

**DESIGN REVIEW COMMISSION
AGENDA**

October 10, 2023

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://zoom.us/j/91386178850> or call on your phone at 1-929-205-6099, meeting ID is 91386178850.

7:00 PM Mykonos Greek Kitchen – 340 East Central Street
Replace signs, add lighting

7:05 PM Hot Table Panini – 10 Franklin Village Drive
One 48 square foot wall sign – illuminated channel letter type

General Matters:
Approval of Minutes: 9-12-2023

Old Business:
New Business:
Adjourn

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. Next meeting is 10/24/2023

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: Mykonos

Property Address 340 East Central St.

Assessors' Map # _____ Parcel # 285-009-000-000

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

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

Business Owner: George Malkhouf Property Owner: 340 E. Central LLC
Address: 340 E. Central St. Unit 2 340 E. Central Unit 2
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 Afari
Signature of Applicant

[Signature]
Signature of Owner

Cam Afari
Print name of Applicant

Joseph Halligan
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 sign, add lighting

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



C-Lite LED Gooseneck Light w/ 14-inch Angled Shroud | Wattage Selectable | C-WM-A-WDG Series | 4200 Lumens | 3000K | Black



***aluminum belt signs with exterior lighting mounted to existing wall cleats with all weather screws**

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: HOT TABLE PANINI

Property Address 10 FRANKLIN VILLAGE DRIVE

Assessors' Map # 5-245 Parcel # 270-014-000-000

Zoning District (select applicable zone): BUSINESS

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

B) Applicant Information:

Applicant Name: GRAPHIC IMPACT SIGNS, INC

Address: 575 DALTON AVENUE
PITTSFIELD, MA 01201

Telephone Number: 800-458-2376

Contact Person: JOHN RENZI

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

Business Owner: HOTTABLE Property Owner: CEDAR-FRANKLIN VILLAGE LLC
Address: 1500 MAIN STREET, SUITE 2312 254 WEST 31ST ST, 4TH FLOOR
SPRINGFIELD, MA 01115 NEW YORK, NY 10001

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

John Renzi
Signature of Applicant

John Devole (JR)
Signature of Owner

JOHN RENZI
Print name of Applicant

JOHN DEVOLE (TENANT AGENT)
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: GRAPHIC IMPACT SIGNS, INC.
Contact Person: JOHN RENZI
Address: 575 DALTON AVE, PITTSFIELD, MA 01201
Telephone Number: _____

b. Architect/Engineer (when applicable)

Business Name: N/A
Contact Person: _____
Address: _____
Telephone Number: _____

E) Work Summary

Summary of work to be done: ONE 48 SQUARE FOOT WALL SIGN - ILLUMINATED CHANNEL LETTER TYPE. BUILDING FRONTAGE = 24'11" w, SIGN SIZE ALLOWANCE CAPPED AT 48 SQ FT.

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

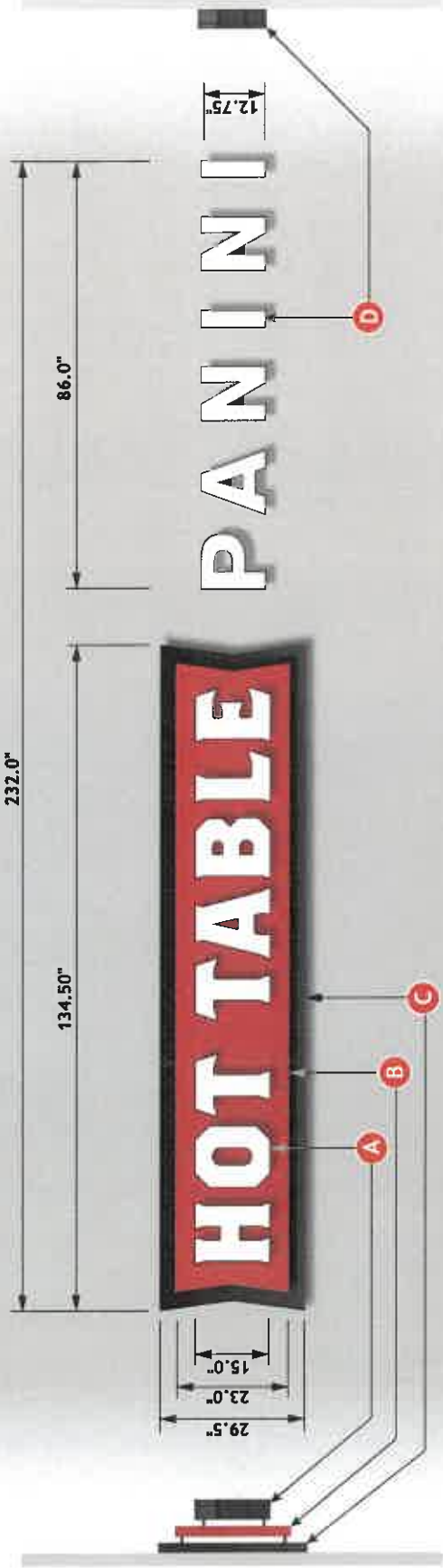
THE FOLLOWING MUST BE SUBMITTED ELECTRONICALLY TO Mkinhart@franklinma.gov

