

**DESIGN REVIEW COMMISSION
AGENDA**

November 14, 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/91022652287> or call on your phone at 1-929-205-6099, meeting ID is 910 2265 2287.

7:00 PM Aura Salon – 70 East Central Street
Replace existing signs

7:05 PM AER – 76 Grove Street
Install new faces, awning, and wall sign

7:10 PM Franklin Kitchen Center – 22 East Central Street
Install sign and awning

7:15 PM Franklin Village Plaza – 250 Franklin Village Drive
Replace two mall directories with identical signs

General Matters:

Approval of Minutes: 10-24-2023

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 11/14/2023

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: Aura Salon

Property Address 70 E. Central St.

Assessors' Map # _____ Parcel # 286-034-000-101

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

Address: _____ 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: Jamie Lapelle Property Owner: 72 East Central LLC
Address: 70 E. Central St. 70 E. Central St.
Franklin, MA 02038 Franklin, MA

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

Cam Alfonso
Signature of Applicant

[Signature]
Signature of Owner

CAM ALFONSO
Print name of Applicant

Bruce Chalko (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
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: _____ replace Existing Signs

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

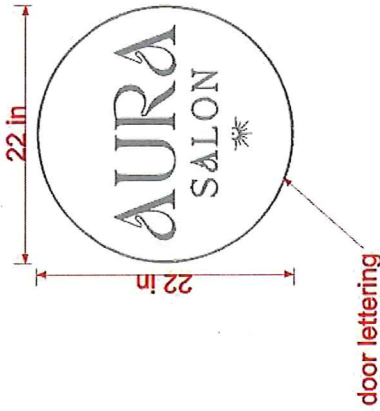
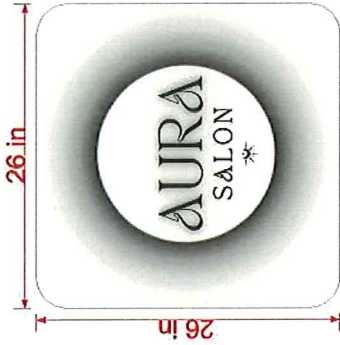
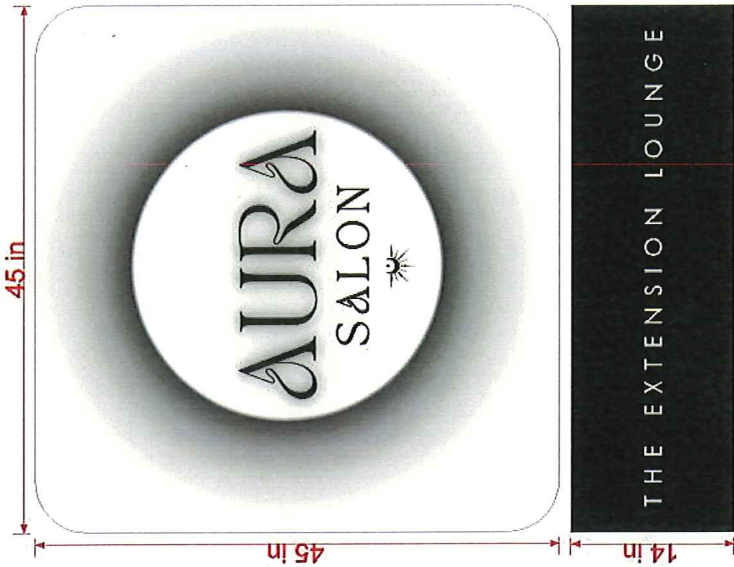
**THE FOLLOWING MUST BE SUBMITTED ELECTRONICALLY TO
Mkinhart@franklinma.gov**

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



APPROVED FOR PRODUCTION:

X

© COPYRIGHT

ALL DRAWINGS ARE PROPERTY OF SIGNS BY CAM, INC. AND ARE NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION. PERSONS WHO VIOLATE THIS NOTICE WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

COLOR SPECS:
BACKGROUND:
COPY:

OUTLINE:
SHADOW:
BORDER:
LOGO:

SIGN MATERIAL SPECS

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

SINGLE SIDED: DOUBLE SIDED:

OTHER:

JOB INFORMATION

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

CANTAGE BACKFACE

Signs By Cam Inc

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: AER

Property Address 76 Grove St.

Assessors' Map # _____ Parcel # 288-000-000-000

Zoning District (select applicable zone): Industrial

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: Patrick Weidner Property Owner: Patrick Weidner
Address: 76 Grove St. 76 Grove St.
Franklin, MASS Franklin, Mass

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

Patrick Weidner
Signature of Owner

CAM AFONSO
Print name of Applicant

Pat Weidner
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
Contact Person: _____ Suite G-18
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 new Feces, Awnings
_____ + wall Sign

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

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

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

b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:

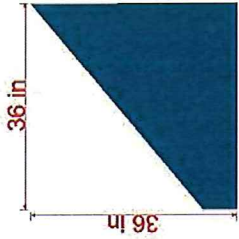
THE FOLLOWING MUST BE SUBMITTED W/APPLICATION to Mkinhart@franklinma.gov

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

* mounted to wall with "z" clip awning brackets



side view



* mounted with thru-bolts and backer plates... through wall

LED CHANNEL LETTER

side view



SAMPLE

PUSH THRU ACRYLIC LETTER

SAMPLE



84 in



*new sign faces



APPROVED FOR PRODUCTION:

X

© COPYRIGHT
 ALL DRAWINGS ARE PROPERTY OF SIGNS BY CAM. ANY REPRODUCTION OR ANY KIND IS PROHIBITED. PERMISSIONS 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:

OTHER: _____

COLOR SPECS:

BACKGROUND:

COPY:

OUTLINE:

SHADOW:

BORDER:

LOGO:

Signs By Cam Inc.

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

CASCADE GRAPHICS

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: Franklin Kitchen Center

Property Address 22 East Central St

Assessors' Map # _____ Parcel # 286--089-000-001

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: Buyer Felton
Address: 22 East Central St.
Franklin, MA 02038

Property Owner: 12-36 E. Central LLC
12 East Central
Franklin MA

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 Alfonso
Print name of Applicant

Babak Veysi
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
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 Curved Sign-
_____ wrap Awning

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



Signs By Cam

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:

SIGN MATERIAL SPECS

BANNER: COROPLAST: WOOD:
 ACRYLIC: MAGNETIC: URETHANE:
 PVC: ALUMINUM: WEDGE:
 SINGLE SIDED: DOUBLE SIDED:
 OTHER: _____

COLOR SPECS:

BACKGROUND:
COPY:
OUTLINE:
SHADOW:
BORDER:
LOGO:

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

STANDARD DRAWING

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: Franklin Village Plaza

Property Address 250 Franklin Village Drive

Assessors' Map # _____ Parcel # _____

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Jim Quinn - Signs by Tomorrow

Address: 400 Old Colony Rd.
Norton, MA 02766

Telephone Number: 508-944-7691

Contact Person: Jim Quinn

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

Business Owner: No Business Property Owner: Katz Properties

Address: Plaza Directories 800 Hingham St.
Rockland, MA 02370

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

Jim Quinn
Signature

Print Name: Jim Quinn

11/7/23
Date Submitted

***FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.**

FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 - 4

SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q

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

a. Sign Company

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

b. Architect/Engineer (when applicable)

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

E) Work Summary

Summary of work to be done: Replace both mall directories with ~~new~~ identical signs. old signs are falling apart.

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.

DESIGN STANDARDS

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

1. **Height**—The height of any proposed alteration shall be compatible with the style and character of the surrounding buildings, within zoning requirements. _____

2. **Proportions of Windows and Doors** – The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the surrounding area.

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

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

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

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

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

8. **Advertising Features** – The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures shall not detract from the use and enjoyment of the proposed buildings and structures and the surrounding properties. _____

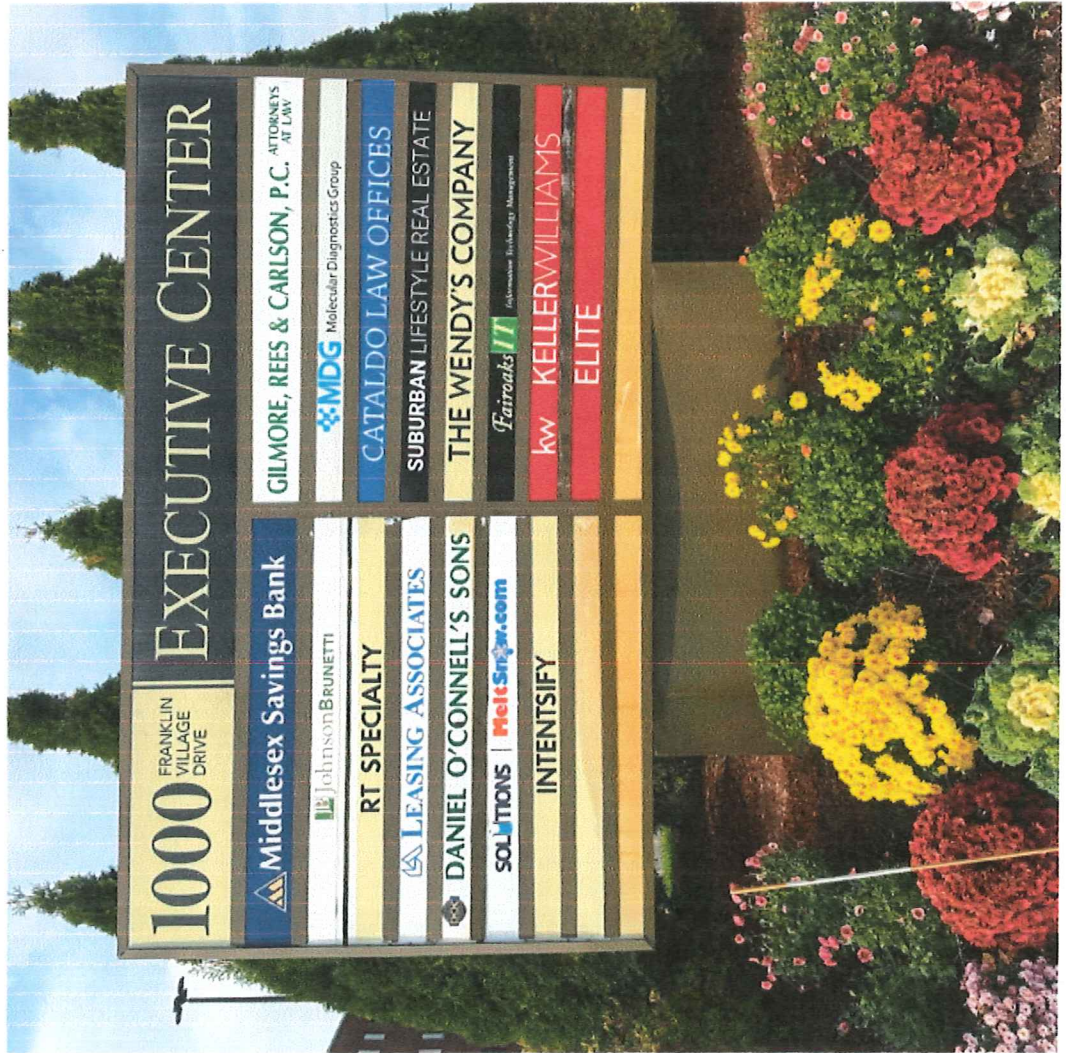
9. **Heritage** – Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable. _____

10. **Energy Efficiency** – To the maximum extent reasonably practicable, proposals shall utilize energy-efficient technology and renewable energy resources and shall adhere to the principles of energy-conscious design with regard to orientation, building materials, shading, landscaping and other elements. _____

11. **Landscape** - The landscape should improve the character and appearance of the surrounding area and parking areas should be located to the side or rear of buildings when reasonably possible.

SEE ADDENDA ATTACHED FOR INSTRUCTIONS TO ASSIST IN COMPLETING APPLICATION.

72" h x 121" w Aluminum and Lexan One Sided



96" h x 48" w Aluminum and Lexan One Sided



Town of Franklin



Design Review Commission

Tuesday, October 24, 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, Amy Adams, Andrew Pratt. Members absent: Cassandra Bethoney, 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. Union Street Business Park – 837 Upper Union Street – Install new pylon sign.

Mr. Cam Afonso of Signs by Cam stated that this was a new pylon sign, double-sided, internally lit, within the 50 sq. ft. maximum allowed, all LEDs internal, and all the white faces will be opaque. He said the structure was 14 ft. high and the allowance is up to 20 ft.

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

2. The Learning Experience, Franklin – 515 West Central Street – Construction of a monument sign at the business entrance off private way.

Ms. Cheryl Schweiker of Jarmel Kizel Architects & Engineers, Inc. said they are proposing a new monument sign as indicated on the site plan located at the entrance to the new daycare center. She reviewed the sign elevation and materials that will match the building; the sign size is 45 sq. ft. which is within the size allowance. She said it will be lit from the ground. She said there is a pylon sign in front of the Wendy's that has shared signage on it. She said the monument sign is at their entrance; it is a way-finding sign for visitors.

Mr. Lopez said this would have to be interpreted as an establishment with access by multiple roadways. Chair Williams said that he thinks they are their own separate lot and entity, so they get a sign, and then they have the shared sign in front of Wendys's. He said it was similar to the signage at Mosely's Mills situation. Mr. Lopez said that is fine as long as we acknowledge the uniqueness of what we are doing. Chair Williams said noted. Ms. Schweiker said that it could be constructed as dual-sided if allowed. Chair Williams said they could do that. Ms. Adams discussed and confirmed the sign location.

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

GENERAL MATTERS

Approval of Minutes: October 10, 2023

Motion: To **Approve** the October 10, 2023 Meeting Minutes. Motioned by P. Lopez. Seconded by A. Adams. Roll Call Vote: Williams-YES; Lopez-YES; Adams-YES; Pratt-YES. Voted 4-0.

Old Business

None.

New Business

Chair Williams stated that the new business that went into the NRG Lab put up a vinyl graphic that is technically a sign that should have gone to Design Review for approval. He said he would talk to Building Commissioner Gus Brown about enforcement on it. Mr. Lopez questioned signage at the old exit 17. Chair Williams said they took down the banner before he had a chance to say anything to Mr. Brown. He said he does not know if the sign goes up and down during times of the year. He said that if the sign is put up again in the spring, they will have to be told it would need to be of a move permanent nature.

Motion: To **Adjourn** by P. Lopez. Seconded by A. Adams. Roll Call Vote: Williams-YES; Lopez-YES; Adams-YES; Pratt-YES. Voted 4-0.

Meeting adjourned at 7:11 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary