COPY:

OUTLINE:

SHADOW:

BORDER:

LOGO:

FORM Q

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

A) General Information

Name of Business or Project: Glen Meadows

Property Address 257-288 Glen Meadow Rd

Assessors' Map # _____ Parcel # 280-079-000-000

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

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

Telephone Number: 508-364-2905

Contact Person: Car Alfonso

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

Business Owner: Glen Meadow, LLC Property Owner: Same as
Address: 42 Glen Meadow Rd Business
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____

Car Alfonso
Signature of Applicant

Kimberly Quint
Signature of Owner

Car Alfonso
Print name of Applicant

Kim Quint (Rep)
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: _____ Signs By Cam, Inc.
Contact Person: _____ 837 Upper Union Street
Address _____ Suite C-18
Franklin, MA 02038
Telephone Number: _____

b. Architect/Engineer (when applicable)

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

E) Work Summary

Summary of work to be done: _____ replace existing 20 year old
_____ signs

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



x2

installed in concrete footing



Signs By Cam Inc.

Sign & Graphic Solutions • Uncompromising Integrity

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

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

APPROVED FOR PRODUCTION:

X

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JOB INFORMATION

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

SQUARE FOOTAGE:=

SIGN MATERIAL SPECS

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

SINGLE SIDED: DOUBLE SIDED:

OTHER: _____

COLOR SPECS:

BACKGROUND:
 COPY:

OUTLINE:
 SHADOW:
 BORDER:
 LOGO:

FORM Q

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

A) General Information

Name of Business or Project: 704 Washington Street

Property Address 704 Washington Street

Assessors' Map # 322 Parcel # 030

Zoning District (select applicable zone): Rural Residential

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Amego Inc.

Address: 33 Perry Street
Attleboro, MA 02703

Telephone Number: 508-455-6200

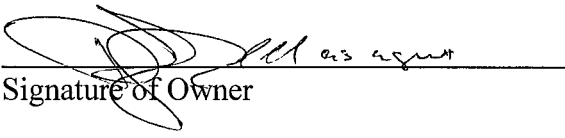
Contact Person: Kellie Ward

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

Business Owner: Amego Inc. Property Owner: Lawrence P. Benedetto
Address: 33 Perry Street 181 Poponessett Road
Attleboro, MA 02703 Cotuit, MA 02635

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this 31st day of October 2022


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

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

a. Sign Company

Business Name: Level Design Group

Contact Person: Adam Hunt

Address 249 South Street

Telephone Number: Plainville, MA 02762

b. Architect/Engineer (when applicable)

Business Name: William J. Masiello Architect Inc.

Contact Person: William Masiello

Address PO Box 503

Telephone Number: Pocasset, Ma 02559

E) Work Summary

Summary of work to be done: _____

Develop property or create 2 new 5 bedroom group homes for adults in the Amego program. Houses are located adjacent to the Amego property line with backyards along the property line.

F) Information & Materials to be Submitted with Application

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Mkinhart@franklinma.gov**

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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

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. _____

Two new wood framed 5 bedroom houses approximately 3,500 s.f., Houses are of similar to construction to Sangree Way Spaces are compatible at exterior to adjacent buildings recently constructed by Amego Inc.

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.

Meets or exceeds design of surrounding area aesthetics.

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

Spaces are compatible at exterior to adjacent buildings in neighborhoods.

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

Pitches at 8:12 slope are compatible with houses in the area. The roof height is approximately 22'-6" from grade.

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

The scale of elements is compatible to adjacent 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: _____

The scale of elements is compatible to adjacent buildings.

7. **Architectural Details** – Architectural details, including signs, materials, colors and textures shall be treated so as to be compatible with the existing and adjacent architectural character, thereby preserving and enhancing the surround area. _____

Details and siding is vinyl clapboard and simple window trim. Materials similar to project next door. No signs will be installed except a street sign saying private way.

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._____

NA

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._____

All systems and equipment will meet or exceed the standards for the 2018 IECC and Massachusetts stretch code if required. The owner will achieve rebate status for systems integrated with the building.

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 landscape plan. A buffer of slow growing Japanese Black Pines will create a salt resistant planting hedge along roadway to give the house privacy. Trees that are exceptional in fall for color will help give the project seasonal interest. Plantings are typical of hardy specimens that will survive in zone 4.

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 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 2ND & 4TH TUESDAY OF THE MONTH.

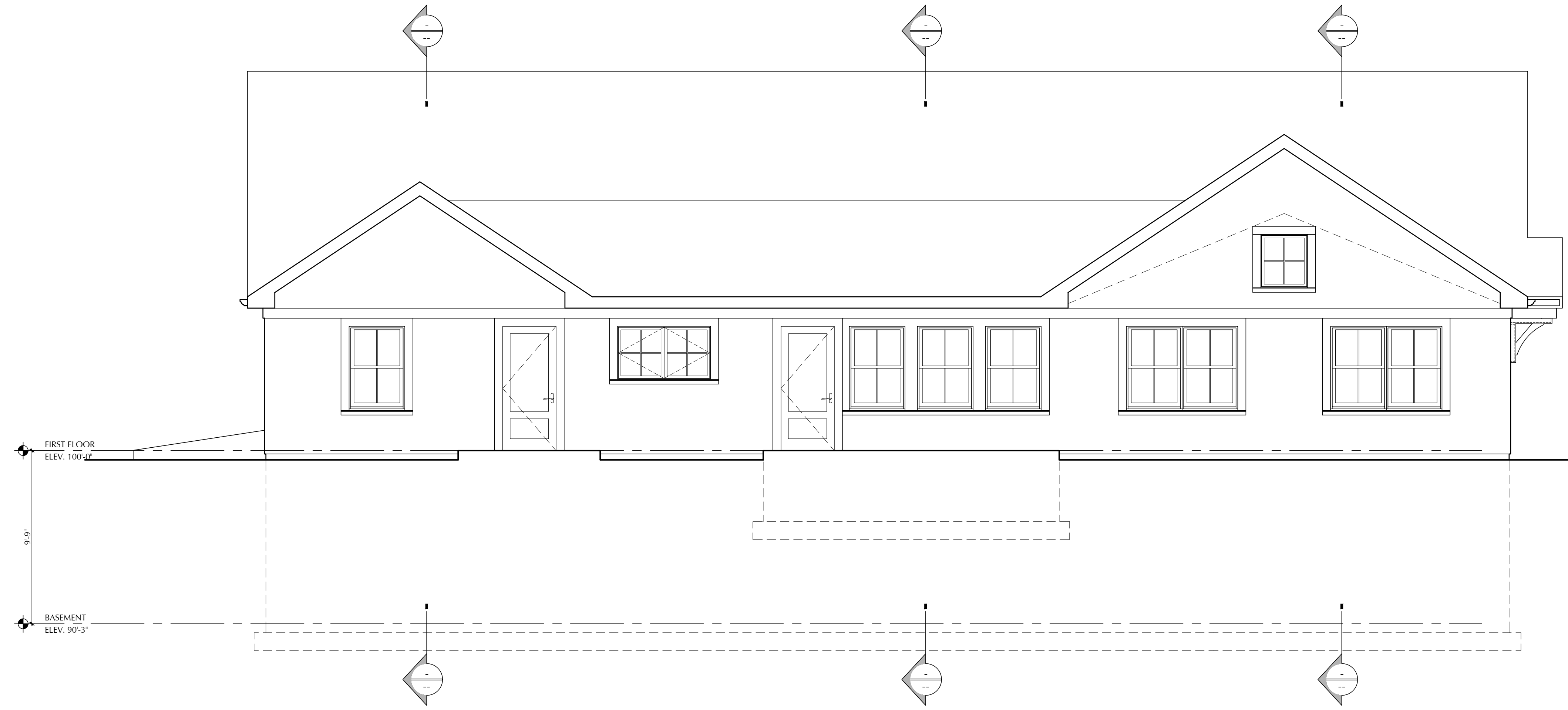
FOR SIGN APPLICATIONS ONLY, YOU NEED ONLY COMPLETE PAGES 1 & 2 OF APPLICATION.