- ✓ 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

- N/A 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



(1) Internally Illuminated Storefront Sign NTS 48.0 Sq. Ft.

- A** 4.0" deep aluminum fabricated channel letters... face-lit and halo-lit... returns paint finished satin Black... internal white LED module illumination... 120 VAC 60 W power supplies remotely behind wall... .188" thick white acrylic face covers with 1.0" Black jewelite trincap... .125" clear polycarbonate protective backs... letters spacer/stand-off (approx. 1.5") mount to B
- B** 2.0" deep aluminum fabricated contour banner letter background... paint finish to match Pantone Ned 7627 C... white LED halo perimeter lighting... 120 VAC 60 W power supplies remotely behind wall... background panel spacer/stand-off (approx. 1.5") mount to C
- C** 2.0" deep aluminum fabricated contour banner background panel... paint finish to match satin Black... background panel mounts flush to exterior wall
- D** 4.0" deep aluminum fabricated channel letters... face-lit only... returns paint finished satin Black... internal white LED module illumination... 120 VAC 60 W power supplies located behind wall... .188" thick white acrylic face covers with 1.0" Black jewelite trincap

Signage Allowance
 2.0 sq. ft. area per linear foot tenant frontage
 24'-11" x 2.0 sq. ft. = 49.83 sq. ft. signage allowed... 48 sq. ft. max



**graphic
impact
signs**

800.458.2376
 fax 413.443.0034
 575 dutton ave. plandome, ma 01901
 gisigns.com

HOT TABLE

Sales Rep: J. Rienzl
 Job Name: Hot Table
 Job Location: Franklin, MA
 Sheet: 1 of 4
 Date: 9/27/23
 Job #: as noted
 Scale: as noted
 Drawn by: LH
 Hot Table
 10 Franklin Village Drive
 Franklin, MA
 Rev 9/28/23

APPROVED
 APPROVED AS NOTED
 CLIENT SIGNATURE
 DATE

NOTES TO CONTRACTOR:
 THE DESIGNER HAS NOT
 REPRESENTED THAT THE
 SIGNAGE WILL BE
 APPROVED BY THE
 LOCAL AUTHORITIES.
 THE CONTRACTOR IS
 RESPONSIBLE FOR
 OBTAINING ALL
 NECESSARY PERMITS
 AND APPROVALS FROM
 THE LOCAL AUTHORITIES.
 THE CONTRACTOR IS
 RESPONSIBLE FOR
 OBTAINING ALL
 NECESSARY PERMITS
 AND APPROVALS FROM
 THE LOCAL AUTHORITIES.

HOT TABLE

PANINI

Simulated Lighting at Night



**graphic
impact
signs**

800.458.2376
fax 413.443.0034
575 daban ave. northfield, ma 01101
gisigns.com

HOT TABLE

Sales Rep: J. Renzi
Job Name: Hot Table
Job Location: Franklin, MA
Sheet: 2 of 4
Date: 9/27/23
Job #:
Scale: as noted
Drawn by: LH

Hot Table
10 Franklin Village Drive
Franklin, MA
Rev 9/28/23

APPROVED

APPROVED AS NOTED

CLIENT SIGNATURE

DATE

GRAPHIC IMPACT SIGNS
100 SOUTH MAIN STREET
FRANKLIN, MA 01717
TEL: 413-443-0034
FAX: 413-443-0034
WWW.GISIGNS.COM
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graphic impact signs

800.458.2376
 fax 413.443.0034
 372 alum ave. pittsfield, ma 01201
 gisigns.com

HOT TABLE

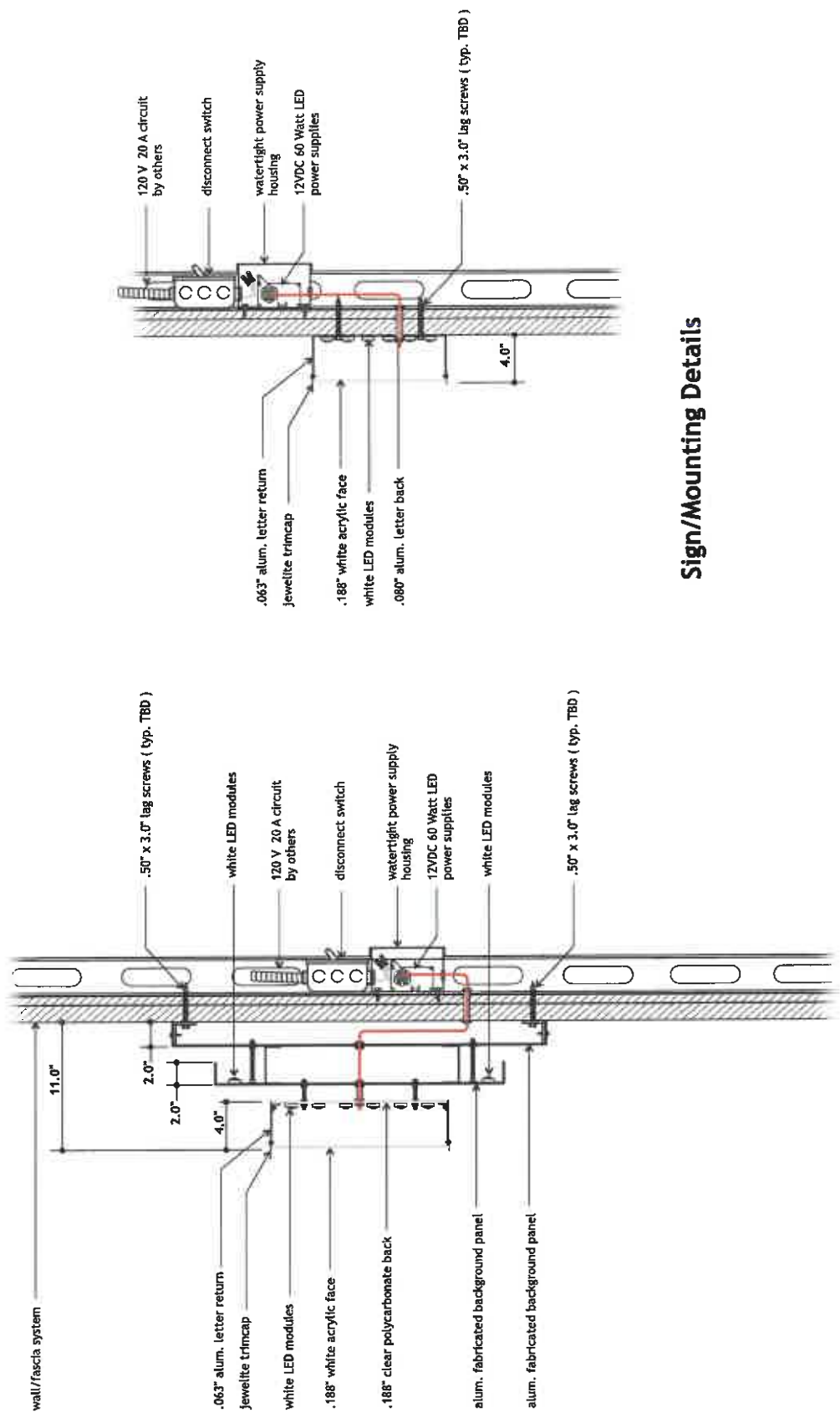
Sales Rep: J. Renzi
 Job Name: Hot Table
 Job Location: Franklin, MA
 Sheet: 3 of 4

Date: 9/27/23
 Job #:
 Scale: as noted
 Drawn by: LH

Hot Table
 10 Franklin Village Drive
 Franklin, MA
 Rev 9/28/23

APPROVED _____
 APPROVED AS NOTED _____
 CLIENT SIGNATURE _____
 DATE _____

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Sign/Mounting Details

Sign/Mounting Details



CHIPOTLE MEXICAN BISTRO

FIREHOUSE SUBS

verizon

**FIREHOUSE
SUBS**

verizon

11

verizon

NO



CAI Property Card

Town of Franklin, Massachusetts



GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
<p>LOCATION: 5-245 FRANKLIN VILLAGE DR ACRES: 31 PARCEL ID: 270-014-000-000 LAND USE CODE: 323 - SHOP CENTER CONDO COMPLEX: OWNER: CEDAR-FRANKLIN VILLAGE LLC CO - OWNER: C/O KPR CENTERS LLC MAILING ADDRESS: 254 WEST 31ST ST 4TH FLR NEW YORK, NY 10001 ZONING: MassGIS LocID #: M_206387_870919</p>	<p>BUILDING STYLE: SHOP MALL YEAR BUILT: 1987 FRAME: STEEL EXTERIOR WALL COVER: CON/CN BLOCK ROOF STYLE: FLAT ROOF COVER: TAR & GRAVEL</p>
	<p align="center">BUILDING INTERIOR</p>
<p align="center">SALE INFORMATION</p> <p>SALE DATE: 11/12/2004 BOOK & PAGE: 21760-327 SALE PRICE: \$69,800,000 SALE DESCRIPTION: SELLER: CALARESE, AMERICO</p>	<p>INTERIOR WALL: DRYWALL FLOOR COVER: ASPHALT TILE HEAT TYPE: WM&COOL AIR FUEL TYPE: GAS PERCENT A/C: 100 SOLAR HOT WATER: NO CENTRAL VACUUM: NO # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 2 # OF HALF BATHS: 57 # OF ADDITIONAL FIXTURES: 88 # OF KITCHENS: 6 # OF FIREPLACES: 0 # OF WOOD STOVE FLUES: 0</p>
<p align="center">PRINCIPAL BUILDING AREAS</p>	
<p>GROSS BUILDING AREA: 320,375 FINISHED BUILDING AREA: 299,353 BASEMENT AREA: 0 # OF PRINCIPAL BUILDINGS: 3 - REFER TO PATRIOT RECORD CARD</p>	
<p align="center">SKETCH</p>	<p align="center">OTHER FEATURES</p>
	<p>ATTACHED GARAGE: 0 # OF BASEMENT GARAGES: 0 DETACHED GARAGE: POOL: NO</p>
	<p align="center">PHOTO</p>



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.



Search result (1 of 3) ▶ □ X

10 Franklin Village Drive, Franklin, MA, 02038, USA

[Zoom to](#) ⋮

BUSINESS

1-495 S

Town of Franklin



Design Review Commission

**Tuesday, September 12, 2023
Meeting Minutes**

Chair Sam Williams called the above-captioned meeting to order this date at 7:00 PM, as a remote access virtual Zoom meeting. Members in attendance: Chair Sam Williams, Vice Chair Paul Lopez, Cassandra Bethoney. Members absent: Amy Adams, Andrew Pratt, Associate James Bartro. 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. Taj Estates of Franklin LLC – 330 East Central Street - Install granite sign.

Mr. Mohiuddin Ahmed representing Taj Estates stated that he provided the site plan and drawing of the sign. He stated the sign was going in where it was highlighted on the plan. He stated the sign will look like the picture he provided. Chair Williams reviewed the provided sign dimensions. He stated that on the sketch it looks a little close to the road. Mr. Ahmed stated they were 10 ft. off the sidewalk. Mr. Lopez asked if the applicant was going to have any other signs. Mr. Ahmed said this is their only sign. He discussed what was in the commercial space. Ms. Bethoney asked about the lighting and if the applicant was going to do uplighting. Mr. Ahmed said the light would be shining on the sign, but it was not uplighting; the light is on both sides.

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

2. 138 East Central Street – 138 East Central Street - Update façade and parking lot and construct proposed addition.

Mr. Brad Chaffee of Camford Property Group provided an overview of the property. He stated it was behind the Shell station. He said it would be a complete overhaul and restoration of the existing building and parking lot and a small addition. He stated that they were squaring off the building. He showed and reviewed the provided plans, and he showed the current and proposed building. He stated that in the front they are adding some landscaping, and they will come back to the Commission for signage. He stated that his company will be taking the back half of the building. He stated they are going before the Planning Board on Monday for drainage and other items. He stated that it is proposed as a poured-in-place concrete building. He reviewed the exterior façade. He stated that they are going to keep the roofline. He noted that they were adding some trees. He reviewed the provided photometric plan.

Chair Williams asked for some views from the other side of the building. Mr. Chaffee discussed the side of the building next to the Shell station. He stated that he did not have a view of that. Ms. Bethoney said this looks awesome and it is a huge change and welcomed improvement to the asphalt out there. She asked if the Planning Board has seen this yet. Mr. Chaffee said their first meeting with the Planning Board is this coming week; they met with Conservation Commission last week. He stated that a little bit of the asphalt is in the buffer zone. He stated that they are also reducing impervious in the back. He stated the Conservation Commission was very receptive to it. Ms. Bethoney asked about the space in the front on the plans that looks like grating. Mr. Chaffee stated it is drainage. Ms. Bethoney noted the back of the building faces residential. She asked what is the nighttime condition for lighting. Mr. Chaffee stated that there is a garage there now; he reviewed the proposed addition with garage doors. He said there will be no windows or anything in the back. He said there is really no parking in the rear; he will probably have a motion there for security.

Ms. Bethoney asked if rain gardens were considered, requested to make sure any plantings were native, and noted that the symmetry of the building is beautiful and she feels that the addition throws the alignment off. Mr. Chaffee stated that he was not sure of the calculations for drainage. He reviewed how they planned the addition. Chair Williams discussed the idea of making the addition more subdued than the existing building and to be set back makes a lot of sense. Mr. Chaffee stated that they did color and wood iterations. He stated they had to make a lot of decisions and choices. Chair Williams stated that he thinks keeping the geometry of the front façade is cool, and the green space is great. Ms. Bethoney asked about the handicapped parking spaces. Mr. Chaffee reviewed the proposed handicapped spaces. Discussion commenced on the motions to recommend façade, lighting, site and landscaping. Ms. Bethoney said she did not know if it is worthwhile to make suggestions/changes as they have clearly gone through many iterations of design study. Mr. Lopez said he likes the flush nature of the addition.

Motion: To **Recommend** the facade package as submitted. Motioned by C. Bethoney. Seconded by P. Lopez. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES. Voted 3-0.

Motion: To **Recommend** the site plan as submitted with the recommendation that native plantings are selected off the Franklin native plant list. Motioned by C. Bethoney. Seconded by P. Lopez. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES. Voted 3-0.

Mr. Chaffee stated the lighting is LEDs. He said the model number is on the plan; the DuraLED Small PowerPack Fulll Cutoff Wall Mount was shown and discussed. He stated they were just on the buildings.

Motion: To **Recommend** the lighting plan and lighting selection as submitted with the recommendation that the lights be painted black. Motioned by C. Bethoney. Seconded by P. Lopez. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES. Voted 3-0.

GENERAL MATTERS

Approval of Minutes: August 22, 2023

Motion: To **Approve** the August 22, 2023 Meeting Minutes as presented. Motioned by P. Lopez. Seconded by C. Bethoney. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES. Voted 3-0.

Old Business

Chair Williams stated that there was an email to Ms. Bethoney about the plantings for Fisher Street, and he is not sure if it is resolved. Ms. Bethoney stated that she responded to the email and discussed the email thread. She stated that she did not want to overstep the outside-of-the-meeting rules that the Commission has. Chair Williams said he thinks it is fine; Ms. Kinhart said it is fine. Ms. Kinhart reviewed open meeting law.

New Business

Chair Williams said that the old Exit 17 farm that is on West Central Street has had a banner sign up for awhile now. He said he thinks they need to come to the Commission with a proper sign. He said he is not sure what they are doing is allowed as a permanent solution. He said he will talk to Building Commissioner Gus Brown about it.

Motion: To **Adjourn** by P. Lopez. Seconded by C Bethoney. Roll Call Vote: Williams-YES; Lopez-YES; Bethoney-YES. Voted 3-0.

Meeting adjourned at 7:41 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary