

**DESIGN REVIEW COMMISSION  
AGENDA  
April 11, 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://us02web.zoom.us/j/81887747577> or call on your phone at 1-929-205-6099, meeting ID is 818 8774 7577**

- 7:00 PM      Auto Plus – 40 Kenwood Circle**  
Remove and dispose of existing frame, Install new wall signs with angle brackets and tek screws.
- 7:01 PM      Moonlight Smokeshop – 447 East Central Street**  
Replace existing panels on pylon sign. Add 3’x8’ internally illuminated sign on end of building facing road
- 7:02 PM      Panera Bread – 270 Franklin Village Drive**  
Remove existing Panera Bread Logo and Mother Bread and install new channel letters and new Mother Bread externally illuminated wall sign and swap out existing pylon faces.
- 7:03 PM      Horace Mann Plaza – 255-319 East Central Street**  
Replace 50 year old pylon sign.
- 7:04 PM      Franklin Children’s School – 900 Chestnut Street**  
Replace old Sign.
- 7:05 PM      Hamilton – 101-102 Panther Way**  
Install address sign.
- 7:06 PM      La Cantina Winery – 341 Union Street**  
Install Pylon and Building Signs
- 7:07 PM      138 East Central Street, Franklin, MA 02038 – 138 East Central Street**  
Replace existing windows behind vinyl siding.

**General Matters:**

**Approval of Minutes:**

**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 4/25/2023

**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: Auto Plus

Property Address 40 Kenwood Circle

Assessors' Map # 047-003-02 Parcel # 295-009-000-000

Zoning District (select applicable zone): Industrial

Zoning History: Use Variance  
Non-Conforming Use

**B) Applicant Information:**

Applicant Name: John Peterson - Metro Sign & Awning

Address: 170 Lorum St, Tewksbury MA 01876

Telephone Number: 978-851-2424 ext 34

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

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

Business Owner: Louis Franchi Property Owner: same  
Address: 40 Kenwood Circle  
Franklin, MA 02038

All of the information is submitted according to the best of my knowledge  
Executed as a sealed instrument this 3rd day of April 2023

  
\_\_\_\_\_  
Signature of Applicant

John Peterson  
\_\_\_\_\_  
Print name of Applicant

  
\_\_\_\_\_  
Signature of Owner

Louis Franchi  
\_\_\_\_\_  
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: Metro Sign & Awning \_\_\_\_\_

Contact Person: John Peterson \_\_\_\_\_

Address 170 Lorum St, Tewksbury MA 01876 \_\_\_\_\_

Telephone Number: 978-851-2424 ext 34 \_\_\_\_\_

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

Business Name: \_\_\_\_\_

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

Address \_\_\_\_\_

Telephone Number: \_\_\_\_\_

**E) Work Summary**

Summary of work to be done: Remove and dispose of existing frame. Install new wall signs with angle brackets and tek screws. \_\_\_\_\_

**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

**DIMENSIONAL WALL SIGN**

Location 1A & 1B

Qty: 2

**Backer**

Fabricated Aluminum pan with 1" x 2" rectangle tube frame painted (white)

**Dimensional Copy**

1/2" Acrylic letters painted (red & black) flush mounted to backer with mechanical fasteners

"®"

Cut 3M HP vinyl (black) applied to backer

**Install**

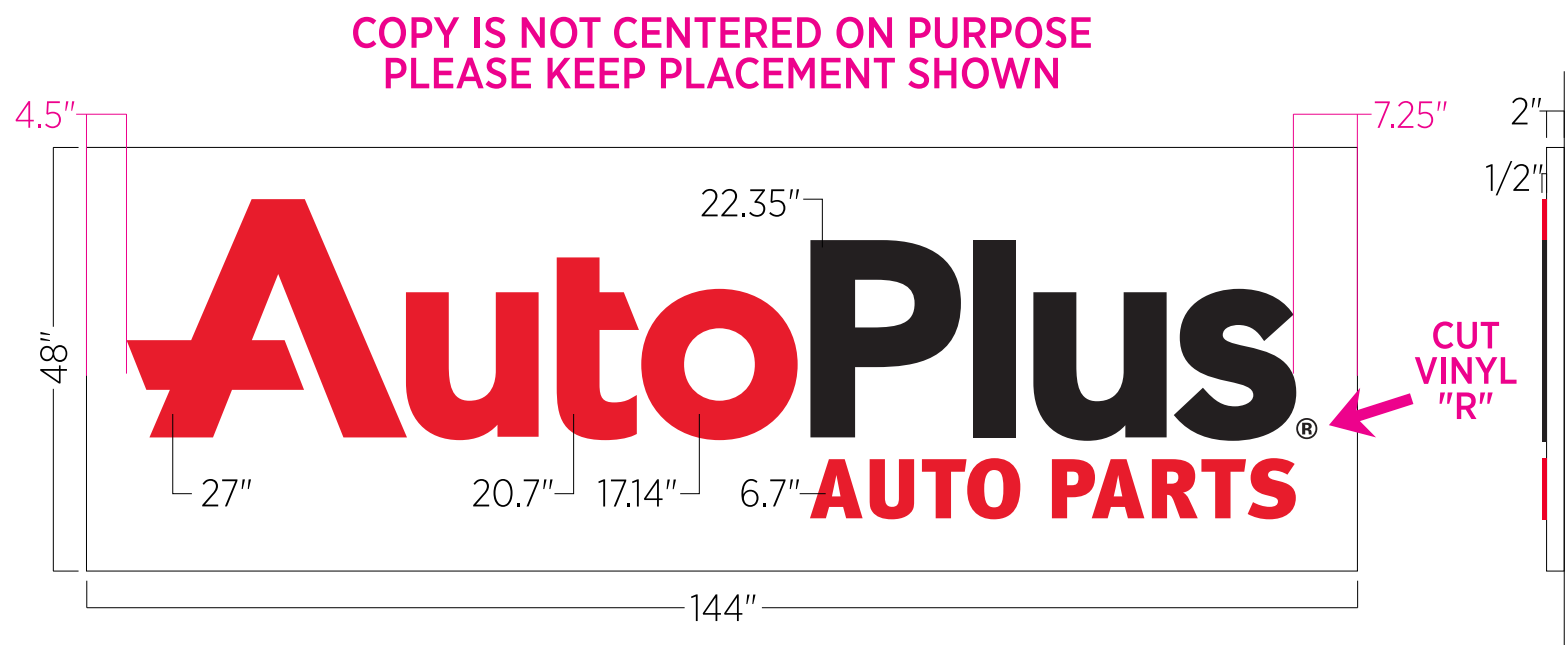
Remove & dispose of existing frame (see photo for reference) install new wall sign with concealed angle brackets and tek screws into corrugated metal siding (as shown)



PROPOSED LOCATION 1A



PROPOSED LOCATION 1B



EXISTING (LOCATION 1B)

VINYL COLORS	
■	3M HP #12 - Balck
PAINT COLORS	
■	PMS #185C (Red)
■	Standard Black
□	Standard White
F	Finish (Satin)

Sign Sq Ftg: N/A  
Fonts: N/A

**JOB: 3.20.23**  
**Work Order: 5032**

Customer/Job Location:  
**Veteran's Business Supply (Auto Plus)**  
40 Kenwood Circle • Franklin, MA

DWG. DATE: 3.8.2023  
Rev.1: Rev.4:  
Rev.2: Rev.5:  
Rev.3: Rev.6:

**APPROVAL**  APPROVED  APPROVED AS NOTED  
Date \_\_\_\_\_ x \_\_\_\_\_  
File Name: Veterans Business Supply\_Franklin\_DLS\_4875.fs

Sales: DS Design: DM PMgr: PR  
Drawing # **23-04875-1**



This design/drawing is copyrighted: © 2023 Metro Sign & Awning, Inc. No part of this drawing may be reproduced, copied or exhibited in any fashion without written consent from Metro Sign & Awning, Inc.

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

A) General Information

Name of Business or Project: Moonlight Smokeshop  
Property Address 447 East Central St.; Suite 1  
Assessors' Map # 284 Parcel # 005-00-000  
Zoning District (select applicable zone): Commercial II  
Zoning History: Use Variance \_\_\_\_\_  
Non-Conforming Use \_\_\_\_\_

B) Applicant Information:

Applicant Name: Hardik Patel  
Address: 96 Washington St.  
Foxboro, MA 02035  
Telephone Number: 508-212-5022  
Contact Person: Hardik Patel

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

Business Owner: Hardik Patel Property Owner: Maksim Xhenso  
Address: 96 Washington St. 893 Washington St  
Foxboro, MA 02035 Franklin, MA 02038

All of the information is submitted according to the best of my knowledge  
Executed as a sealed instrument this 30th day of March 2023

[Signature]  
Signature of Applicant

[Signature]  
Signature of Owner

Hardik Patel  
Print name of Applicant

MAKSIM XHENGO  
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 Tomorrow  
Contact Person: Jim Quinn  
Address: 400 Old Colony Rd. Norton, MA 02766  
Telephone Number: 508-944-7691

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

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

**E) Work Summary**

Summary of work to be done: Replace existing panels on pylon sign. Add 3' x 8' internally illuminated sign on end of building facing road.

**F) Information & Materials to be Submitted with Application**

**a) FOR SIGN SUBMISSIONS ONLY:**

**THE FOLLOWING MUST BE SUBMITTED ELECTRONICALLY TO [Mkinhart@franklinma.gov](mailto: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](mailto: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



36" h x 96" w



12.5" h x 68" w

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: Panera Bread

Property Address 270 Franklin Village Dr.

Assessors' Map # 270 Parcel # 014-008-000

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

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

B) Applicant Information:

Applicant Name: Serrato Signs LLC

Address: 15 Dewey Street  
Worcester, ma 01609

Telephone Number: 508-756-7004

Contact Person: Andrew Serrato

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

Business Owner: Mike Hamra  
Address: 1895 3 Ingram Mill Rd, Suite 100  
Springfield, MO 65804

Property Owner: CSC Franklin Village LP  
254 West 31st Street, 4th Floor  
New York, NY 10001

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

[Signature] member  
Signature of Applicant

Please see attached Authorization  
Signature of Owner

Andrew Serrato  
Print name of Applicant

Brian Agnew  
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: Serrato Signs LLC  
Contact Person: Andrew Serrato  
Address 15 Dewey Street, Worcester, Ma 01609  
Telephone Number: 508-756-7004

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

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

**E) Work Summary**

Summary of work to be done: Removal of Existing Panera Bread  
+ 1090 Mother Bread and install 6" 8 1/4" x 1 1/2" 5 3/4 Channel letters  
and 3'-2" Mother Bread internally illuminated Wall Sign and Swap out Existing Pylon  
faces with new mes. faces only.

**F) Information & Materials to be Submitted with Application**

**a) FOR SIGN SUBMISSIONS ONLY:**

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1. Drawing of Proposed Sign which must also include
 

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

**b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:**

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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

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**2022**



**Site Recommendation Book**

PANERA BREAD #3546  
270 Franklin Village Dr  
Franklin, MA 02038

**QID:** 22-62839

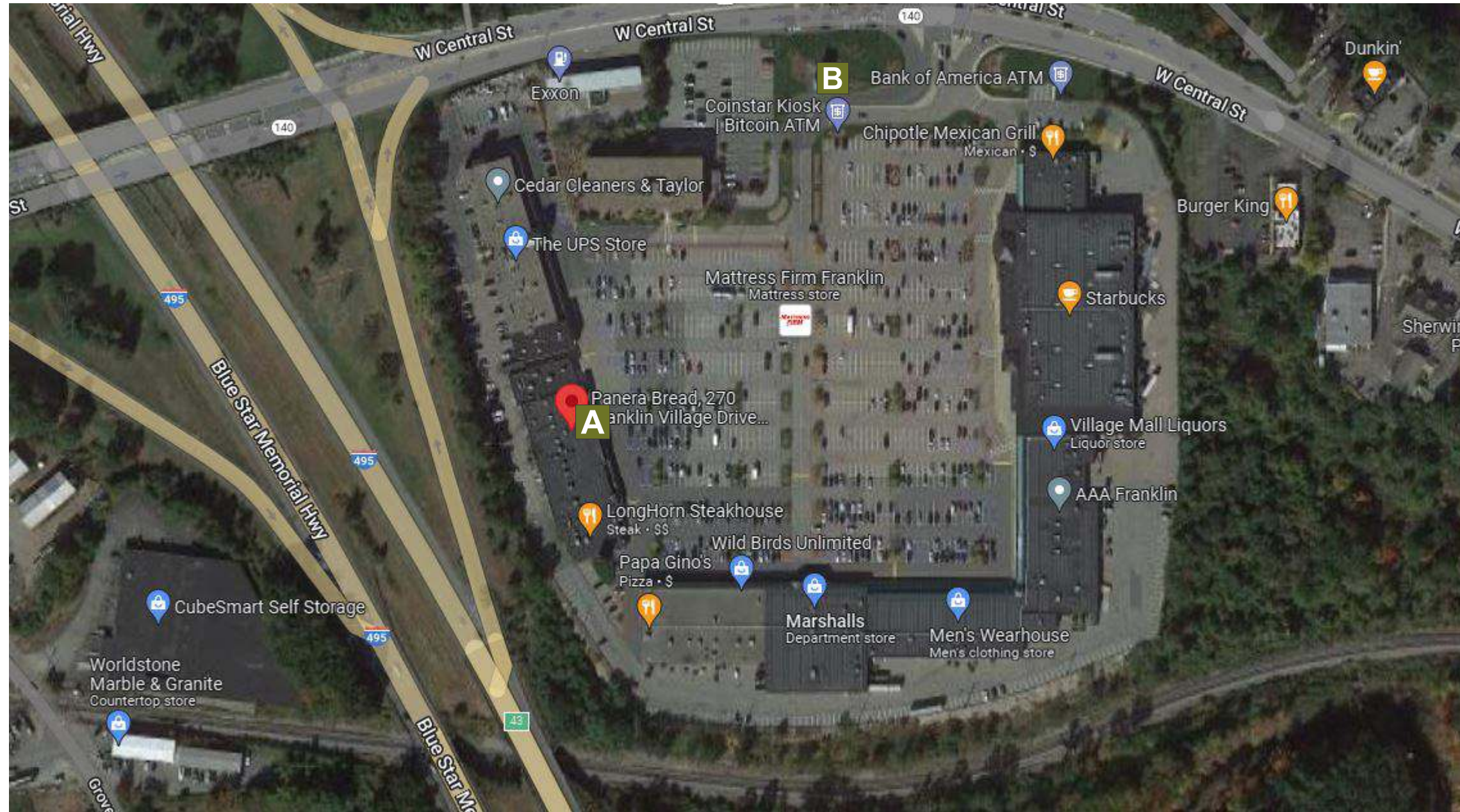
**Designer:**  
Brian Sowder

**Date:**  
9-29-22

# SITE PLAN

**A** CHANNEL LETTERS

**B** MONUMENT



125 HILLSIDE DRIVE • GREENVILLE SC 29607  
 P 800 353 9132 • F 864 242 2204  
 www.hiltondisplays.com

**QID 22-62839**

**JOB NAME**

Panera Bread #34546

**LOCATION**

270 Franklin Village Dr  
 Franklin, MA 02038

**CUSTOMER CONTACT**

**SALESMAN / PM**

Mandy Rhoads

**DESIGNER**

Brian Sowder

**DWG. DATE**

9-29-22

**REV. DATE / REVISION**

2-27-23

**SCALE**

**FILE**

2022/Panera Bread/Locations/  
 Franklin MA/22-62839/  
 PB Franklin MA 22-62839

**DESIGN SPECIFICATIONS ACCEPTED BY:**

EST: CLIENT:

SLS/PM: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

Underwriters Laboratories Inc.

DRY  
 DAMP  
 WET

**ELEVATION**

**A** CHANNEL LETTERS

**B** MONUMENT



Scale: 1/4" = 1' (11x17 paper)

**HILTONDISPLAYS**  
GREAT SIGNS FOR GREAT COMPANIES

125 HILLSIDE DRIVE • GREENVILLE SC 29607  
P 800 353 9132 • F 864 242 2204  
www.hiltondisplays.com

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2022/Panera Bread/Locations/  
Franklin MA/22-62839/  
PB Franklin MA 22-62839

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EST:	CLIENT:
SLS/PM:	LANDLORD:

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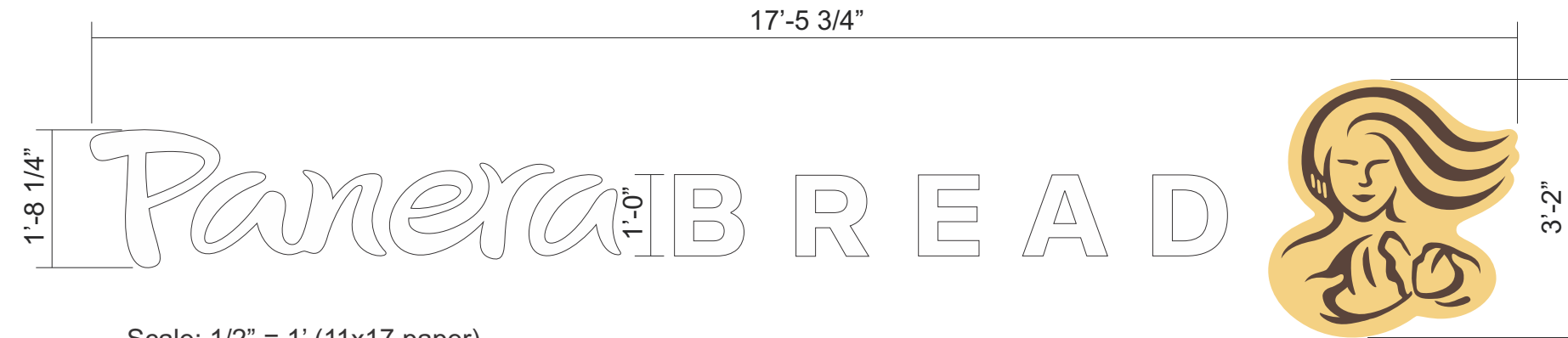


# CHANNEL LETTERS

PAN-PART#

Qty: 1

A



Scale: 1/2" = 1' (11x17 paper)

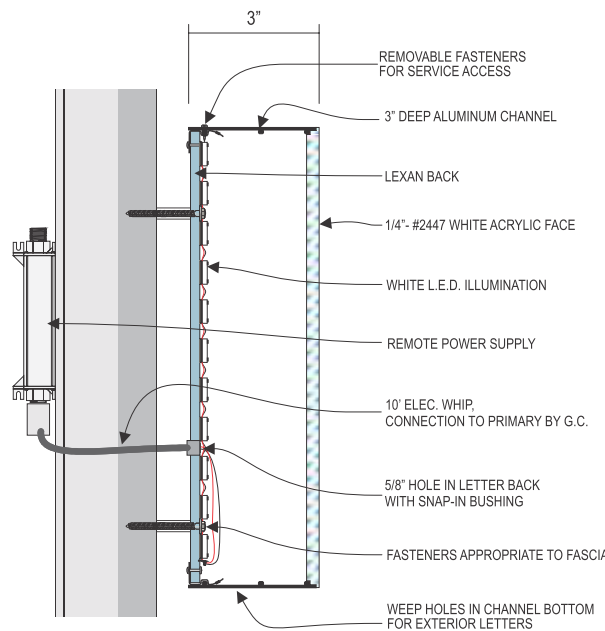
### INTERNALLY ILLUMINATED FRONT LIT/HALO LIT CHANNEL LETTERS:

#### "PANERA" "BREAD" LETTERS

- 2447 WHITE FACES WITH 3" DEEP CHANNELS PAINTED PANTONE 7540 C SLATE
- CLEAR LEXAN BACKS
- 6500K SLOAN PRISM WHITE LED LIGHTING (PANERA BREAD)
- 5000K SLOAN PRISM (MOTHER BREAD)
- TRIMLESS DESIGN

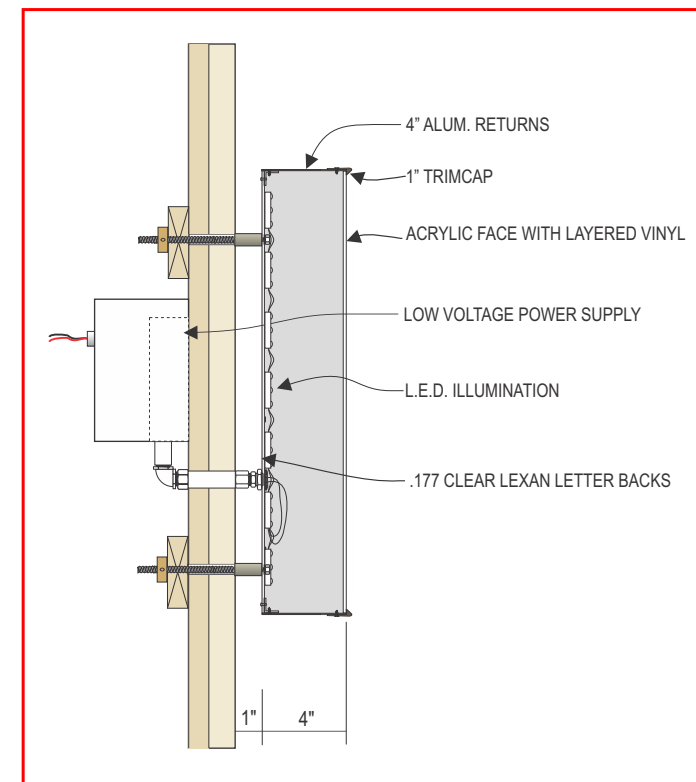
- **MB LOGO** WITH PANTONE 7403 CP -INTERNALLY LIT/HALO LIT TRANSLUCENT BACKGROUND WITH TRANSLUCENT PANTONE 476 CP DETAILS
- 3" DEEP CHANNEL PAINTED TO MATCH PANTONE 7540 C SLATE
- ALL GRAPHICS TO BE PINNED OFF WALL 1"
- REMOTE POWER SUPPLIES

### EXISTING



TYPICAL CHANNEL LETTER: N.T.S.

### \* MOTHER BREAD FACE RETAINED WITH TRIMCAP



**HILTON DISPLAYS**  
GREAT SIGNS FOR GREAT COMPANIES

125 HILLSIDE DRIVE • GREENVILLE SC 29607  
P 800 353 9132 • F 864 242 2204  
www.hiltondisplays.com

**QID 22-62839**

**JOB NAME**

Panera Bread #34546

**LOCATION**

270 Franklin Village Dr  
Franklin, MA 02038

**CUSTOMER CONTACT**

**SALESMAN / PM**

Mandy Rhoads

**DESIGNER**

Brian Sowder

**DWG. DATE**

9-29-22

**REV. DATE / REVISION**

2-27-23

**SCALE**

**FILE**

2022/Panera Bread/Locations/  
Franklin MA/22-62839/  
PB Franklin MA 22-62839

**DESIGN SPECIFICATIONS ACCEPTED BY:**

EST:	CLIENT:
SLS/PM:	LANDLORD:

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**MONUMENT FACES**

QTY. 2

**B**



SPECS TBD

Scale: 1/2" = 1' (11x17 paper)



Scale: 1/4" = 1' (11x17 paper)

<p><b>PANERA GREEN</b>                  PANTONE 2307 C                  C32 M2 Y100 K61                  R104 G111 B18                  HEX #686F12</p>	<p><b>SUN DAPPLE</b>                  PANTONE 7403 C                  C5 M15 Y55 K0                  R238 G212 B132                  HEX #EED484</p>
<p>PANTONE 476 CP                  CMYK: 30 / 71 / 75 / 81                  RGB: 84 / 60 / 46                  HEX: 543C2E</p>	<p><b>PANTONE 2410 C</b></p>

**QID 22-62839**

**JOB NAME**

Panera Bread #34546

**LOCATION**

270 Franklin Village Dr  
 Franklin, MA 02038

**CUSTOMER CONTACT**

**SALESMAN / PM**

Mandy Rhoads

**DESIGNER**

Brian Sowder

**DWG. DATE**

9-29-22

**REV. DATE / REVISION**

2-27-23

**SCALE**

**FILE**

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**Underwriters Laboratories Inc.**

DRY	<input type="checkbox"/>
DAMP	<input type="checkbox"/>
WET	<input checked="" type="checkbox"/>



**From:** "NoReplyLicensing (REG)" <[noreplylicensing@state.ma.us](mailto:noreplylicensing@state.ma.us)>  
**Date:** July 13, 2022 at 4:09:50 PM EDT  
**To:** [andys@serratosigns.com](mailto:andys@serratosigns.com)  
**Subject:** Your OPSI License has been renewed  
**Reply-To:** [opsi-info@mass.gov](mailto:opsi-info@mass.gov)

**THE COMMONWEALTH OF MASSACHUSETTS**  
**DIVISION OF OCCUPATIONAL LICENSURE**  
**Office of Public Safety and Inspections**

[www.mass.gov/dpl/opsi](http://www.mass.gov/dpl/opsi)

July 13, 2022

ANDREW M SERRATO  
1 Salisbury Blvd  
Worcester MA 01609

Your license CS-078124 has been renewed. The status of the license can reviewed on our verification site at <https://madpl.mylicense.com/Verification>

The physical copy of your license will be printed shortly and mailed to the address above. Please allow two weeks for USPS to deliver the license. If you do not receive it, reply to this email.

Regards,

Licensing Unit



Commonwealth of Massachusetts  
Division of Professional Licensure  
Board of Building Regulations and Standards  
Construction Supervisor

CS-078124

Expires: 07/25/2022

ANDREW M SERRATO  
1 SALISBURY BLVD  
WORCESTER MA 01609



Commissioner *Layla R. D'Emilia*





15 Dewey Street  
Worcester, Ma 01609

Phone: 508.756.7004  
Fax: 508.756.7050

## NOTICE OF LANDLORD AUTHORIZATION

To the Superintendent- Bureau of Public Buildings- Building Inspector

To Whom It May Concern:

I/We owner of the property hereby authorize Serrato Signs LLC to submit a building application in my/our behalf for a permit and installation of store front and pylon replacement signage at the building located at:

Address: 268 Franklin Village Drive, Franklin MA

Signed:  Date: 3/8/2023  
Agent for CSC Franklin Village, LP

### PLEASE PRINT

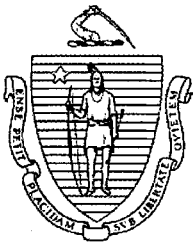
NAME (as appears on deed) CSC FRANKLIN VILLAGE LP

ADDRESS 254 West 31<sup>st</sup> Street, 4<sup>th</sup> Floor

CITY New York STATE NY ZIP 10001

PHONE 617-841-9411 FAX \_\_\_\_\_

EMAIL ADDRESS bagnew@kprcenters.com



The Commonwealth of Massachusetts  
 Department of Industrial Accidents  
 Office of Investigations  
 Lafayette City Center  
 2 Avenue de Lafayette, Boston, MA 02111-1750  
 www.mass.gov/dia

**Workers' Compensation Insurance Affidavit: Builders/Contractors/Electricians/Plumbers**  
**Applicant Information** **Please Print Legibly**

Name (Business/Organization/Individual): Serrato Signs LLC

Address: 15 Dewey Street

City/State/Zip: Worcester, Ma 01609 Phone #: 508-756-7004

<p><b>Are you an employer? Check the appropriate box:</b></p> <p>1. <input checked="" type="checkbox"/> I am a employer with <u>9</u> employees (full and/or part-time).*</p> <p>2. <input type="checkbox"/> I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required.]</p> <p>3. <input type="checkbox"/> I am a homeowner doing all work myself. [No workers' comp. insurance required.] †</p> <p>4. <input type="checkbox"/> I am a general contractor and I have hired the sub-contractors listed on the attached sheet. These sub-contractors have employees and have workers' comp. insurance. ‡</p> <p>5. <input type="checkbox"/> We are a corporation and its officers have exercised their right of exemption per MGL c. 152, §1(4), and we have no employees. [No workers' comp. insurance required.]</p>	<p><b>Type of project (required):</b></p> <p>6. <input type="checkbox"/> New construction</p> <p>7. <input type="checkbox"/> Remodeling</p> <p>8. <input type="checkbox"/> Demolition</p> <p>9. <input type="checkbox"/> Building addition</p> <p>10. <input type="checkbox"/> Electrical repairs or additions</p> <p>11. <input type="checkbox"/> Plumbing repairs or additions</p> <p>12. <input type="checkbox"/> Roof repairs</p> <p>13. <input checked="" type="checkbox"/> Other <u>SIGNS</u></p>
---	---

\*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.  
 † Homeowners who submit this affidavit indicating they are doing all work and then hire outside contractors must submit a new affidavit indicating such.  
 ‡ Contractors that check this box must attached an additional sheet showing the name of the sub-contractors and state whether or not those entities have employees. If the sub-contractors have employees, they must provide their workers' comp. policy number.

**I am an employer that is providing workers' compensation insurance for my employees. Below is the policy and job site information.**

Insurance Company Name: The Hartford

Policy # or Self-ins. Lic. #: 08WECELE6364 Expiration Date: 04/02/2023

Job Site Address: 270 Franklin Village Drive City/State/Zip: Franklin, ma 02038

**Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).**  
 Failure to secure coverage as required under Section 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

**I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct.**

Signature: Linda Slavenwhite Date: 3/8/23

Phone #: 508-756-7004

**Official use only. Do not write in this area, to be completed by city or town official.**

City or Town: \_\_\_\_\_ Permit/License # \_\_\_\_\_

Issuing Authority (check one):  
 1  Board of Health 2  Building Department 3  City/Town Clerk 4  Electrical Inspector 5  Plumbing Inspector 6  Other \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone #: \_\_\_\_\_



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/28/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Herlihy Insurance Group 51 Pullman Street Worcester MA 01606	<b>CONTACT NAME:</b> Pat Hudson <b>PHONE (A/C. No. Ext):</b> 508-756-5159 <b>FAX (A/C. No):</b> 508-751-5747 <b>E-MAIL ADDRESS:</b> certificates@herlihygroup.com	
	<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A : The Hartford INSURER B : Sentry Insurance INSURER C : INSURER D : INSURER E : INSURER F :	<b>NAIC #</b>
<b>INSURED</b> Serrato Signs, LLC 13-15 Dewey Street Worcester MA 01609	SERRSIG-01	

**COVERAGES**

CERTIFICATE NUMBER: 149530326

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	A0123260003	3/12/2022	3/12/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	A0123260004	3/12/2022	3/12/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	Y	Y	A0123260005	3/12/2022	3/12/2023	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	08WECEL6364	4/2/2022	4/2/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000


**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**

Subject to policy terms, forms and conditions. Certificate holder, and any person or organization requested is included as an Additional Insured on a primary and non-contributory basis as required by a written contract, per form CG2010 (04/13) and Completed Operations per form CG2037 (04/13) on the General Liability, Auto Liability and Umbrella policy.

A Waiver of Subrogation applies on the General Liability, Automobile Liability, Umbrella and Worker's Compensation when required by written contract.

\*\*Susan Serrato is excluded from the Workers Comp\*\*

**CERTIFICATE HOLDER****CANCELLATION**

Town of Saugus 298 Central Street, Suite 6 Saugus MA 01906	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
--	---

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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: Horace Mann Plaza

Property Address 255-319 East Central St.

Assessors' Map # \_\_\_\_\_ Parcel # 285-107-000-000

Zoning District (select applicable zone): Commercial

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: 508-364-2985

Contact Person: Cam Afonso

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

Business Owner: Franklin Shoppers Fair Property Owner: Marcia Alevisos  
Address: 255 E. Central St. 255 E. Central St.  
Franklin MA 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 Afonso  
Signature of Applicant

Marcia Alevisos  
Signature of Owner

Cam Afonso  
Print name of Applicant

MARCIA ALEVISOS  
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 50 year old Pylon Sign

**F) Information & Materials to be Submitted with Application**

**a) FOR SIGN SUBMISSIONS ONLY:**

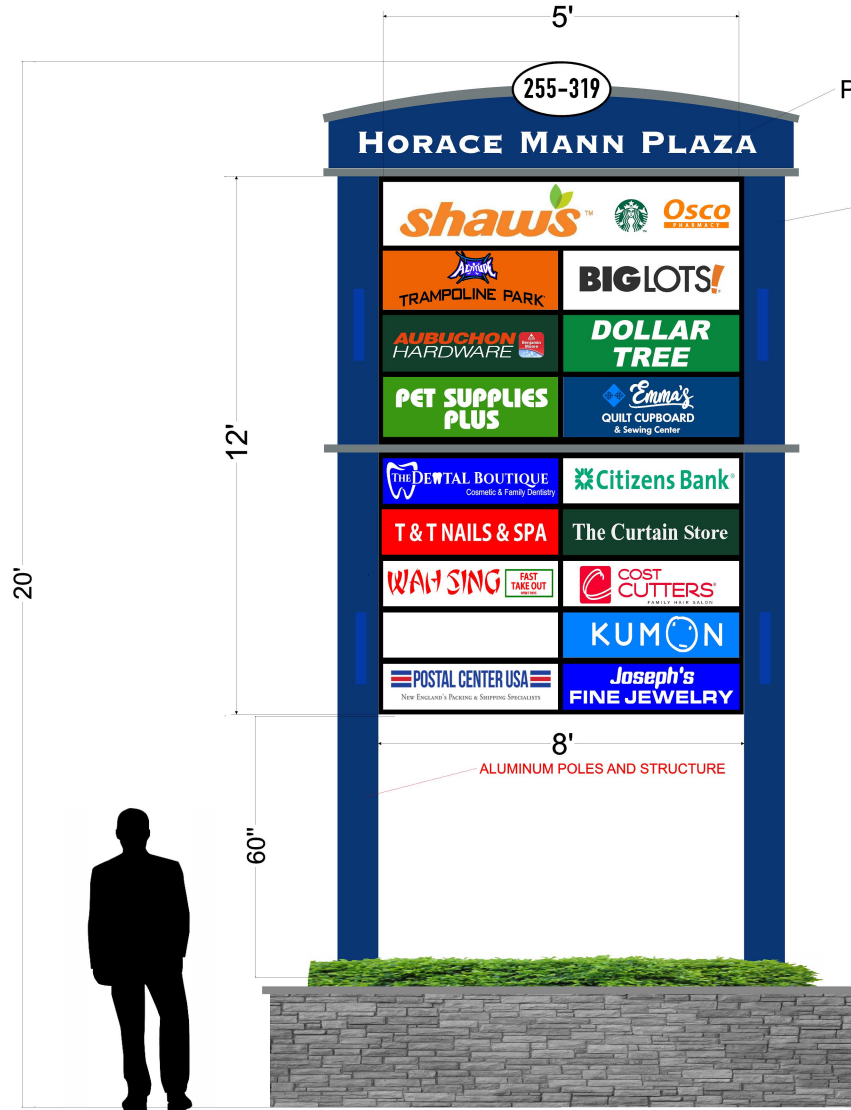
**THE FOLLOWING MUST BE SUBMITTED ELECTRONICALLY TO [Mkinhart@franklinma.gov](mailto:Mkinhart@franklinma.gov)**

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](mailto:Mkinhart@franklinma.gov)**

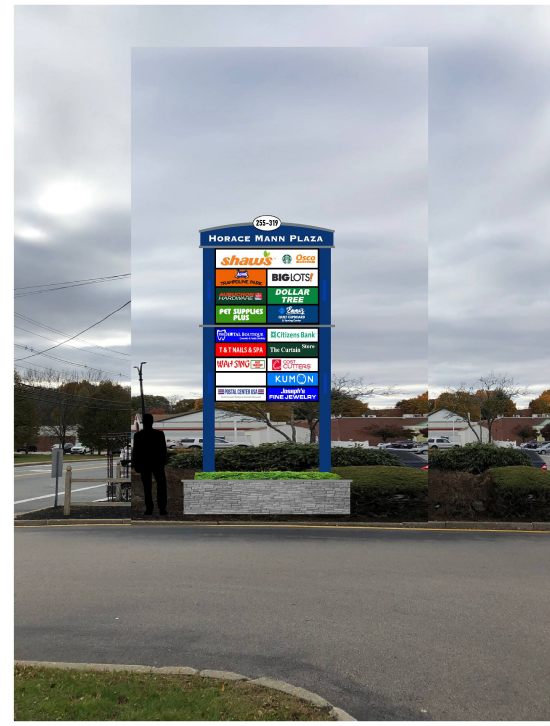
1. Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide
2. Lighting Plan indicating lighting levels & specifications of proposed lights
3. Building drawings, indicating size and height of building(s); front, rear and side elevations (when there 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



PUSH THRU WHITE ACRYLIC LETTERS/LIT

ALL 5 YEAR LED BULBS

# option 1



**\*96 SQUARE FEET**

*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)