NEW RESIDENTIAL HOUSES:
**704 WASHINGTON STREET
FRANKLIN, MA.**

WILLIAM J.
MASIELLO
ARCHITECT INC.
POCASSET • WORCESTER
508.254.0299

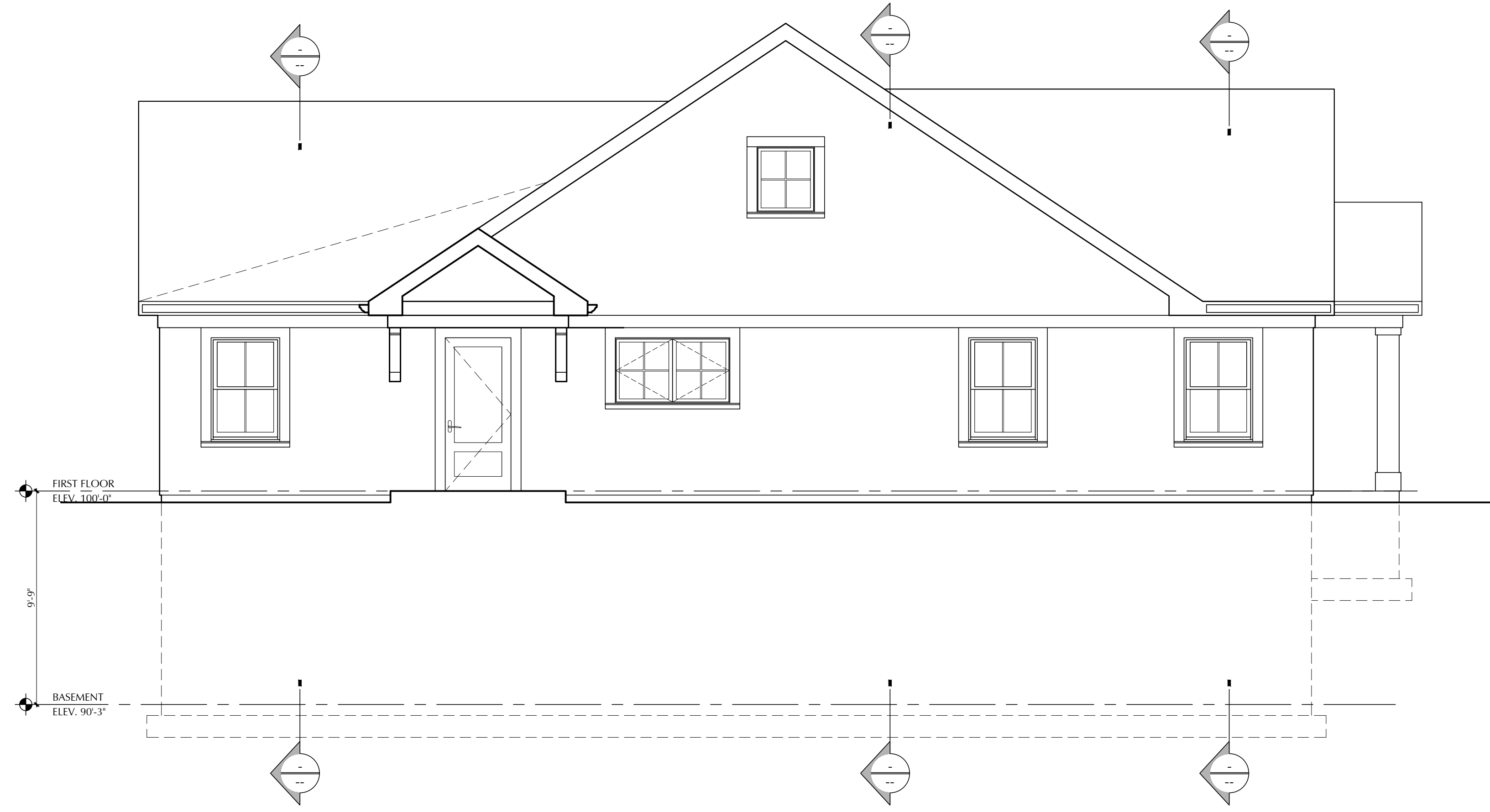
masielloarchitect.com



EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"

A3.1

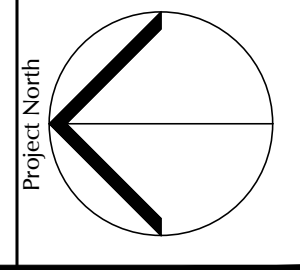


EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"

A3.1

THESE DOCUMENTS ARE NOT FOR SHOP DRAWINGS, CONSTRUCTION OR PERMIT. INFORMATION IS INCOMPLETE AND SHOULD NOT BE ASSUMED AS ACCURATE.



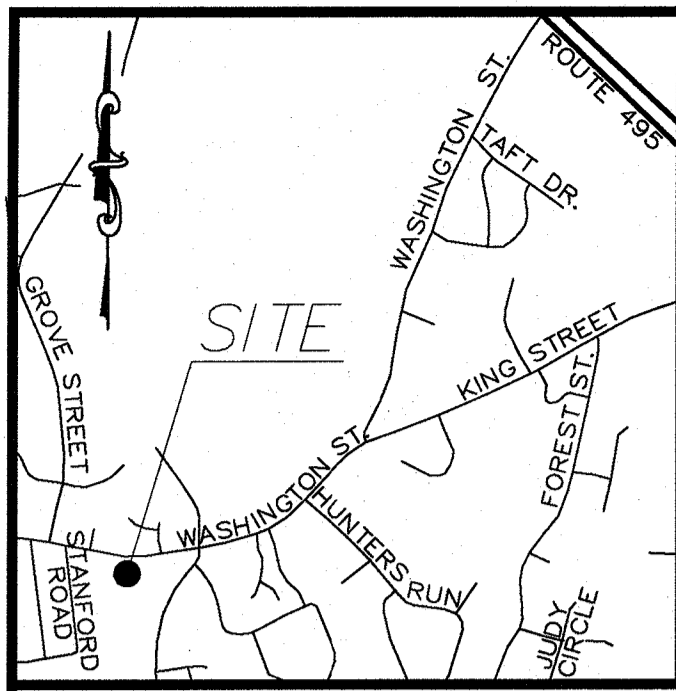
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DATE	
PROJECT: NEW PROJECT FOR	AMEGO ADULT HOMES
	704 WASHINGTON STREET FRANKLIN, MA.
	EXTERIOR ELEVATIONS

A
3.2

DRAWN BY: -
 CHECKED BY: -
 SCALE: -

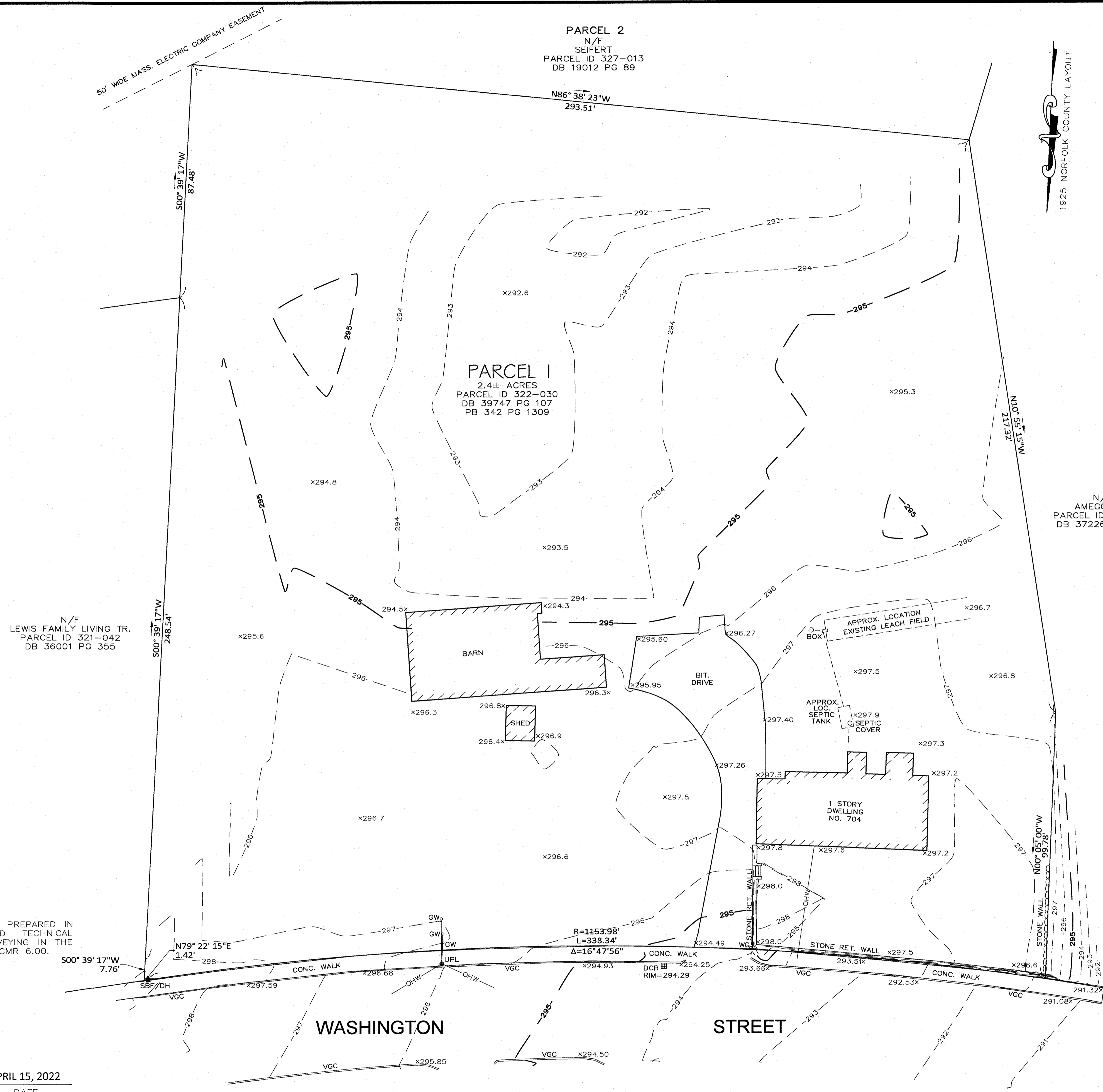
Progress Print Oct 27, 2022



LOCUS MAP
not to scale

TOWN OF FRANKLIN
TOWN ENGINEER

DATE



LEGEND

BIT.	BITUMINOUS
CBF	CONCRETE BOUND FOUND
CONC.	CONCRETE
DB	DEED BOOK
DCB	DRAIN CATCH BASIN
DH	DRILL HOLE
GW	GUY WIRE
L	A CURVE LENGTH
N/F	NOW OR FORMERLY
OHW	OVERHEAD WIRES
R	A CURVE RADIUS
RET.	RETAINING
PG	PAGE
SBF	STONE BOUND FOUND
UPL	UTILITY POLE
VGC	VERTICAL GRANITE CURB

ZONING DISTRICT
RURAL RESIDENTIAL I

MINIMUM BUILDING SETBACKS

FRONT=40 FEET
SIDE=40 FEET
REAR=40 FEET

DEED REFERENCES

LAWRENCE P. BENEDETTO
DEED BOOK 39747 PAGE 107

PLAN REFERENCES

PLAN BOOK 105 PAGE 679
PLAN BOOK 342 PAGE 1309

NOTES

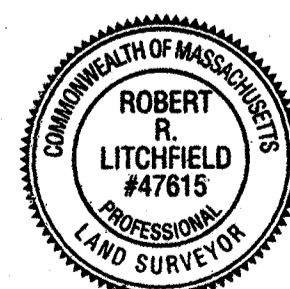
1. THIS SURVEY AND PLAN ARE BASED UPON AN ACTUAL ON THE GROUND INSTRUMENT SURVEY PERFORMED ON MARCH 18, 2022.
2. LEGAL STATUS OF THE STREETS AND/OR WAYS SHOWN HEREON, WHETHER THEY ARE PUBLIC OR PRIVATE, WERE NOT MADE PART OF THIS SURVEY.
3. ALL FLOWERING PLANTS, SHRUBS, OR TREES MAY NOT BE SHOWN WITHIN LANDSCAPING AREAS. IT IS MEANT FOR ILLUSTRATIVE PURPOSES ONLY AND NOT MEANT AS A COMPLETE INVENTORY OF ALL VEGETATION THAT MAY EXIST. SIZES REFLECT APPROXIMATE TRUNK DIAMETER AT BREAST HEIGHT OR APPROXIMATE DIAMETER OF SHRUB WIDTH.
4. THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON EITHER RECORD DATA PROVIDED BY THE OPERATING AUTHORITIES, VISUAL INSPECTION OF AVAILABLE ABOVEGROUND STRUCTURES, PHYSICAL SURFACE MARKINGS FOUND, OR DATA PROVIDED BY OTHERS. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK.
5. THE SUBJECT PROPERTY DOES NOT FALL IN A SPECIAL FLOOD HAZARD ZONE AS THE SUBJECT PROPERTY IS PLOTTED BY SCALE ONTO THE FLOOD INSURANCE RATE MAP FOUND AS,
COUNTY NORFOLK
COMMUNITY TOWN OF FRANKLIN
PANEL 250240 0316E
EFFECTIVE DATE JULY 17, 2012
ZONE "X"
6. THE SUBJECT PROPERTY FALLS IN THE TOWN OF FRANKLIN'S WATER RESOURCE PROTECTION DISTRICT DEP APPROVED ZONE 2.

HORIZONTAL DATUM:
MASSACHUSETTS STATE PLANE - MAINLAND ZONE NAD83 (2011) EPOCH 2010.00 - US FEET

VERTICAL DATUM:
NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B) - US FEET

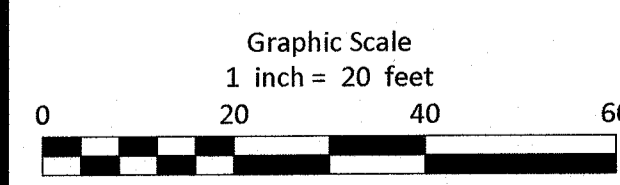
ON-THE-GROUND OBSERVATIONS WERE PERFORMED USING LEICA TS13 (3") ROBOTIC TOTAL STATIONS AND WITH A LEICA GS14 GPS RECEIVER USING THE LEICA SMARTNET NORTH AMERICA RTK NETWORK

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS, TITLE 250 CMR 6.00.



ROBERT R. LITCHFIELD, PLS #47615 DATE APRIL 15, 2022

REV #	DATE	DESCRIPTION



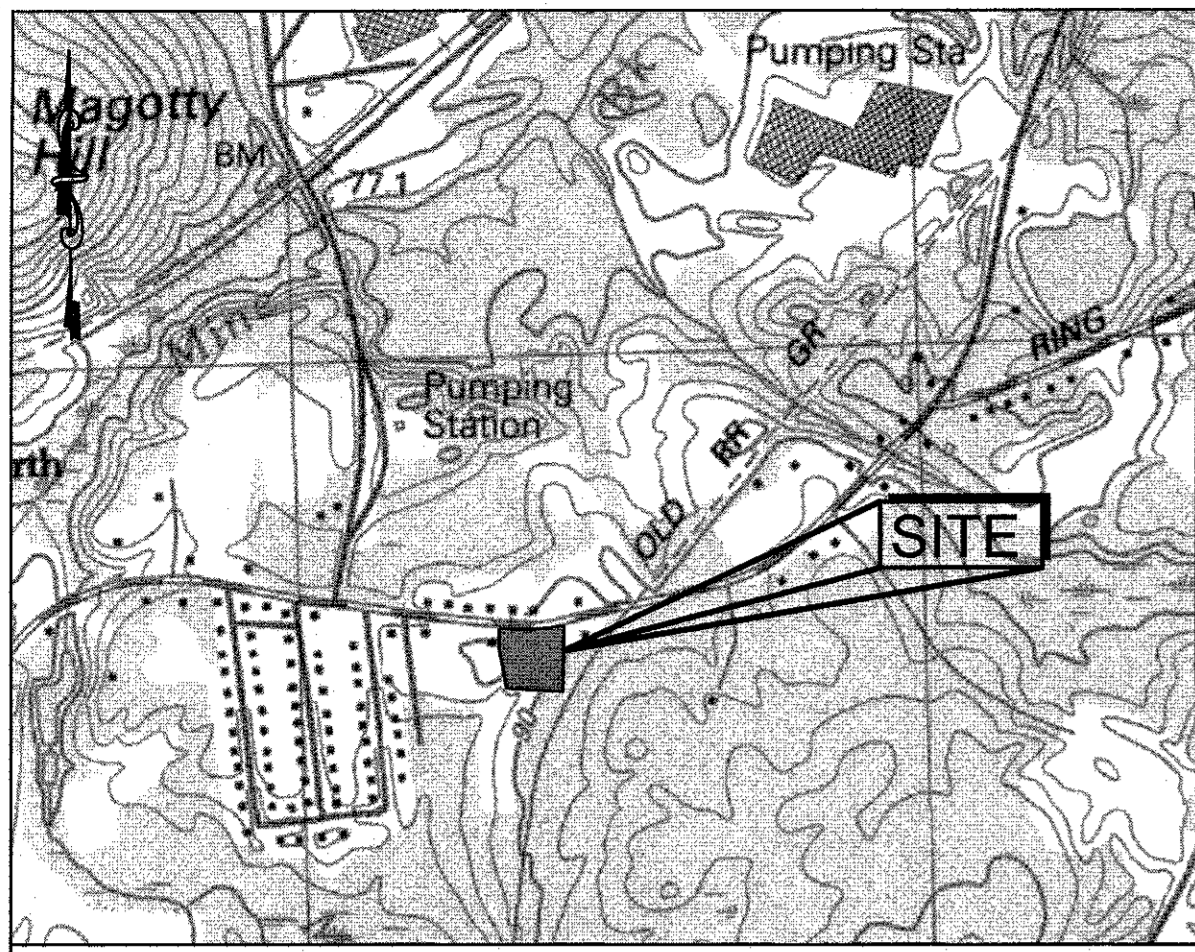
CIVIL ENGINEERING / LAND SURVEYING
249 SOUTH STREET, UNIT 1, PLAINVILLE, MA 02762
Tel: 508-695-2221
website: www.levelkg.com

PROJECT:
704 WASHINGTON STREET
(NORFOLK COUNTY)
FRANKLIN, MASSACHUSETTS

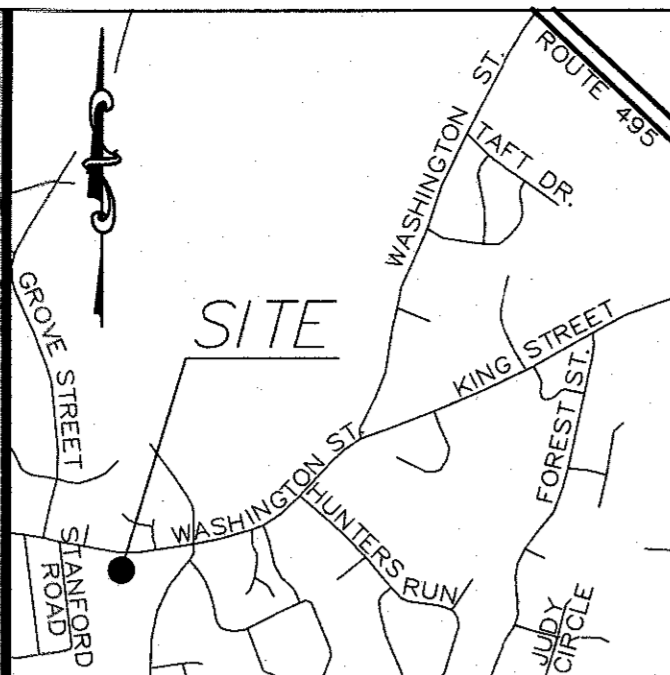
TITLE:
EXISTING CONDITIONS PLAN
704 WASHINGTON STREET, FRANKLIN, MA
PREPARED FOR:
Amego, Inc.
33 Perry Street
Attleboro, MA 02703

DATE:
APRIL 15, 2022
1 OF 1
SHEET NO.: 1

2013 EXISTING CONDITIONS PLANDWG



USGS LOCUS MAP
SCALE: 1" = 1,000'



STREET LOCUS MAP
NOT TO SCALE

ZONING DISTRICT
ZONED: RURAL RESIDENTIAL

MINIMUM BUILDING SETBACKS
FRONT=40 FEET
SIDE=40 FEET
REAR=40 FEET

DEED REFERENCES
LAWRENCE P. BENEDETTO
DEED BOOK 39747 PAGE 107

PLAN REFERENCES
PLAN BOOK 105 PAGE 679
PLAN BOOK 342 PAGE 1309

ZONING REQUIREMENTS		
ZONING DISTRICT: RURAL RESIDENTIAL 1		
	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 S.F.	102,856 S.F.
FRONTAGE	200'	338.34'
FRONT YARD SETBACK	40'	75.59'
SIDE YARD SETBACK	40'	40.50'
REAR YARD SETBACK	40'	56.37'
MAX. BUILDING HEIGHT	3 STORY/35'	1 STORY/18'
PARKING REQUIREMENTS		
USE: GROUP HOME - GUEST HOUSES, LODGING HOUSES AND OTHER GROUP ACCOMMODATIONS: ONE SPACE PER GUEST UNIT.	20 GUESTS X (1 SPACE/ GUEST) =20 SPACES	23

PLAN NOTES:

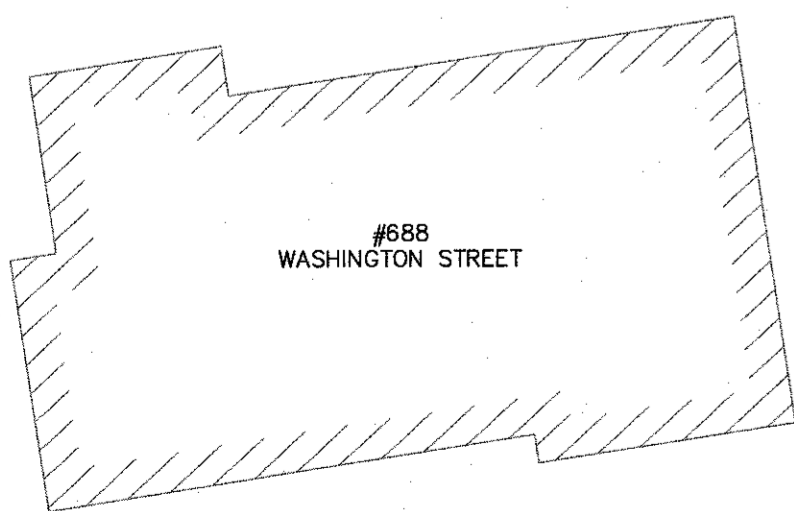
- EXISTING CONDITIONS WERE OBTAINED BY FIELD SURVEY BY LEVEL DESIGN GROUP, LLC, ON MARCH 18, 2022. SOIL TESTING COMPLETED BY SEAN M. BARRY ON APRIL 26, 2022.
- THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.
- CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE DESIGN PLANS PRIOR TO THE START OF CONSTRUCTION.
- ALL DISTURBED AREAS NOT RECEIVING IMPROVEMENTS SHALL BE LOAMED AND SEEDED.
- THE SITE IS LOCATED WITHIN A ZONE II WATER RESOURCE DISTRICT.
- THE SITE IS NOT LOCATED WITHIN A FLOOD PLAIN DISTRICT.

CONSTRUCTION NOTES:

- THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.
- CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE DESIGN PLANS PRIOR TO THE START OF CONSTRUCTION.
- ALL EXISTING PAVEMENT SHALL BE SAWCUT PRIOR TO REMOVAL.
- ALL EXISTING PAVEMENT, CURB, WALKS, UTILITIES, LIGHT POLES, TREES, SHRUBS, ETC., SHALL BE REMOVED FROM THE AREAS TO BE DEVELOPED. ALL SUCH ITEMS NOT WITHIN THE WORK AREA SHALL BE PROTECTED AND UNDISTURBED.
- ALL DISTURBED AREAS NOT RECEIVING IMPROVEMENTS SHALL BE LOAMED AND SEEDED.
- ALL CONSTRUCTION AND CONSTRUCTION ACTIVITIES SHALL CONFORM TO STATE AND LOCAL REQUIREMENTS. INCLUDING BUT NOT LIMITED TO THE TOWN OF FRANKLIN, THE COMMONWEALTH OF MASSACHUSETTS AND ANY OTHER AGENCIES HAVING JURISDICTION.
- SITE LIGHTING WILL BE PROVIDED BY RESIDENTIAL FIXTURES OFF THE BUILDINGS. NO LIGHT POLES WILL BE USED.
- MATERIAL TO BE EXPORTED FROM THE SITE WILL BE LIMITED TO TOPSOIL IN AREAS TO BE PAVED AND ANY DELETERIOUS MATERIAL ENCOUNTERED DURING EXCAVATION. MATERIAL TO BE EXPORTED WILL BE LIMITED TO GRAVEL BASE AND SEPTIC AGGREGATE.

SITE PLAN NOTES:

- THIS PLAN SET HAS BEEN ISSUED FOR PERMITTING ONLY. A FULL CONSTRUCTION PLAN SET SHALL BE ISSUED ONCE ALL LOCAL, STATE, AND FEDERAL PERMIT APPROVALS HAVE BEEN GRANTED.



1925 NORFOLK COUNTY LAYOUT

500' 39" 17" W
87.48'

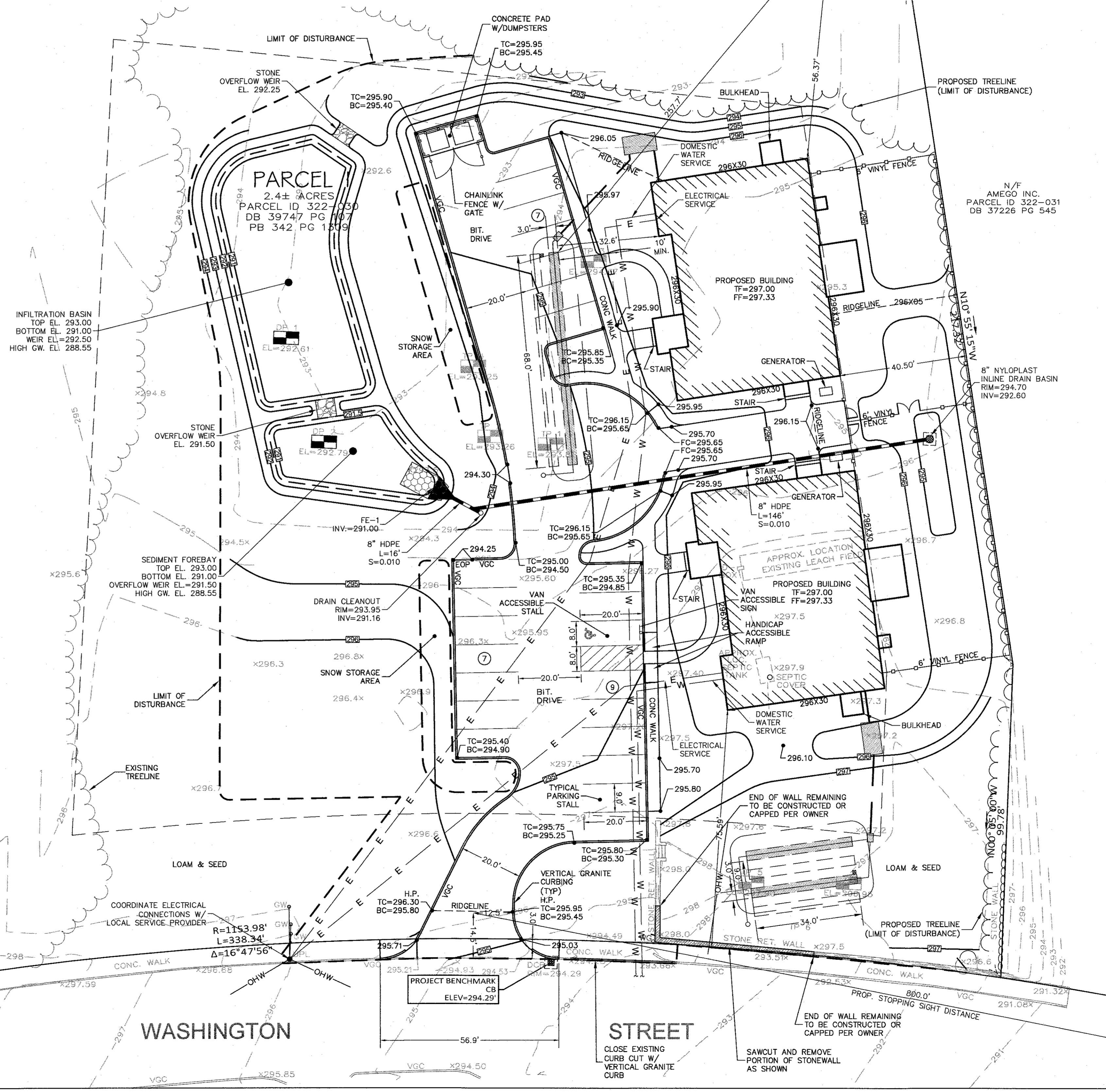
500' 39" 17" W
248.54'

N/F
LEWIS FAMILY LIVING TR.
PARCEL ID 321-042
DB 36001 PG 355

500' 39" 17" W
248.54'

500' 39" 17" W
87.48'

500' 39" 17" W
87.48'



NO	DATE	REVISIONS
1	7-11-22	COMMENT RESPONSE
2	9-6-22	REVISED LAYOUT
3	10-31-22	REVISED LAYOUT

SEAL

DATE: JUNE 21, 2022
DRAWN: APH / DRC
SCALE: H-1"=20', V-1"=4'

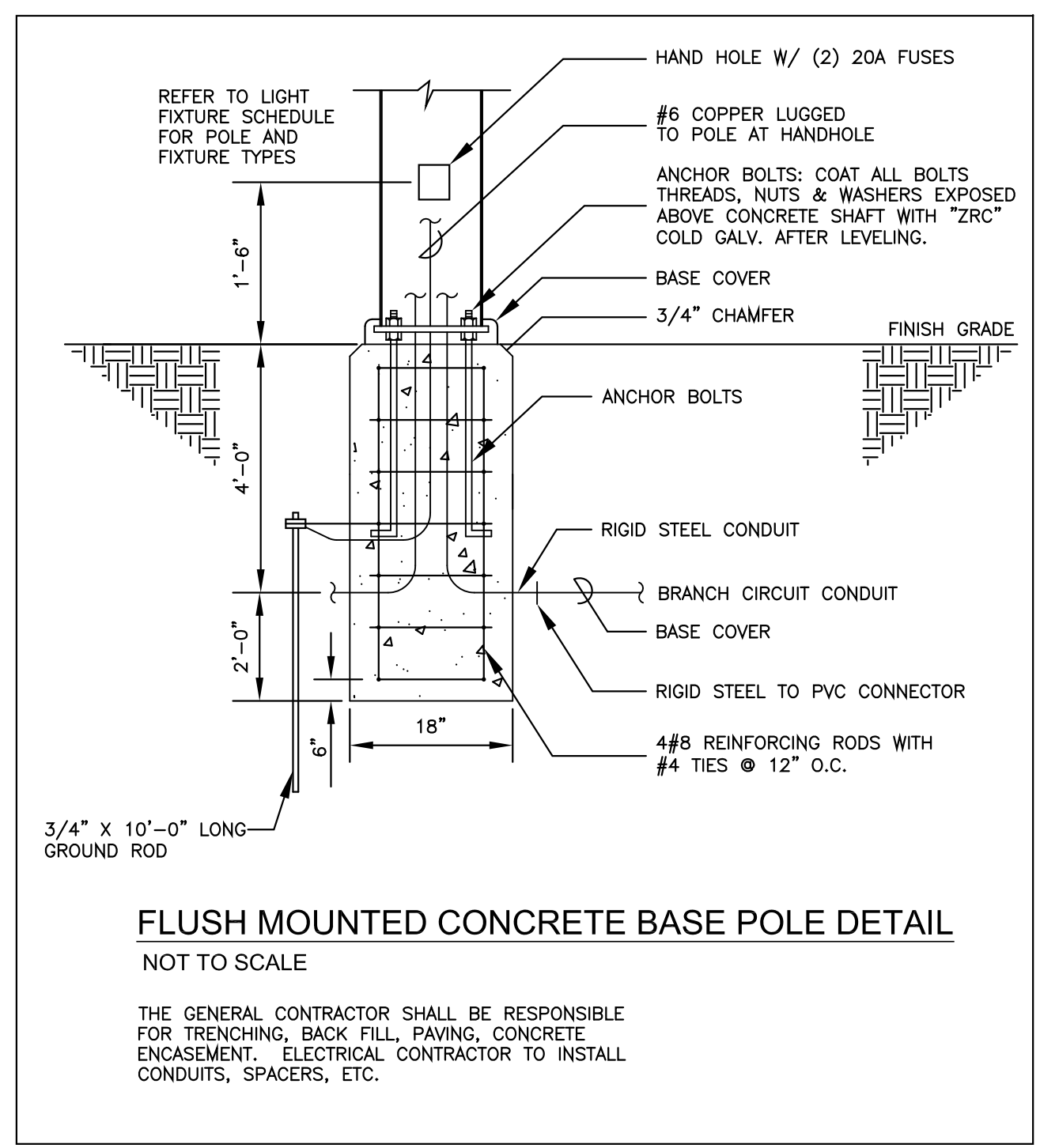
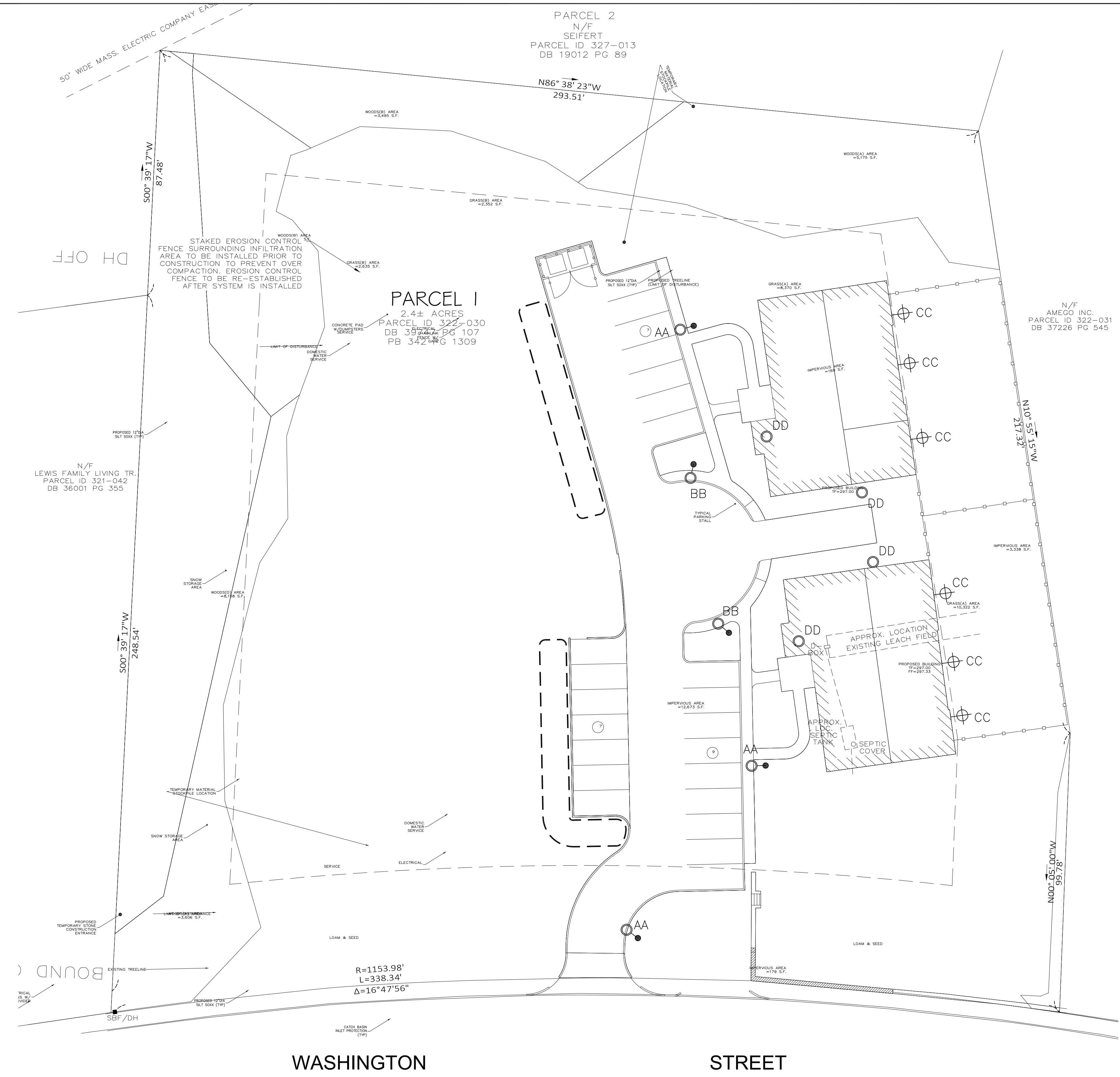
AMEGO
SITE PLAN
MAP SHEET 322, PARCEL 030
704 WASHINGTON STREET
FRANKLIN, MASSACHUSETTS

LEVEL
DESIGN GROUP
CIVIL ENGINEERING / LAND SURVEYING
249 SOUTH STREET
PLAINVILLE, MA 02762
TEL. (508) 695-2221 FAX. (508) 695-2219

SITE PLAN

C-2.0

2013.00



LIGHTING FIXTURE SCHEDULE							
TYPE	MANUFACTURER	CATALOGUE #	LAMPING			MOUNTING	REMARKS
			TYPE	WATTAGE	QUANTITY		
AA	INVUE LIGHTING	ECM-E02-LED-E1-SL3-VA6154-XX-7030	LED	52W		POLE	MOUNTED ON 12'-0" POLE W/ FLUSH CONCRETE BASE
BB	INVUE LIGHTING	ECM-E02-LED-E1-SL4-VA6154-XX-7030	LED	52W		POLE	MOUNTED ON 12'-0" POLE W/ FLUSH CONCRETE BASE
CC	BARNLIGHT	WHS14-3000LM-DOME	LED	38W		WALL	WALL MOUNTED BARN LIGHT WITH ARM 9'-0" AFG
DD	HALO	HLB609930	LED	16W		RECESSED	PORCH/CANOPY DOWNLIGHT
POLE	ULS	RSA-4121					4" O.D. ROUND 12'-0" POLE MOUNTED ON FLUSH BASE

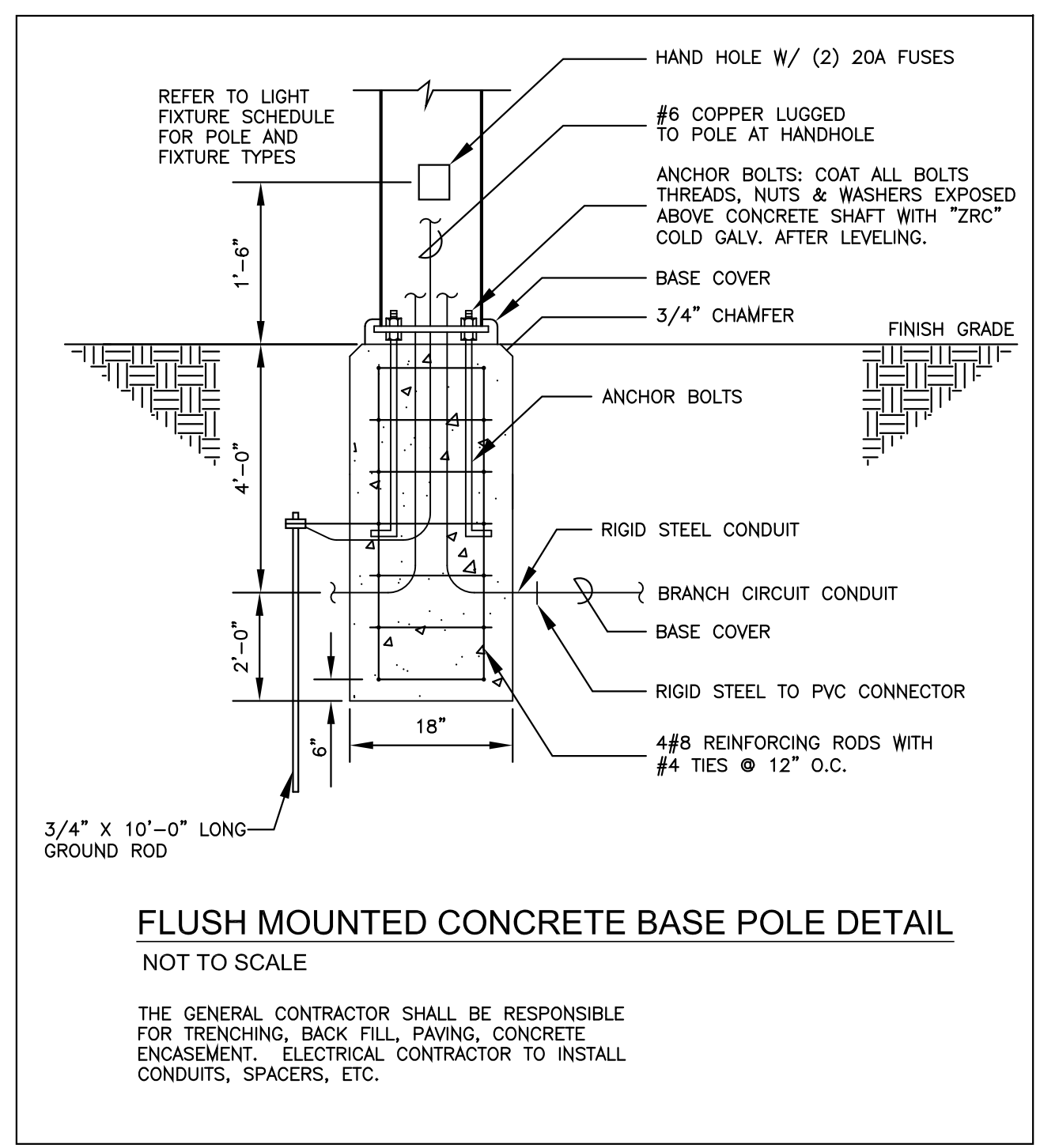
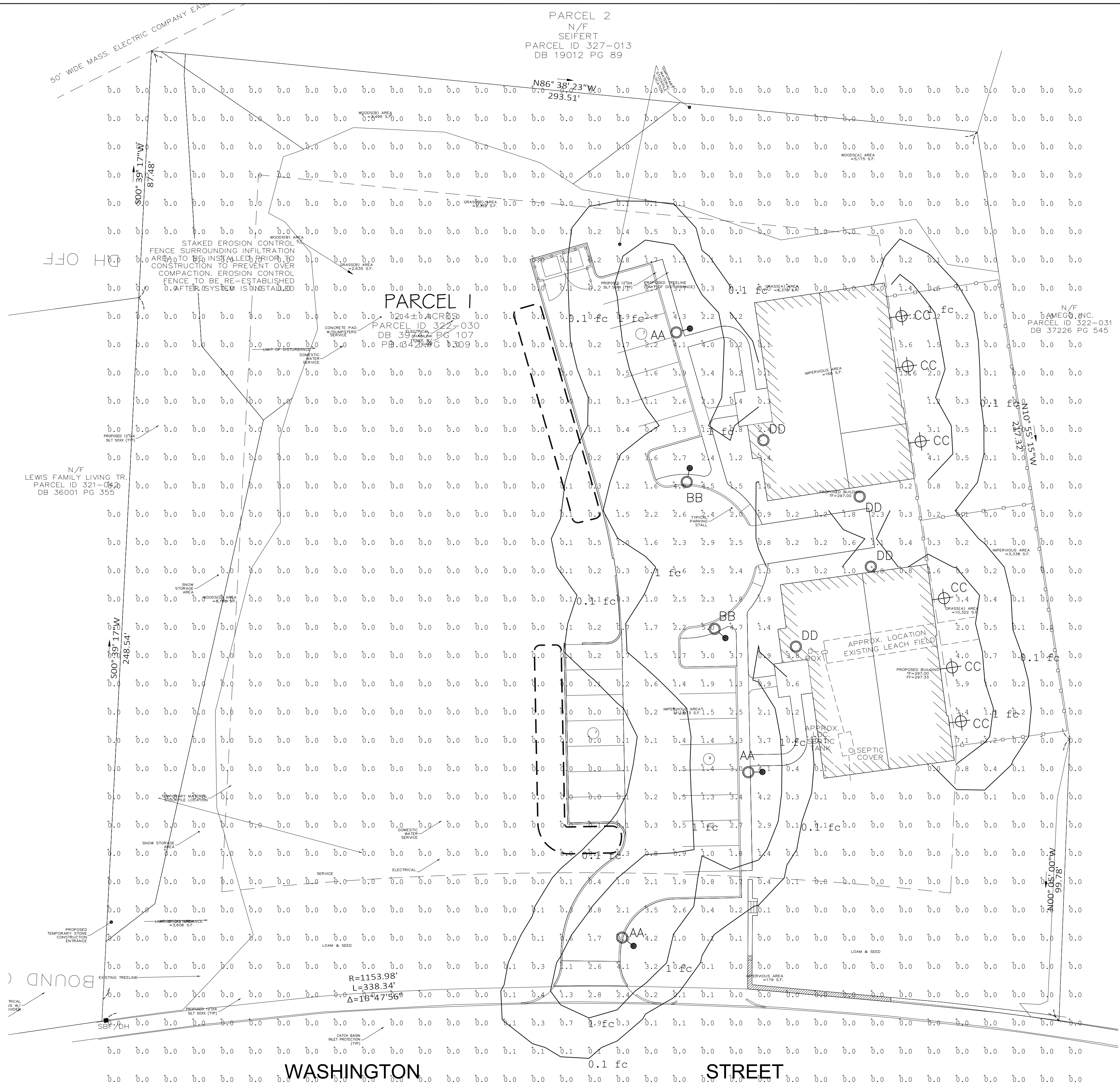
SITE PLAN- LIGHTING
Scale: 1"= 20'-0"

REVISIONS	
DATE	DESCRIPTION

AMEGO
704 WASHINGTON STREET
FRANKLIN, MA
**SITE PLAN
LIGHTING**

DATE: OCTOBER 24, 2022

SCALE: AS NOTED
DRAWN BY: GCR
CHECKED BY: JDS
CADD FILE:
PROJECT No.



FLUSH MOUNTED CONCRETE BASE POLE DETAIL
NOT TO SCALE

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCHING, BACK FILL, PAVING, CONCRETE ENCASUREMENT, ELECTRICAL CONTRACTOR TO INSTALL CONDUITS, SPACERS, ETC.

LIGHTING FIXTURE SCHEDULE							
TYPE	MANUFACTURER	CATALOGUE #	LAMPING			MOUNTING	REMARKS
			TYPE	WATTAGE	QUANTITY		
AA	INVUE LIGHTING	ECM-E02-LED-E1-SL3-VA6154-XX-7030	LED	52W		POLE	MOUNTED ON 12'-0" POLE W/ FLUSH CONCRETE BASE
BB	INVUE LIGHTING	ECM-E02-LED-E1-SL4-VA6154-XX-7030	LED	52W		POLE	MOUNTED ON 12'-0" POLE W/ FLUSH CONCRETE BASE
CC	BARNLIGHT	WHS14-3000LM-DOME	LED	38W		WALL	WALL MOUNTED BARN LIGHT WITH ARM 9'-0" AFG
DD	HALO	HLB609930	LED	16W		RECESSED	PORCH/CANOPY DOWNLIGHT
POLE	ULS	RSA-4121					4" O.D. ROUND 12'-0" POLE MOUNTED ON FLUSH BASE

SITE PLAN- PHOTOMETRIC LIGHTING
Scale: 1"= 20'-0"

REVISIONS	
DATE	DESCRIPTION

AMEGO
704 WASHINGTON STREET
FRANKLIN, MA
SITE PLAN
PHOTOMETRIC LIGHTING

DATE: OCTOBER 24, 2022

SCALE: AS NOTED
DRAWN BY: GCR
CHECKED BY: JDS
CADD FILE:
PROJECT No.

Town of Franklin



Design Review Commission

**Tuesday, October 18, 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. Members absent: Gerald Wood, Cassandra Bethoney, 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 – Replace signage.

Chair Bartro stated that that Commission had voted on the Dunkin Donuts package in September. He reviewed the signage included in the original proposal. He stated that some of the items were not in the package that was voted on at the last meeting. He stated that so, for completeness's sake to make sure all of the things are in the package, is why Mr. Donovan is back before us this evening. He stated that in the Commission's meeting package are just the items that were not in their package last month. Mr. Sean Donovan, account manager of ViewPoint Sign & Awning on behalf of Dunkin Donuts, addressed the Commission and stated that the pylon sign should have been in the previous package. He discussed the speaker canopy. Chair Bartro stated that these all count as directionals which is how the Commission has handled them in the past with drive-thru entities. He stated that directional signs are not counted against square footage and things like that.

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

2. Box Seats Restaurant – 391 East Central Street – Replace signs in existing cabinets.

Chair Bartro stated that this was formerly the Alumni Restaurant. Mr. Jim Quinn of Signs by Tomorrow, on behalf of Box Seats Restaurant, stated that they will be replacing the panels in the sign cabinets that are already there from the former Alumni Restaurant. He confirmed that the panels are Lexan and the signs are internally lit. Chair Bartro stated that with white background internally lit signs, the Commission requires that the white is opaque. He stated that the applicant is over the allowed square footage at 82 sq. ft. He explained that the previous restaurant owner using the existing cabinet was over the allowance. Commission members discussed the square footage. Chair Bartro stated that the negative space is not applied to the calculations. He explained that he does not want an empty sign box sitting on the property as it would be an eye sore. He stated that the Commission is trying to uphold the square

footage. Mr. Lopez stated that the rules indicate 48 sq. ft. Chair Bartro stated that the applicant can get one sign approved, can think about the other signs, and return to the Commission. He confirmed that Mr. Quinn would have to tell the owners that they will have to take down the cabinet. He stated that they want something successful to go in there, but they have to hold everyone to the same standards. He reviewed that for the wall sign in the commercial business corridor, it is 48 sq. ft. Mr. Quinn stated that they would like to go ahead with the sign on the building.

Motion: To **Approve** the Box Seats sign on the wall as submitted provided the backing is either opaque or blacked out. Motioned by P. Lopez. Seconded by S. Williams. **Discussion:** Chair Bartro stated that it does not include the pylon in that; he requested an amended motion to include the pylon. **Motion:** To **Approve** the Box Seats sign on the wall as submitted provided the backing is either opaque or blacked out and the pylon. Motioned by P. Lopez. Seconded by S. Williams. Roll Call Vote: Williams-YES; Lopez-YES; Bartro-YES. Voted 3-0-0. Chair Bartro noted that this approval does not include approval for the function room sign; the applicant will return to the Commission.

3. Apricot Lane – 342 East Central Street – Install new signage.

Chair Bartro stated that this looks like a continued build-out of the plaza. He stated that there is a pylon sign and a building sign. Mr. Robert Lanigan addressed the Commission for the new signage. He stated that it would be lit channel letters on the backboard on the building and two tenant faces on the new pylon. Chair Bartro stated that he liked the lighting.

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

Approval of Minutes: September 27, 2022

Motion: To **Approve** the September 27, 2022 Meeting Minutes as presented. Motioned by P. Lopez. Seconded by S. Williams. Roll Call Vote: Williams-YES; Lopez-YES; Bartro-YES. Voted 3-0-0.

General Matters - Old Business - Town of York Zoning Ordinance

Chair Bartro stated that attached to tonight’s agenda is Article 16 of York, Maine, Zoning Ordinance as it pertains to sign standards. He stated that at the last meeting he requested the Commission members review the attached document and mark up as applicable. He suggested the Commission take this section by section. He stated that in section 16.2 the definition of sign types seems to be much more comprehensive than what we have today. He stated that being a beach vacation community, there are some sign types and nuances that are called out here that are not necessary in Franklin. He stated that this Commission could use more comprehensive sign types. He asked if other Commission members looked at 16.2 and saw any sign types that were either on this and would not be applicable to Franklin or were omitted from this and would need to be added for Franklin. Mr. Williams stated that he did not think the Commission needed a definition for gateway signs and the information sign. Commission members discussed the sign types listed on the York, Maine, Zoning Ordinance. Chair Bartro stated that for section 16.2, it looks applicable at least for sign types. He stated that the table in the back would need additional scrutiny. He stated that he thinks Franklin’s current bylaw does a decent job in 16.3. He stated that 16.3, section 10, was about maintenance of signs and removing signs from closed businesses. He questioned how it would be enforced as it would be a closed business. Mr. Williams stated agreement. Commission members discussed creative license with grammar and spelling that businesses take. Chair Bartro stated that 16.4 was about illumination. He discussed the amount of light allowed. He stated that the current bylaws do not require a photometric analysis for the signs that are installed. He stated that he thinks that would be burdensome for businesses. Mr. Williams agreed. He questioned how bright is too bright and how do you enforce that. Chair Bartro stated that there is some validity to having the Commission have some recourse after the fact; he stated that he would want the building commissioner’s input on this. He stated that for this item it would have to be determined the allowed brightness and who would be the enforcer of it. He stated that he did like the directionally of how it would be

lit; he discussed external illumination down rather than up. He stated that 16.5, sections 1-3, were highly applicable to Franklin but different than how it is done today. He discussed that if they were to make a rectangle around the channel letters, then they would want to make the channel letter set allowance higher than it is. Mr. Williams stated that this is the thing that made him the most drawn to these. He stated that it defines something that we do not, and he thinks it makes sense. Chair Bartro stated that it would be good to be able to direct applicants to the bylaw and know that there is an easy-to-understand illustration. Mr. Williams agreed that having diagrams would be valuable. Chair Bartro stated that beyond the first three or four sections, it is pretty simple. He stated that when you get to subsections 2.1 and 2.2 you start to get into the real meat and potatoes of this thing. He stated that he thinks it would behoove us to make this a topic of one of these discussions. He stated that he does not think Franklin's bylaw contemplates home occupation signs and he noted open flags. Mr. Williams said that the bylaws also do not talk about banners. Chair Bartro stated that these were handled in the past under temporary signs. He stated that temporary signs should have a very strong definition. Commission members discussed yard sale signs and enforcement. Chair Bartro stated that 16.6 merits a closer look from the Commission; he asked Commission members to determine if they thought there were items missing or should be added to this section regarding temporary signs. He discussed opening signs for new businesses. He stated that 16.7 was exemptions and 16.8 was non-conforming. Mr. Lopez noted that 16.8 covers the grandfathering rule and stated that he does not think they do it better than the Town's current bylaws. He stated that if the bylaws were going to be rewritten, the grandfathering rule should be clarified. Chair Bartro stated that he thought 16.9.3 was very good regarding flashing and animated signs. He stated that he thought it was better language than the Town's current language. He stated that this section is worth the Commission discussing with others in Town. Mr. Williams stated that he liked 16.9.5. Chair Bartro stated that he thinks there are a few homework items for Commission members to think about. He stated that this item will be on future agendas for a while for discussion.

General Matters - Old Business

None.

Motion to Adjourn by S. Williams. Seconded by P. Lopez. Roll Call Vote: Williams-YES; Lopez-YES; Bartro-YES. Voted 3-0-0.

Meeting adjourned at 7:54 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary

Town of Franklin



Design Review Commission

**Tuesday, October 25, 2022
Meeting Minutes**

Mr. Gerald Wood 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, Gerald Wood, Paul Lopez. Members absent: Cassandra Bethoney, 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. Box Seats Restaurant – 391 East Central Street - Replace signs in existing cabinets.

Mr. Jim Quinn of Signs by Tomorrow, on behalf of Box Seats Restaurant, stated that at the last Commission meeting approval was granted for the submitted sign package except for the function hall as the Commission said that signage exceeded the square footage allowed to one unit, but if it were two units, it would be okay. He stated that he talked to his client and it was two units; unit 6 is rented as the function hall, and unit 5 is rented as the restaurant. Therefore, he has two separate units.

Chair James Bartro entered the meeting.

Chair Bartro stated that this falls into ambiguity as the bylaw calls out establishments, not businesses or properties; therefore, it is left to the Commission’s discretion to determine what is an establishment. He stated that in this case, it is a replacement of a sign face. He stated that he thinks what would end up happening is that they would end up with an empty cabinet and that does not look good and is not good for the business.

Mr. Lopez stated that he thinks the business would not want an empty sign box so either them or the landlord would probably take it down. He stated that he understood what Chair Bartro was saying, so he is contemplating right now about this. Mr. Williams stated that he can see the argument that the main room is an establishment and the function room is an establishment. Chair Bartro noted that this is a reface and not a new sign. He stated that the landlord would not have a vested interest in taking the sign case down. He stated that he is leaning toward replacement of the sign in the sign box.

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

Chair Bartro stated that this is reflecting on the approval from last week. He stated that when that signage was approved, the Commission talked about the opaque background on the white. He stated that he wants to make sure the opaque is on the two of these approved signs also. Mr. Quinn stated yes.

2. Pour Richards Wine & Spirits – 835 West Central Street - Sign above entry – 2 road panels.

Mr. Rocco Cavallaro of Cavallaro Signs, Inc. addressed the Commission. He stated that the signs are precisely the same shape and color as the others in the plaza. He stated that he does not believe there is any external illumination of the sign. He confirmed that the sign going into the panel is not illuminated.

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

3. DELL Technologies – 111 Constitution Blvd - Replace existing internally illuminated sign with non-illuminated letters.

Mr. Joseph Buchholz of Buchholz Signs Since 1899 addressed the Commission. He stated that originally, they wanted to replace the existing illuminated letters with illuminated letters, but they have changed it to non-illuminated. He stated that it is the same sign just with non-illuminated letters on the wall. He stated that they are updating the sign to DELL Technologies which is their new logo look. He stated that the total is 20 sq. ft. Mr. Lopez stated that it was about 56 sq. ft. if it were measured as a box which is how he thinks it should be measured. Chair Bartro stated that as part of a review of the bylaw, the Commission is examining just that regarding the interpretation of measurement. He stated that the mounting method was included in the submitted packet. He stated that the directional signs on the docks that are being replaced, such as dock 1, do not need to come to the Commission. He confirmed that directional signs do not need to come to the Commission as long as they are not branded and marketing. He stated that directionals on the roadway would be worthwhile for the Commission to review; signs on the docks are not something the Commission would spend time on.

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

Approval of Minutes

None.

General Matters – New Business

None.

General Matters - Old Business - Town of York Zoning Ordinance

Chair Bartro reviewed that at the last Commission meeting they spent time going through an example of comprehensive sign guidelines from York, Maine. He stated that they were marking up items that this Commission finds useful if they were to be implemented in Franklin’s bylaw. He stated that Commission members were supposed to continue to look at the guidelines and return to future Commission meeting for discussion. He stated that they are going to have to get into what is a permissible size for various sign types, materials, and lighting; this is the level of detail we need to get into at this point. He stated that for instance, if the Commission were to change the way channel letters are interpreted, such as just drawing a rectangle around it and measuring length times width for the square footage, we would need to look at the sizes and add square footage to the current guidelines for large buildings. He stated that before they go through every sign type, they should do a mark up of their discussion from the last meeting which he will do, send that to Ms. Kinhart who will send it out to all members to be discussed at an open meeting, and then they should bring some of the folks who will be weighing in on this such as legal counsel and planning into an open meeting and discuss that with them and get their feedback. Mr. Wood agreed this would be a good way

forward. Chair Bartro discussed that the York, Maine, guidelines did not explicitly call out what constitutes an establishment. He stated that he thinks that is something that needs clarity. He stated that should be reviewed in a meeting to make sure it captures the will of this Commission; then at the following meeting, they get some folks from the Town administration. He stated that this will be a bylaw change. Mr. Lopez stated that sounds like it makes sense.

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

Meeting adjourned at 7:24 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary