

**DESIGN REVIEW COMMISSION  
AGENDA**

**July 20, 2021  
7:00 PM.**

**Virtual Meeting**

**Due to the growing concerns regarding the COVID-19 virus, we will be conducting a remote/virtual Design Review Commission Meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number (Cell phone or Landline Required) OR citizens can participate by copying the link (Phone, Computer, or Tablet required). Please click on <https://us02web.zoom.us/j/82990521293> or call on your phone at 1-929-205-6099, meeting ID is 82990521293**

**7:00 PM      Bamboo House – 2 Main Street**  
Install sign

**7:05 PM      Wicked Fitness – 425 Franklin Village Drive**  
Install Channel letter Set

**General Matters:**

Approval of Minutes: 07/06/2021

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: 07-15-2021**

The next meeting of the Design Review Commission is scheduled for August 3, 2021



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: Bamboo House

Property Address 2 Main St Franklin, MA, 02038.

Assessors' Map # 279 Parcel # \_\_\_\_\_

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

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

B) Applicant Information:

Applicant Name: Limei Qiu

Address: 2 Main Street Franklin, MA, 02038.

Telephone Number: 508 528 9588.

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

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

Business Owner: Zhu Jiang Inc / Limei Qiu Property Owner: NJN LLC  
Address: 2 Main St Franklin, MA c/o Nabil K. Nakhoul.

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

Limei Qiu  
Print name of Applicant

[Signature]  
Signature of Owner

NABIL NAKHOUL / NJN LLC  
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



# Bamboo House



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design co



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

**a. Sign Company**

Business Name: LUCA SIGNS  
Contact Person: HUNG LE  
Address 1286 DORCHESTER AVE, DORCHESTER, MA 02122  
Telephone Number: 617-834-9311

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

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

**E) Work Summary**

Summary of work to be done: SIGN 18" x 59"  
\_\_\_\_\_  
\_\_\_\_\_

**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.



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AMERICAN EXPRESS

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11:30 - 10:00  
11:30 - 11:00  
12:00 - 11:00  
12:00 - 10:00

KEEP IT LOCAL  
Working Together to Create a Vital Downtown  
FRANKLIN DOWNTOWN PARTNERSHIP  
2020-2021 Member  
Support Franklin Business



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**BAMBOO HOUSE**



# BAMBOO HOUSE

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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: Wicked Fitness

Property Address 425 Franklin Village Dr

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

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: 508-364-2905

Contact Person: Cam Afonso

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

Business Owner: Teresa Tucker  
Address: 425 Franklin Village Dr  
Franklin, MA 02038

Property Owner: Cedar Management  
928 Corners Rd.  
Massapequett, NY 11758

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

Cam Afonso  
Signature of Applicant

X Jerry Langfuiw  
Signature of Owner

Cam Afonso  
Print name of Applicant

JERRY LANGFUIW (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: Install Channel Letter Set

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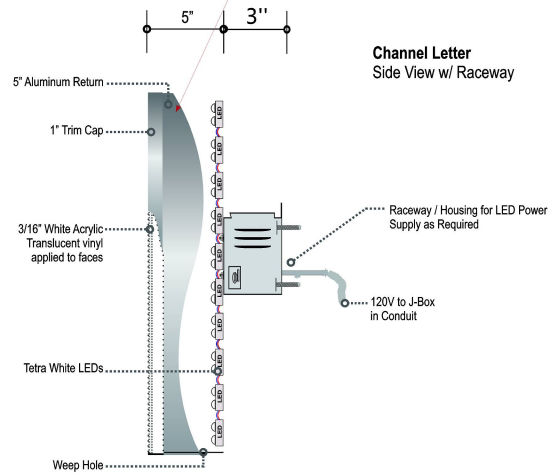
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- 2. Lighting Plan indicating lighting levels & specifications of proposed lights
- 3. Building drawings, indicating size and height of building(s); front, rear and side elevations (when there are no adjoining buildings) and floor plans
- 4. Drawings 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.





**BLACK CANS AND TRIM**



*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](mailto:cam@signsbycam.com)

Website: [www.signsbycam.com](http://www.signsbycam.com)

**APPROVED FOR PRODUCTION:**

**X**

**© COPYRIGHT**

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.

**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:



Town of Franklin



Design Review Commission  
Tuesday, July 6, 2021  
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, Mark Fitzgerald, Gerald Wood, Venkata Sompally. Members absent: Vice Chair Sam Williams, Associate Chris Baryluk. Also present: Maxine Kinhart, Administrative Assistant.

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.

1. **Botera – 1256 West Central Street-** Install two sets of channel letter signs and update freestanding sign.

Chair Bartro reviewed that there was discussion regarding the bylaw as to the total allowable sign square footage for a multi-unit building. He asked was the bylaw meant to limit a building with multiple tenants to 48 sq. ft. or was each tenant allowed that amount. He stated that the interpretation from the building commissioner is that it is 48 sq. ft. per tenant. He questioned if the Commission needs to add some specificity into the bylaw as there seems to be an increasing number of multi-tenant buildings. He confirmed that the applicant submitted an attachment method and different style sheets.

Ms. Danielle Lurette, representing the applicant, stated that Botera has multiple locations; therefore, she provided multiple style sheets for the Commission. She stated that the channels letters would be attached directly to the side of the building. Chair Bartro discussed the monument sign colors. Ms. Silva stated that the Botera letters are cream and confirmed the white background would be opaque. She confirmed that at this time they are the only business at the location.

**Motion:** To **Approve** the sign package as submitted. Motioned by V. Sompally. Seconded by G. Wood. Roll Call Vote: Bartro-YES; Wood-YES; Sompally-YES; Fitzgerald-NO. Voted 3-1-0.

2. **iFix Phones – 15 East Main Street-** Install belt sign.

Mr. Cam Afonso of Signs by Cam, Inc., representing the applicant, stated that this is an aluminum belt sign with three-dimensional molding with hidden installation mimicking the signs across the street. Chair Bartro stated that when the applicant goes for the permit the attachment method is supplied. Mr. Afonso confirmed that the attachment method was indicated at the top of the provided drawing.



**Motion:** To **Approve** the sign package as submitted. Motioned by G. Wood. Seconded by V. Sompally. Roll Call Vote: Bartro-YES; Wood-YES; Sompally-YES; Fitzgerald-YES. Voted 4-0-0.

**3. Mobil – 251 East Central Street-** Replace existing Speedway signage to Mobil.

Jason of Total Image Solutions, representing the applicant, addressed the Commission. Chair Bartro noted that the written text in the submission indicates Marathon; however, the drawings in the submission show Mobil. Jason stated that it is Mobil. Discussion commenced regarding the franchise and the name. Chair Bartro stated that he thinks the wrong name was put in the Form Q. He questioned how much that really matters. Jason stated that Speedway purchased this location years ago, and Hess stations were rolled into Speedway. He discussed that they are currently changing the fuel offering to Mobil for the new owner at the location. He confirmed that the wrong name of the gas station was put on line E of the Form Q. Mr. Fitzgerald requested that Ms. Kinhart strike Marathon and insert Mobil in line E of the Form Q. Chair Bartro asked the applicant to submit a revised Form Q when they pull the permits; the first line in Section A and Section E would be the two corrections. Jason confirmed that they can accommodate the need for the sign to be opaque in the background. He stated that the TV component on the pumps would be removed. Chair Bartro stated that it would be preferable to not have those.

**Motion:** To **Approve** the sign package as submitted with the stipulation that the white background of the Mobil sign is opaqued and that the pump display mechanism is not a television-type device. Motioned by M. Fitzgerald. Seconded by G. Wood. Roll Call Vote: Bartro-YES; Wood-YES; Sompally-YES; Fitzgerald-YES. Voted 4-0-0.

**4. Bamboo House – 2 Main Street-** Install sign.

Chair Bartro stated that there were awnings as well as signage at this location. Ms. Yuya Chen reviewed the history of the business and the requested signage. She stated that over the years some customers have not been sure of the entrance; therefore, they are requesting to put up a sign for the main entrance. Chair Bartro stated that he is unclear of the total signage for the business as there are no dimensions provided. Ms. Chen confirmed the sign is 18” x 59”. She stated that there was a sign for the barber shop; however, when the barber shop was closed, the sign was removed. She confirmed that currently the only signage for Bamboo House is the awnings. She stated the sign is already installed; she thought their sign company pulled the permits before they installed the sign. Chair Bartro asked if the awning signs count toward the total sign square footage. Mr. Fitzgerald stated that this is the Downtown Commercial district, and he read aloud the square footage requirements. He suggested this submission be tabled and the applicant take pictures of all the signage that the applicant has with the measurements of it. Then, the Commission can determine if it is within the allowable limits. Chair Bartro agreed.

**Motion:** To **Table** the sign package submission to the next meeting on July 20, 2021. Motioned by M. Fitzgerald. Seconded by G. Wood. Amended motion made by M. Fitzgerald: **Motion to Table** pending submission of dimensions of all the existing signage on the building for this entity. Seconded by G. Wood. Roll Call Vote: Bartro-YES; Wood-YES; Sompally-YES; Fitzgerald-YES. Voted 4-0-0.

**5. Engine Yard – 40 Alpine Row-** Street level commercial and 28 residential units above street level.

Mr. Alex Siekierski, project manager and architect of Joe The Architect (JTA), addressed the Commission for street level commercial and 28 residential units above street level. He reviewed the submission. He stated this was presented about two years ago; this is the second time around with



more content. He discussed the existing images and reviewed the architecture and landscaping. Chair Bartro reviewed that the Design Commission is a recommending board for finishes, aesthetics, site plans, and photometrics, and an approving board on signage.

Mr. Siekierski noted that they are not currently applying for signage. He reviewed the location of the site and stated that it is in the Downtown Commercial district. He showed pictures/renderings of the location, the existing structure, and the proposed building. He reviewed the history of the site and stated that there was an engine house on the site around 1884 and a mill on the site around 1888. He stated that they looked at rail cars for the design and material palette. He reviewed the proposed materials and placeholder signage; they will return to the Commission regarding signage when they have tenants. He reviewed the proposed building and stated they were very respectful of the neighbors regarding the photometrics. He stated they went through Tech Review and made some modifications. They have a raised green space in the front for private use by the residences. He discussed the proposed trim and awnings that would match the existing building. He stated that the commercial area is proposed for the ground level with residential above the commercial space. There is parking for the residences, and there are some balconies and terracing on the back. He reviewed the air conditioning and mechanicals proposed for the roof; they will consider screening for the mechanicals. He stated that they are within the height limitations.

Mr. Dan Campbell stated that they utilized the existing topography to provide a wrap around parking lot. There will be a lower-level entrance with first floor commercial space and drive under garage utilizing the existing grade. He reviewed the existing structures to be removed and the proposed green space. He stated that there are very minor drainage improvements needed. Commission members noted that this is an improvement over what is currently there. It was noted that there are currently two residences very close and there must be no lighting spillage. Mr. Campbell noted that there cannot be any light spillage onto the train tracks. Mr. Johnathan Law reviewed the landscape and proposed plants to be installed. He stated that the proposed plants will be of good height, tight spacing, and native species.

Mr. Siekierski reviewed some of the proposed signage for which they will return to the Commission. Commission members discussed possible signage and locations. Chair Bartro noted that signage was not part of tonight's submission.

**Motion:** To **Recommend** the site plan as submitted. Motioned by M. Fitzgerald. Seconded by V. Sompally. Roll Call Vote: Bartro-YES; Wood-YES; Sompally-YES; Fitzgerald-YES. Voted 4-0-0.

**Motion:** To **Recommend** the finishes and photometrics as submitted. Motioned by M. Fitzgerald. Seconded by G. Wood. Roll Call Vote: Bartro-YES; Wood-YES; Sompally-YES; Fitzgerald-YES. Voted 4-0-0.

### **Approval of Meeting Minutes: June 15, 2021**

Mr. Fitzgerald reviewed the regulation that each establishment is permitted one sign of no more than 48 sq. ft. He asked if someone is arguing what an establishment is. Is it the physical building or the number of tenants? Commission members discussed that the use of the word establishment is ambiguous. Chair Bartro reviewed Building Commissioner Gus Brown's interpretation. He asked if the Commission should consider a sign bylaw re-hash. Commission members agreed something should be done. Chair Bartro stated that he would take action to clarify the steps to do something such as a bylaw amendment.

**Motion:** To **Approve** the June 15, 2021 Meeting Minutes as presented. Motioned by G. Wood. Seconded by V. Sompally. Roll Call Vote: Bartro-YES; Wood-YES; Sompally-YES; Fitzgerald-YES. Voted 4-0-0.



**General Matters:**

Mr. Sompally noted that he may not be available to attend meetings for one month. Chair Bartro requested that Mr. Sompally let him know the dates so he can make sure there is a meeting quorum. Mr. Wood asked if there was any information about the pop-up shops. Chair Bartro noted that the shop in the Allstate building has not yet open; he does not know about the other.

**Motion to Adjourn** by M. Fitzgerald. Seconded by G. Wood. Roll Call Vote: Bartro-YES; Wood-YES; Sompally-YES; Fitzgerald-YES. Voted 4-0-0.

Meeting adjourned at 8:14 PM.

Respectfully submitted,

---

Judith Lizardi  
Recording Secretary