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**JOB INFORMATION**

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

SQUARE FOOTAGE:=

**SIGN MATERIAL SPECS**

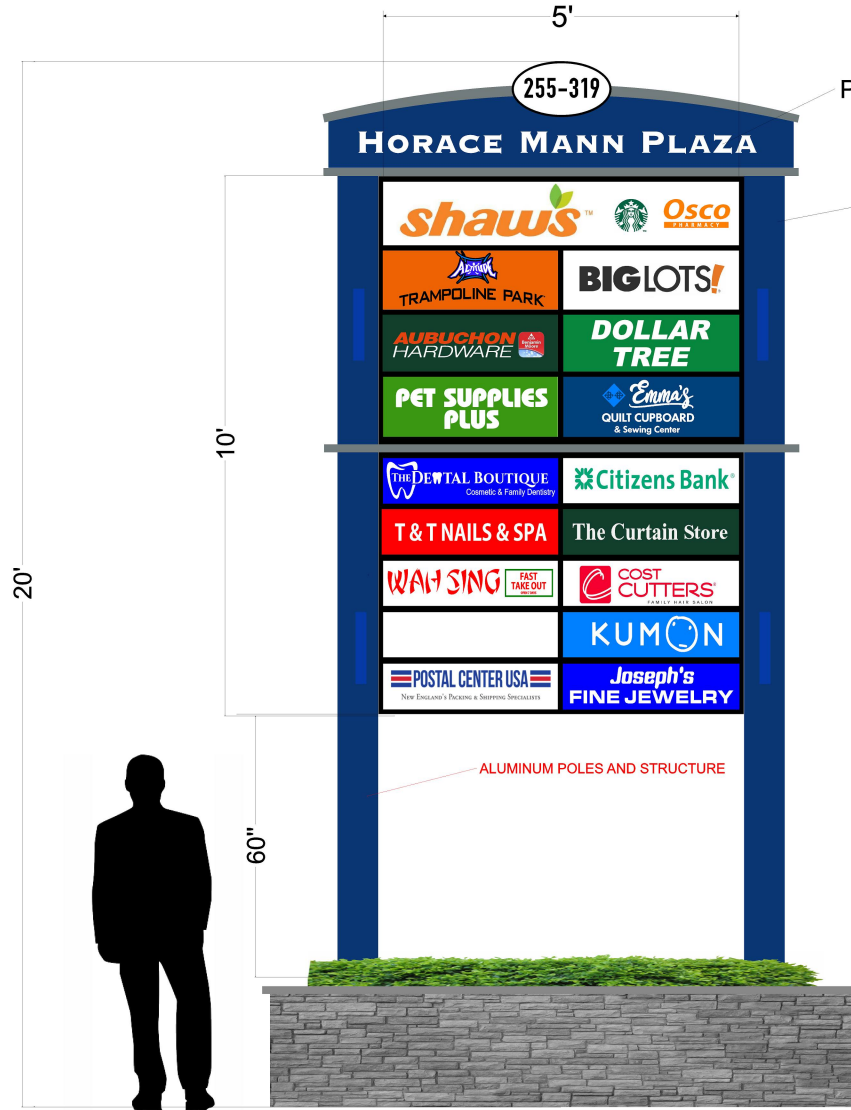
BANNER:  COROPLAST:  WOOD:   
 ACRYLIC:  MAGNETIC:  URETHANE:   
 PVC:  ALUMINUM:  NUEDGE:

SINGLE SIDED:  DOUBLE SIDED:

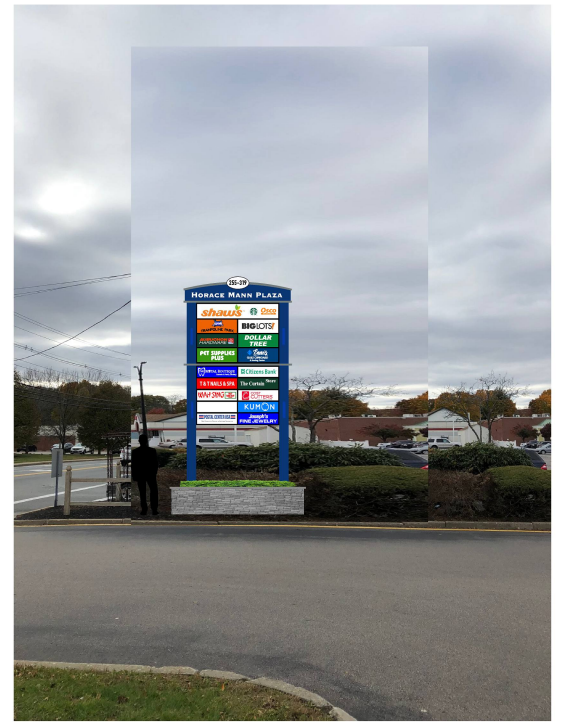
OTHER: \_\_\_\_\_

**COLOR SPECS:**  
 BACKGROUND:  
 COPY:

**OUTLINE:**  
 SHADOW:  
 BORDER:  
 LOGO:



# option 2



**\*50 SQUARE FEET**

*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)

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 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: \_\_\_\_\_

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 Children's School

Property Address 900 Chestnut Street

Assessors' Map # \_\_\_\_\_ Parcel # 248-078-000-000

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 Afonso

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

Business Owner: Franklin Children's School Property Owner: Franklin Children's School  
Address: 900 Chestnut 900 Chestnut  
Franklin MA 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 Afonso  
Signature of Applicant

X Jen Johnson  
Signature of Owner

Cam Afonso  
Print name of Applicant

X Jen Johnson (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 old 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



*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

**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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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: Hamilton

Property Address 101-102 Panther Way

Assessors' Map # \_\_\_\_\_ Parcel # 270-038-000-000

Zoning District (select applicable zone): commercial

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: 508-364-2908

Contact Person: Con Afonso

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

Business Owner: Griffin Roger Property Owner: Brian Holmes  
Address: 101- Panther Way 101- Panther Way  
Franklin, MA Franklin, MA

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

Con Afonso  
Signature of Applicant

Brian Holmes  
Signature of Owner

Con Afonso  
Print name of Applicant

Brian Holmes  
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 Address Sign  
\_\_\_\_\_  
\_\_\_\_\_

**F) Information & Materials to be Submitted with Application**

**a) FOR SIGN SUBMISSIONS ONLY:**

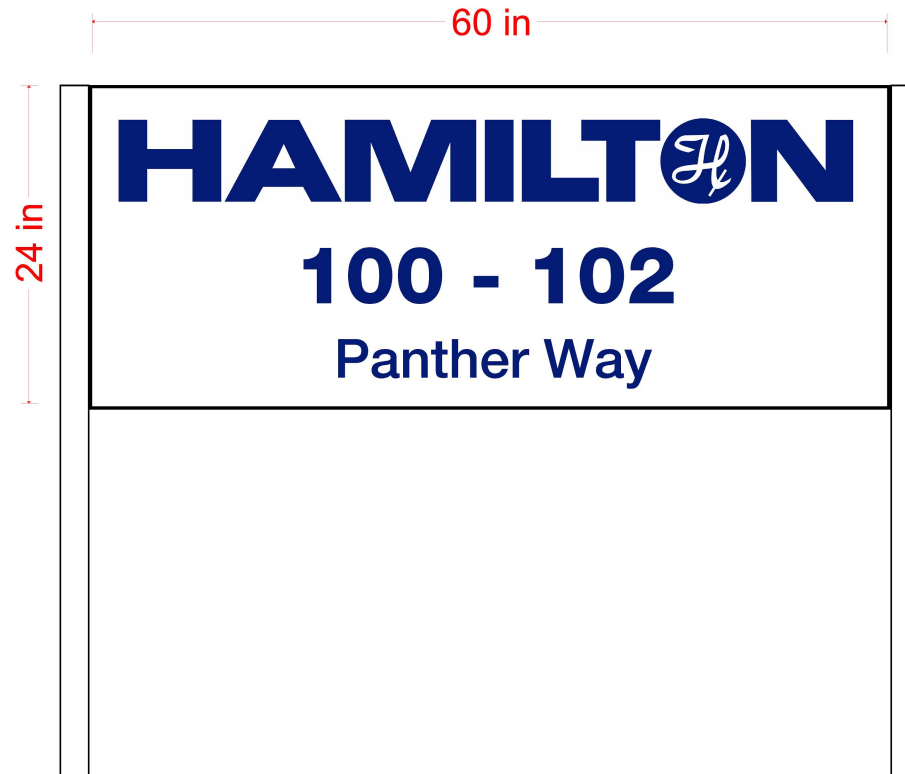
**THE FOLLOWING MUST BE SUBMITTED ELECTRONICALLY TO  
Mkinhart@franklinma.gov**

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



*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)

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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:

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: La Cantina Winery

Property Address 341 Union St.

Assessors' Map # \_\_\_\_\_ Parcel # 287-055-000-000

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

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

B) Applicant Information:

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

Telephone Number: 508-364-2905

Contact Person: Cam Afonso

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

Business Owner: Bob Vozella Property Owner: 341 Cantina R.E.  
Address: 341 Union St 341 Union St  
Franklin, MA 02038 Franklin, MA 02038

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

Cam Afonso  
Signature of Applicant

Bob Vozella  
Signature of Owner

Cam Afonso  
Print name of Applicant

Bob Vozella  
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 Pylon + Building  
\_\_\_\_\_ Signs  
\_\_\_\_\_

**F) Information & Materials to be Submitted with Application**

**a) FOR SIGN SUBMISSIONS ONLY:**

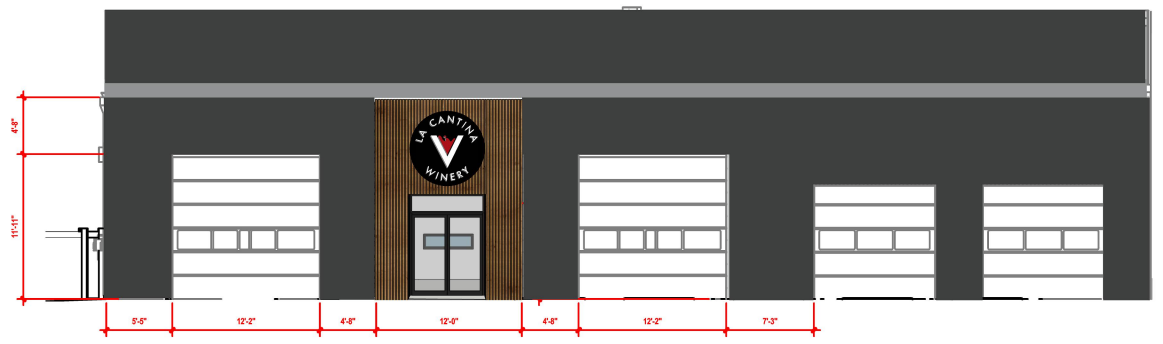
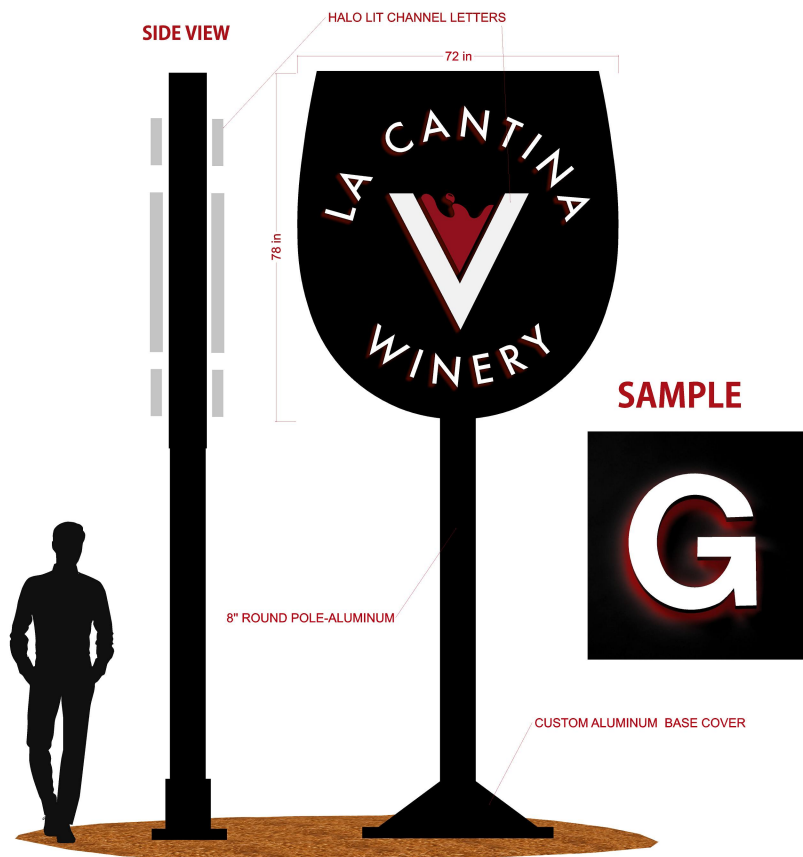
**THE FOLLOWING MUST BE SUBMITTED ELECTRONICALLY TO [Mkinhart@franklinma.gov](mailto:Mkinhart@franklinma.gov)**

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](mailto: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* 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)

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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: 138 East Central St, Franklin, MA 02038

Property Address 138 East Central St

Assessors' Map # 286 Parcel # 286-027-000

Zoning District (select applicable zone): Commercial 1

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

B) Applicant Information:

Applicant Name: 138 East Central Street, LLC

Address: 37 East Central St, Franklin, MA 02038

Telephone Number: 508-507-9020

Contact Person: Brad Chaffee

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


Business Owner: Same Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

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

Executed as a sealed instrument this 4<sup>th</sup> day of April 2023

  
\_\_\_\_\_  
Signature of Applicant

  
\_\_\_\_\_  
Signature of Owner

Brad Chaffee  
\_\_\_\_\_  
Print name of Applicant

Brad Chaffee  
\_\_\_\_\_  
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: \_\_\_\_\_

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

Address \_\_\_\_\_

Telephone Number: \_\_\_\_\_

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

Business Name: Kuth Ranieri Architects

Contact Person: Scott Bascom

Address 32A Main St, STE 2, Franklin, MA 02038

Telephone Number: 508-538-9611

**E) Work Summary**

Summary of work to be done: Replace existing windows behind vinyl siding \_\_\_\_\_

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**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. To remain\_\_\_\_\_
  
  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. The proportions of windows and doors reflect the architectural style of the surrounding area for store front retail glass
  
  3. **Relations of Building Masses and Spaces** – The relationship of a structure to the open space between it and adjoining structures shall be compatible. To remain\_\_\_\_\_
  
  4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. To remain\_\_\_\_\_
  
  5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. To remain\_\_\_\_\_
  
  6. **Façade, Line, Shape & Profile** – Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context: Facade materials are existing concrete walls with new black aluminum glazing
  
