

DESIGN REVIEW COMMISSION

AGENDA

April 12, 2022, 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/83268966731> or call on your phone at 1-929-205-6099, meeting ID is 83268966731

- 7:00 PM Vendetti Motors – 411 West Central Street**
Install Channel Letter Set
- 7:05 PM The Shed – 340 East Central Street**
Install 3D Sign & Pylon Panels
- 7:10 PM Middlesex Savings Bank – 1000 Franklin Village Drive**
Install 1 sign over main entrance – halo lit letters/logo mounted to aluminum backer, Install 1 sign over drive thru canopy consisting of halo mounted to aluminum backer
- 7:15 PM The Dental Boutique – 273 East Central Street**
New sign going outside the building and on the pylon at Horace Mann Plaza
- 7:20 PM Smiley Gas and Convenience – 52 East Central Street**
Rebranding gas station signage from Gulf and DBMart to Smiley Gas & Convenience
- 7:25 PM NISHA Metallizing Solutions – 17 National Drive**
Install one non-illuminated sign
- 7:30 PM NISHA Metallizing Solutions – 24 National Drive**
Install one non-illuminated sign
- 7:35 PM 94 East Central Street – 88, 94, 70, & 72 East Central Street**
Construction of a new mixed use building with approx. 972 sq ft of commercial space and 17 residential units

General Matters:

Approval of Minutes: March 22, 2022

COMMENTS: These listing of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. This agenda is subject to change. Last updated: 4-6-2022

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: Vendetti Motors

Property Address 411 West Central

Assessors' Map # _____ Parcel # 270-052-000-000

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 Alfonso

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

Business Owner: Joe Vendetti Property Owner: West Central 411 Holdings LLC
Address: 411 W. Central St. 411 West 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

Cam Alfonso
Print name of Applicant

Joe Vendetti
Signature of Owner

Joe Vendetti
Print name of Owner

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

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

SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q

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

a. Sign Company

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

b. Architect/Engineer (when applicable)

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

E) Work Summary

Summary of work to be done: _____ Install Channel Letter
_____ Set

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

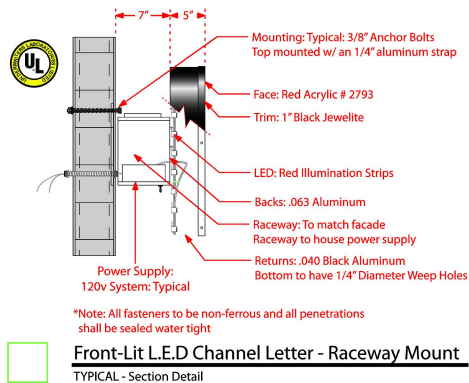
1. Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide
2. Lighting Plan indicating lighting levels & specifications of proposed lights
3. Building drawings, indicating size and height of building(s); front, rear and side elevations (when there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

20 in

220 in

COLLISION CENTER

PANTHER WAY



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:

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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: The Shed

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: _____

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

Telephone Number: 508-384-2905

Contact Person: Cam

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

Business Owner: Mike Bauer Property Owner: EPK Properties
Address: 340 E. Central St. apt 2 511 E. Central 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 Alfonso
Signature of Applicant

Joe Halligan
Signature of Owner

Cam Alfonso
Print name of Applicant

Joe Halligan
Print name of Owner

***FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.
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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 3D Sign
_____ + Pylon Panels

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)

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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



SIDE VIEW



ALUMINUM TUBE FRAME AND SKIN
3/4" THICK WHITE PVC LETTERS

DELTA STAR - SIGN STAR STYLE 'L' LED IP66 RATED

DATE: _____ PROJECT: _____ TYPE: _____

CATALOG NUMBER LOGIC: _____



CATALOG NUMBER LOGIC
Example: SN - 30 - L - LED - e66 - SP - A7 - WHW - 12 - 11 - A - PC-TRe20

MATERIAL
Aluminum

SERIES
SN - Sign Star

STEM LENGTH
18" (Standard), 24", 30", 36", 42", or 48"

STYLE
L - 90° Radius

SOURCE
LED - with Integral Dimming Driver**

LED TYPE
e64 - 7W LED/2700K e66 - 7W LED/4000K
e65 - 7W LED/3000K e74 - 7W LED/Amber

OPTICS
NSP - Narrow Spot (13°) MFL - Medium Flood (23°)
SP - Spot (18°) WFL - Wide Flood (31°)

ADJUST-E-LUME OUTPUT INTENSITY**
A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1

FINISH
Standard Finishes (BZF, BZW, BLP, BLW, WHF, WHW, SAR, VER)

**96" maximum stem length with Power Canopy option.
**Designed for use with 12 VAC, LED transformer. Requires magnetic low voltage dimmer.
***Please see Adjust-e-Lume photometry to determine desired intensity.
****Accommodates up to 2 lens/shielding media.



X2



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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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: MIDDLESEX SAVINGS BANK

Property Address 1000 FRANKLIN VILLAGE DR.

Assessors' Map # _____ Parcel # PARCEL ID# 271-001-001-000
OLD PARCEL ID# 081-062

Zoning District (select applicable zone): BUSINESS

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: VIEWPOINT SIGN & AWNING

Address: 35 LYMAN ST.
NORFOLK, MA 01532

Telephone Number: 508 393 8200 x21 / 617 872 3064

Contact Person: LAUREN DELAUDA - VIEWPOINT SIGN & AWNING

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

Business Owner: MARK MITCHELL Property Owner: CEORR RENTY TRUST PARTNERSHIP
Address: 120 FLANDERS RD. 928 CARMANS RD. LP.
WESTBORO, MA MASSAPEQUA, NY 11758

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

Executed as a sealed instrument this 29 day of MARCH 2022

Lauren Delauda
Signature of Applicant

SEE ATTACHED LETTER
Signature of Owner

LAUREN DELAUDA -
VIEWPOINT SIGN & AWNING
Print name of Applicant

VIEWPOINT SIGN & AWNING
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: VIEWPOINT SIGN & AWNING
Contact Person: LAUREN DELARDA
Address: 35 LYMAN ST. NORTHBORO, MA 01532
Telephone Number: 508 393 8200 x 21 617 872 3064

b. Architect/Engineer (when applicable)

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

E) Work Summary

Summary of work to be done: (A) INSTALL (1) SIGN OVER MAIN ENTRANCE (NORTH ELEV.) CONSISTING OF HALO-LIT LETTERS/LOGO MOUNTED TO ALUMINUM BACKER, OVERALL SIZE IS 2'H X 13'6"W (27 SF); (B) INSTALL (1) SIGN OVER DRIVE THRU CANOPY (EAST ELEV.) CONSISTING OF HALO-LIT LETTERS/LOGO MOUNTED TO ALUMINUM BACKER, OVERALL SIZE IS 2'H X 13'6"W (27 SF)

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

CSC Franklin Village LP
c/o Cedar Realty Trust Partnership, L.P.



Corporate Headquarters
928 Carmans Road
Massapequa, NY 11758
516.767.6492

March 14, 2022

Middlesex Savings Bank
120 Flanders Road
Westborough, MA 01581

RE: Proposed Signage | Franklin Village Plaza | Middlesex Savings Bank | Space #OB 101
Franklin, MA

Dear Vendor Contact,

On behalf of *CSC Franklin Village LP* and Cedar Realty Trust Partnership, LP, the proposed sign package for *Middlesex Savings Bank*, provided by *ViewPoint*, is hereby approved as submitted. This approval extends ONLY to the signage design as delineated on the stamped drawings that are attached. Please proceed with the necessary permits and/or variance to manufacture and install the *Middlesex Savings Bank* sign(s).

Location: Middlesex Savings Bank
Franklin Village Plaza
1000 Franklin Village Drive
Franklin, MA 02038

Owner: Cedar Realty Trust Partnership, LP
928 Carmans Road
Massapequa, NY 11758

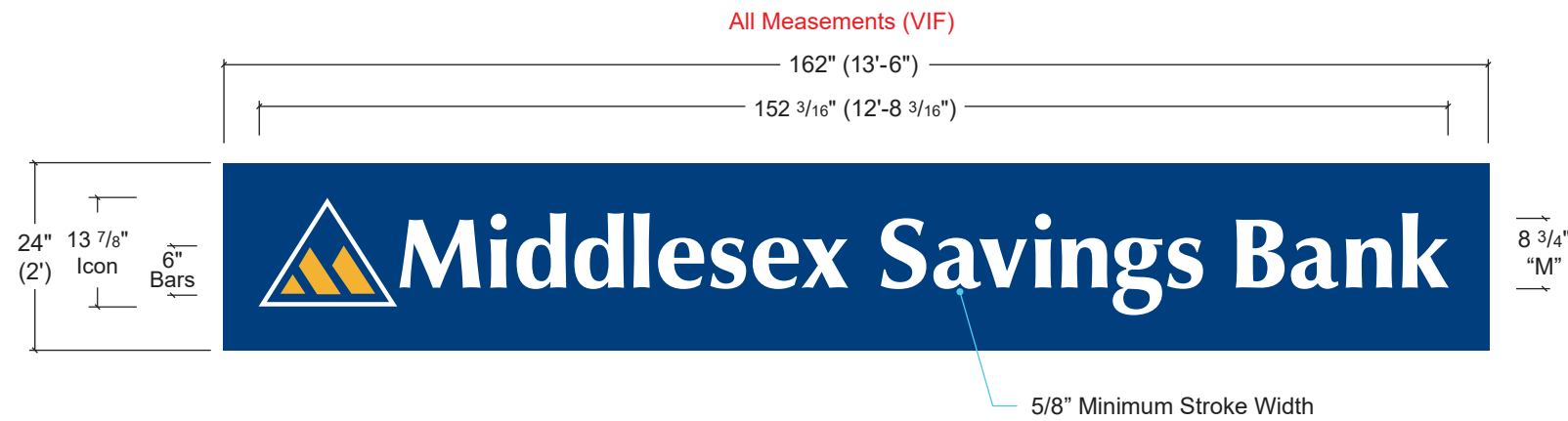
All proposed signage must be in full compliance with the applicable Zoning, rules and regulations of the municipality having jurisdiction over the property where the proposed signage is to be located. Prior to installation of any proposed or replacement sign, the Tenant or Tenant's vendor must present the Landlord with a copy of any permits required by the authority having jurisdiction (typically, a village, Town, City, or County building permit and/or Zoning permit). When installation of the signage is complete, Tenant or Tenant's vendor must furnish Landlord with evidence the sign(s) were inspected and approved in accordance with the permit requirements.

Sincerely,
As Agent for Owner

Fred Vianey
Frederick M. Vianey
Senior Drafter
Cedar Realty Trust Partnership, LP

CC: Property Manager, Construction Manager, Project File

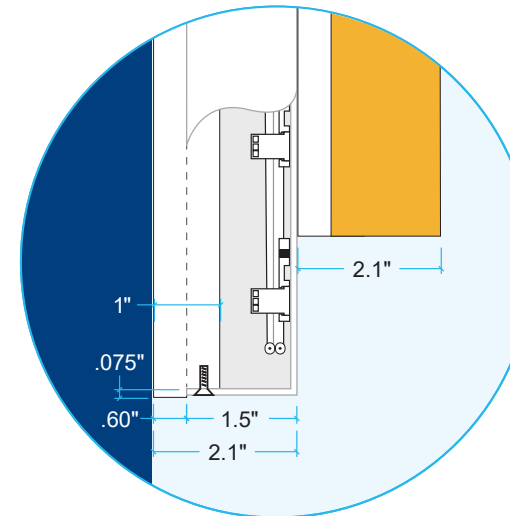




E2 Elevation: #12608.1 (Qty-1) Drive Thru Canopy Wall Sign
Scale: 1/2"=1' Sq.Ft. 24"x162"=27 sf.

Edge/Halo-Lit LED Channel Letters

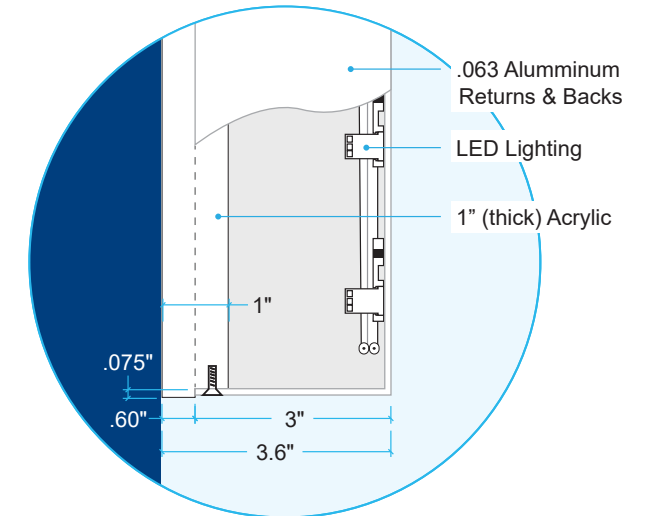
Logo Triangle with Logo Bars



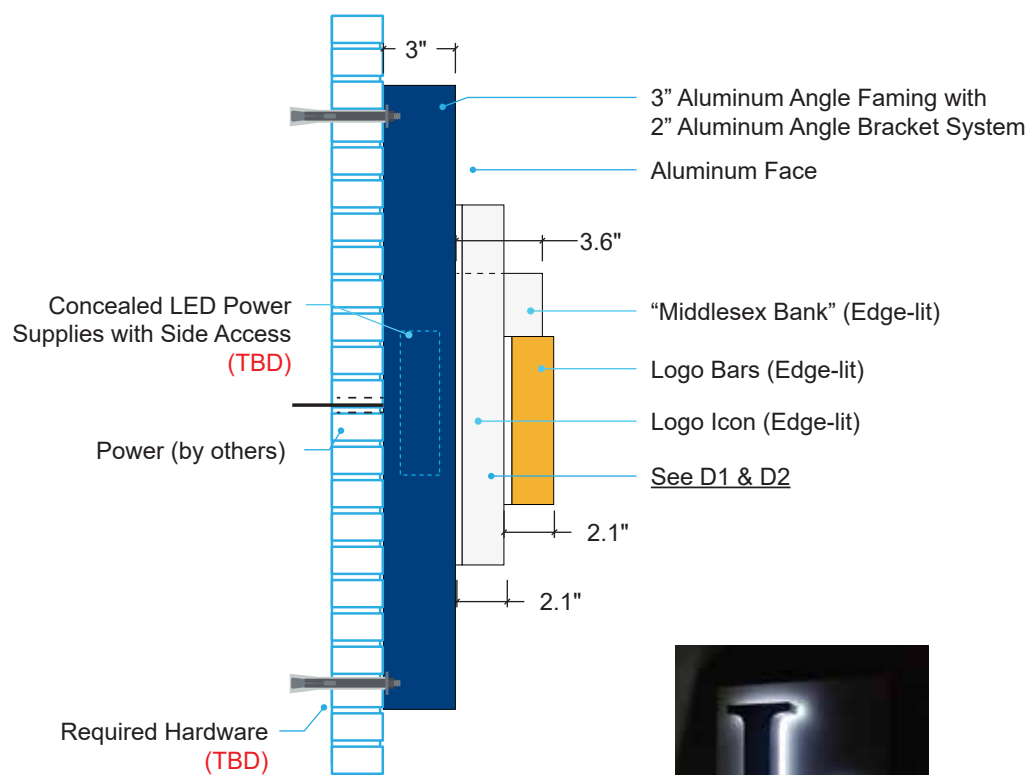
D1 Detail Section
Scale: NTS

Edge/Halo-Lit LED Channel Letters

"Middlesex Savings Bank"



D2 Side Elevation
Scale: NTS



SE Side Elevation
Scale: 1 1/2"=1'



Photo Sample of Edge-lit Letters

Nighttime Simulation View



Description:

(Qty-1) Edge/halo-lit logo mounted to backer/raceway.

Logo Triangle & Logo Bars (edge/halo-lit channels):

- Painted 1 1/2" (deep) .063 aluminum face and returns (2-layers).
- 1" (thick) clear acrylic faces (.6" edge-lit) (see D1).

"Middlesex Savings Bank" (edge/halo-lit channel letters):

- Painted 3" (deep) .063 aluminum face and returns.
- 1" (thick) clear acrylic faces (.6" edge-lit) (see D2).

Aluminum Backer:

- 3" (deep) aluminum fabricated backer with aluminum angle framing.
- Mounted to wall with angle bracket mounting system and required hardware.
- LED Power supplies, remote concealed inside backer with side access panel.

Logo/Typeface:

Logo on file.

Colors:

- Logo Triangle (face & returns): - Aluminum Painted White
- Logo Triangle (face blue vinyl): - 3M 220-397 Dark Blue HP vinyl
- Logo Bars (face & returns): - Aluminum Painted to match PMS 143C (yellow)
- "MSB" (face & returns): - Aluminum Painted White
- Edge-lit Acrylic Returns: - 1" Clear Acrylic (.6" is edge-lit), 2nd surface white opaque vinyl diffuser
- LED's: - White Edge/halo-lighting
- Backer (face & returns): - Aluminum Painted to match PMS 281C

Installation:

By ViewPoint / See page 2 for location view
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code (NEC) and/or other applicable Local Electrical Codes (LEC).
This includes proper grounding and bonding of the sign.



E2 Elevation: #12608.1 (Qty-1) Drive Thru Canopy Wall Sign
 Scale: 1/4"=1' Sq.Ft. 24"x162"=27 sf.

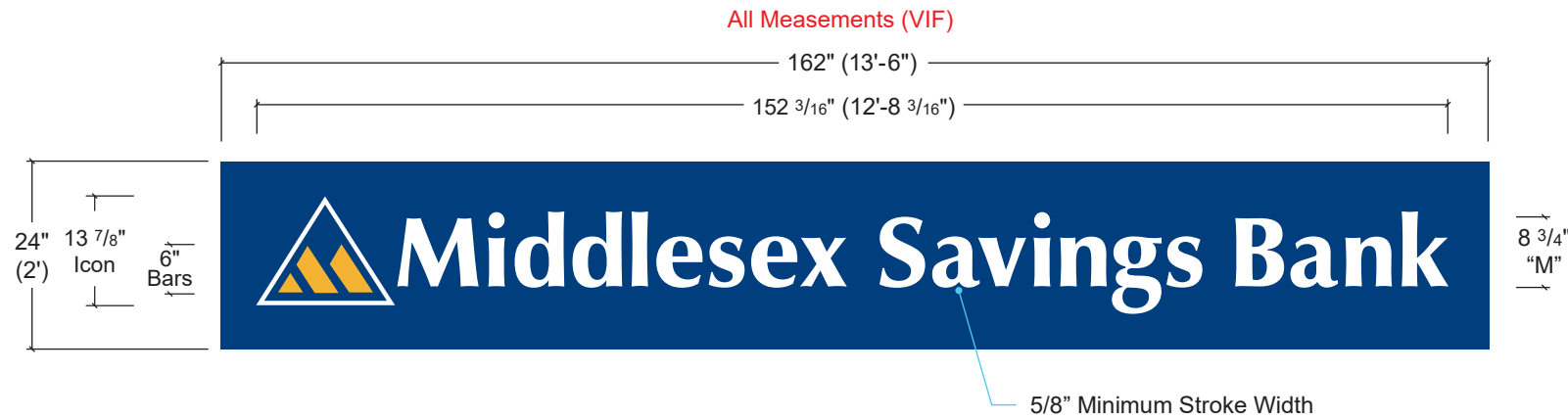
Job: Middlesex Savings Bank
 Location: 1000 Franklin Village, Franklin, MA
 Account Manager: Scott Spaulding
 File: MSB_FranklinMA_CanopySign-Pg2_1a.ai
 Date: 02.02.22 .5
 Designer: Steven Mannetta

Revisions:
 Revisions:
 Revisions:

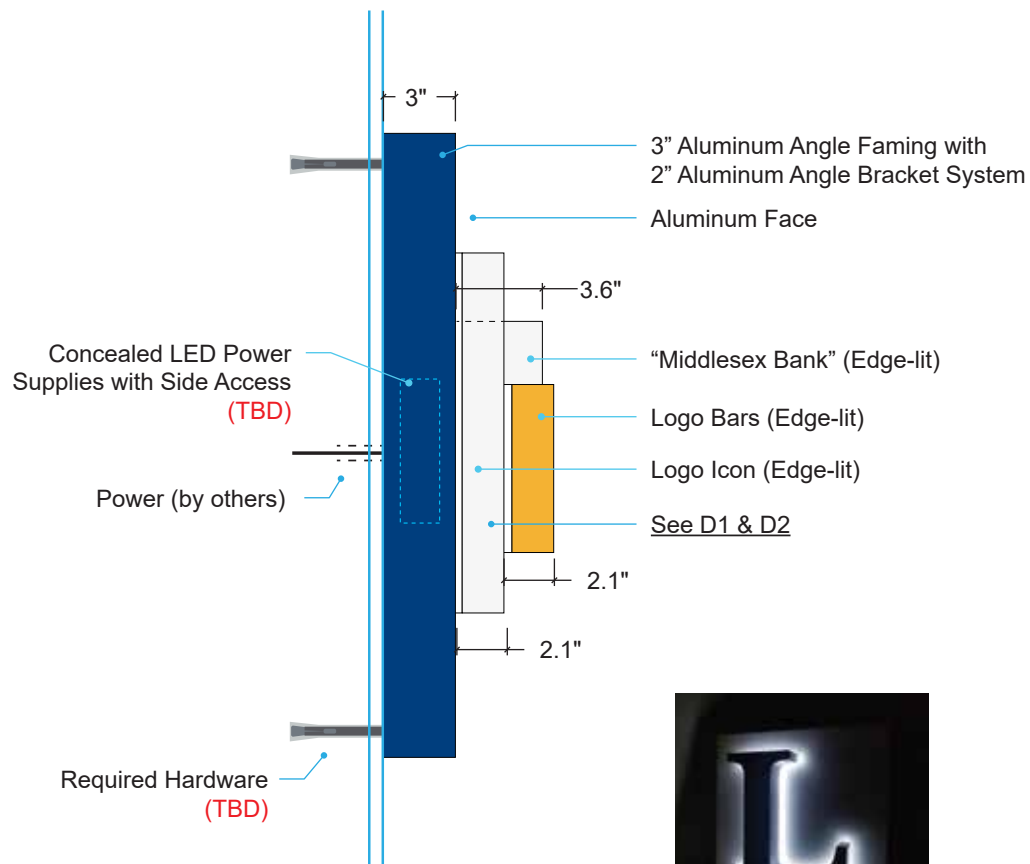
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ViewPoint SIGN AND AWNING
 1.508.393.8200
 FAX 1.508.393.4244

Customer Approval
 Acct. Manager Approval
 Production Approval
 TBD/VIF



E1 Elevation: #12608.1 (Qty-1) Entrance Wall Sign
Scale: 1/2"=1' Sq.Ft. 24"x162"=27 sf.



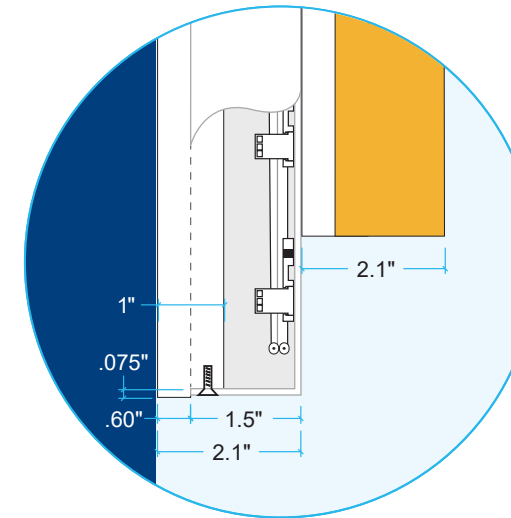
SE Side Elevation
Scale: 1 1/2"=1'