  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 material selections are designed to match existing character as well as add a modernized look to the downtown 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. Once a business has leased the space, a sign design will be submitted

9. **Heritage** – Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable. The current structures have no major historical significance, we are bringing it back to its original intended design

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. This building is designed to meet all current energy code and will boost high efficient interior fixtures

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. None proposed at this time

**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](http://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, 1<sup>st</sup> floor, Municipal Building

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

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

#### Page 2 –

#### D. Architect/Engineer or Sign Company Information:

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

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

#### Pages 3 & 4

#### F. Information & Materials to be Submitted w/Application

##### a) SIGNS ONLY –

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

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

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

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

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

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

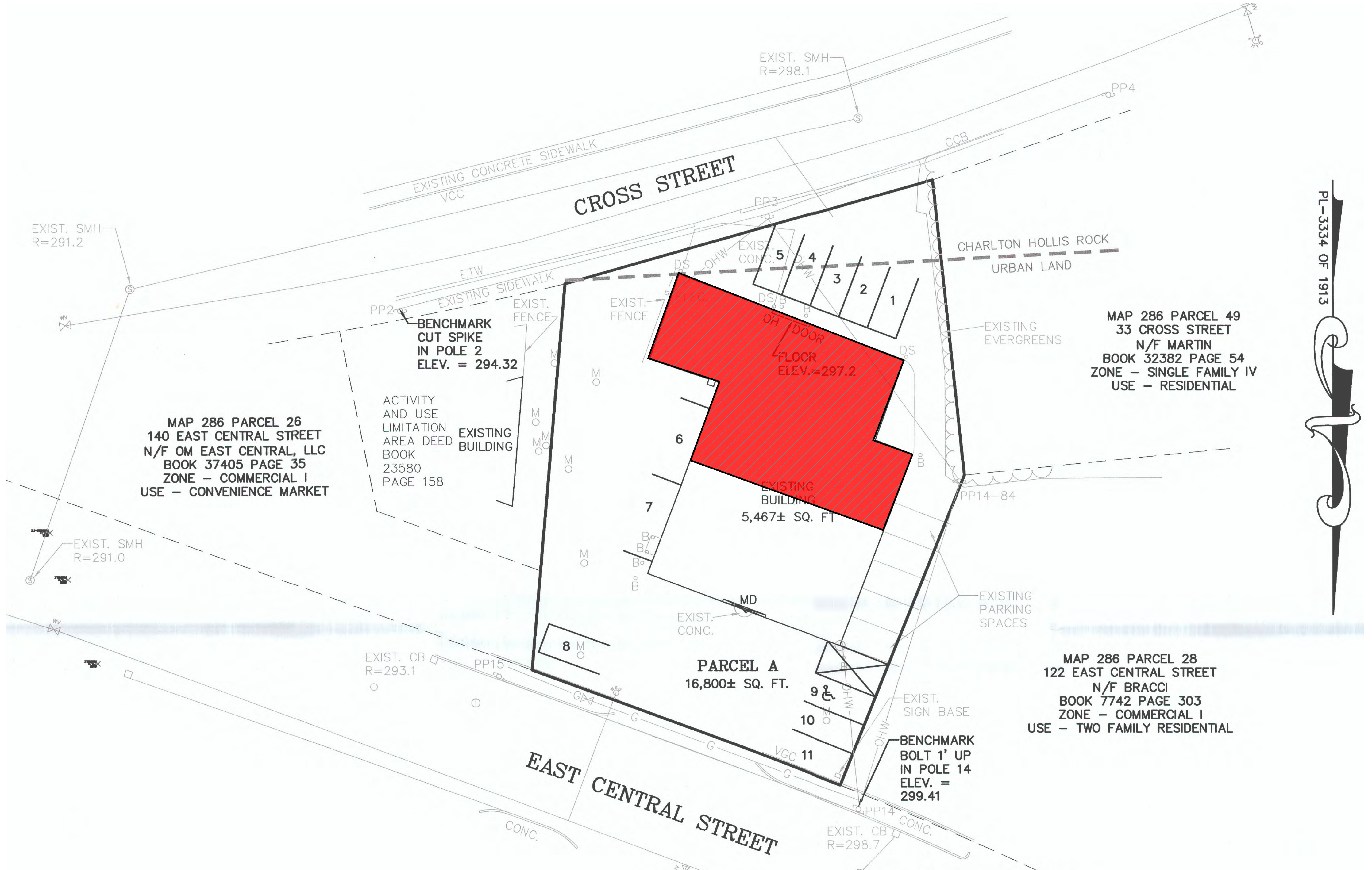
# 138 EAST CENTRAL ST



138 E. Central St.

## PROPOSED DEVELOPMENT DESIGN REVIEW PRESENTATION

Downtown Franklin



PL-3334 OF 1913

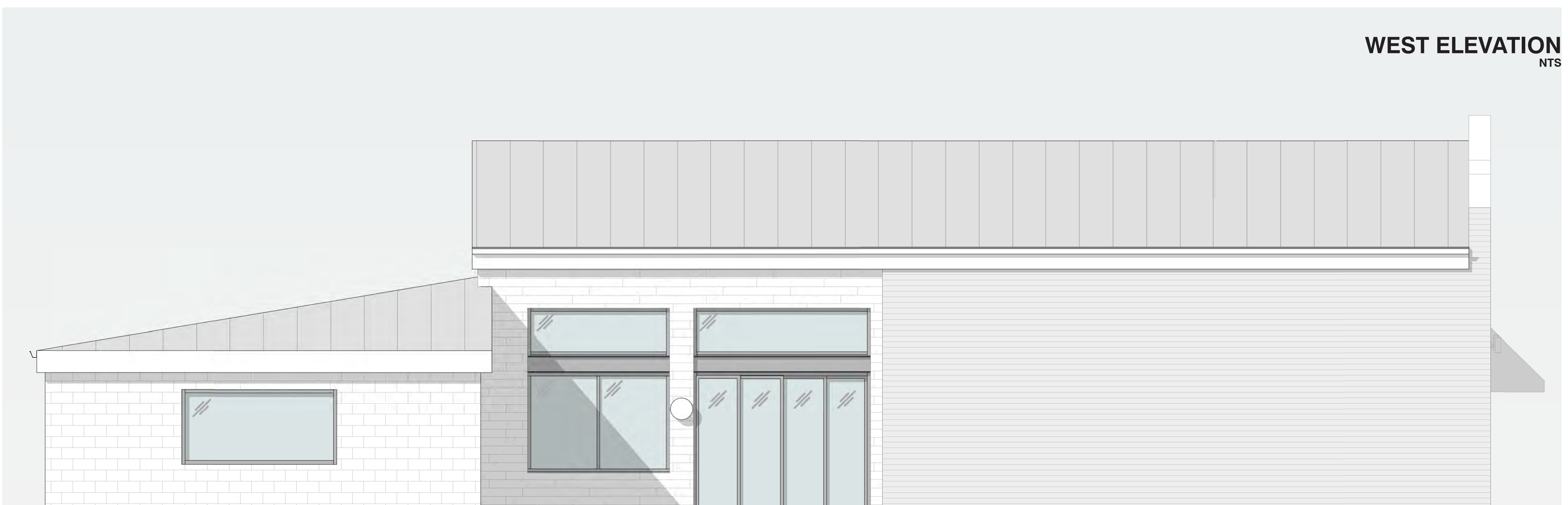




EAST ELEVATION  
NTS



WEST ELEVATION  
NTS





NEW ENTRY RENDERING  
NTS



Image of 138 East Central St from 1953  
- shows existing windows that are  
currently cover by vinyl siding