Photo Sample of Edge-lit Letters

Edge/Halo-Lit LED Channel Letters

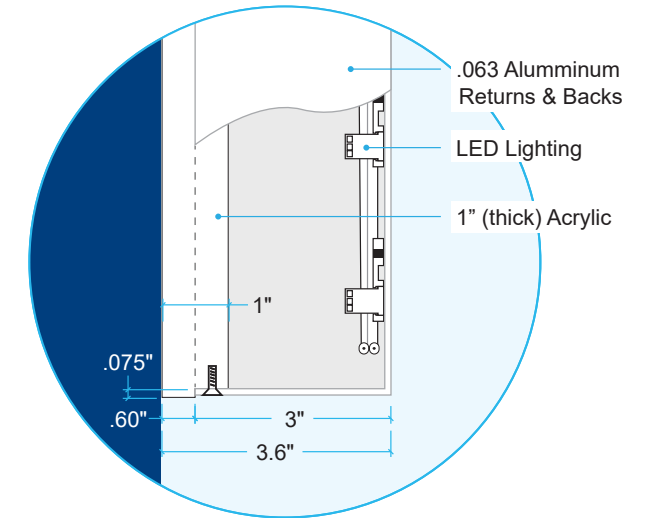
Logo Triangle with Logo Bars



D1 Detail Section
Scale: NTS

Edge/Halo-Lit LED Channel Letters

"Middlesex Savings Bank"



D2 Side Elevation
Scale: NTS

Nighttime Simulation View



Description:

(Qty-1) Edge/halo-lit logo mounted to backer/raceway.

Logo Triangle & Logo Bars (edge/halo-lit channels):

- Painted 1 1/2" (deep) .063 aluminum face and returns (2-layers).
- 1" (thick) clear acrylic faces (.6" edge-lit) (see D1).

"Middlesex Savings Bank" (edge/halo-lit channel letters):

- Painted 3" (deep) .063 aluminum face and returns.
- 1" (thick) clear acrylic faces (.6" edge-lit) (see D2).

Aluminum Backer:

- 3" (deep) aluminum fabricated backer with aluminum angle framing.
- Mounted to wall with angle bracket mounting system and required hardware.
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Logo/Typeface:

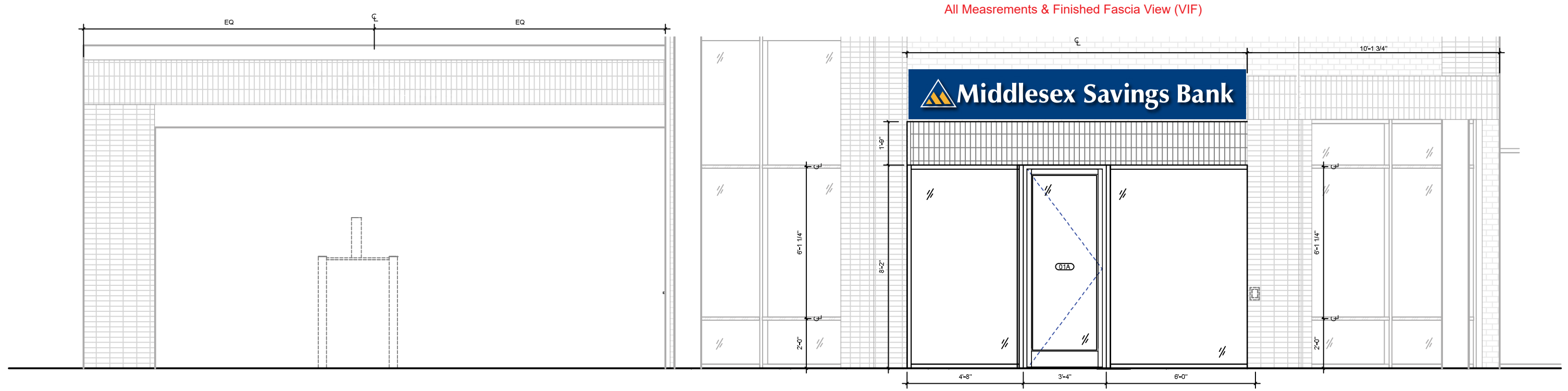
Logo on file.

Colors:

- Logo Triangle (face & returns): - Aluminum Painted White
- Logo Triangle (face blue vinyl): - 3M 220-397 Dark Blue HP vinyl
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This includes proper grounding and bonding of the sign.



All Measurements & Finished Fascia View (VIF)

E1 Elevation: #12608.1 (Qty-1) Entrance Wall Sign
 Scale: 1/4"=1' Sq.Ft. 24"x162"=27 sf.

Job: Middlesex Savings Bank
 Location: 1000 Franklin Village, Franklin, MA
 Account Manager: Scott Spaulding
 File: MSB_FranklinMA_EntranceSign-Pg2_1a.ai
 Date: 02.02.22 .5
 Designer: Steven Mannetta

Revisions: _____
 Revisions: _____

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ViewPoint SIGN AND AWNING
 1.508.393.8200
 FAX 1.508.393.4244

Customer Approval _____
 Acct. Manager Approval _____
 Production Approval _____
 TBD/VIF



Middlesex Savings Bank

DRIVE-UP BANKING

**Remove Existing Sign
Location of Proposed Sign B
(East Elevation)**

Location of Proposed Sign A
(North Elevation)



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: The Dental Boutique
Property Address 273 East Central Street, Franklin, MA 02038
Assessors' Map # 255 Parcel # 107
Zoning District (select applicable zone): Commercial 2
Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Hina Khurana
Address: 27 SUMMIT POINTE DRIVE
HOLLISTON, MA 01746
Telephone Number: 848-469-0224
Contact Person: Paoul Gulati

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

Business Owner: HINA KHURANA Property Owner: FRANKLIN SHOPPERS FAIR, INC
Address: 27 SUMMIT POINTE DR 396 Washington Street, Box 325
HOLLISTON MA 01746 Wellesley, MA 02481

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this 6th day of April 2022

Hina Khurana
Signature of Applicant

Marcia S. Alevizos
Signature of Owner

HINA KHURANA
Print name of Applicant

Marcia S. Alevizos
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: View Point Sign & Awning
Contact Person: Jeff Kwass
Address: 35 Lyman Street Northborough MA 01532
Telephone Number: 508-294-6893

b. Architect/Engineer (when applicable)

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

E) Work Summary

Summary of work to be done: New Sign going outside the building and on the pylon sign at Holace Markt Plaza.

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.
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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

Option 6 - Channel Letters (face-lit)

* Make Sure on A Raceway *msa 4/16/22*

"D" Height: 21 1/2" -- Overall Size: 55 3/8" x 278 1/8" = 107 sq.ft.



Proposed: #12747 (Qty 1) Channel Letters
Scale: 1/4" = 1'

Building Facade Area: 17' x 31'-6" = 535.5 sq.ft.
Allowed Square Footage is 107 sq.ft. (20% of Facade Area)

Job: Client: The Dental Boutique Location: 255 East Canal Street - Franklin, MA	Account Manager: Jeff Kwas File: Address: 1000 State Street, Franklin, MA, 01601	Date: 04/06/22 -25 Designer: Matthew Heard	Revisions:	Revisions:	Customer Approval:	Acct. Manager Approval:	Production Approval:
ViewPoint SIGN AND AWNING 1.508.393.8200 1.508.393.4244 FAX 1.508.393.4244			THIS PROPOSAL DRAWING CONTAINS ORIGINAL ELEMENTS CREATED BY VIEWPOINT SIGN AND AWNING. ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION OR REPRODUCTION IS PROHIBITED.				

MSA 4/16/22

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: SMILEY GAS AND CONVENIENCE

Property Address 52 E. CENTRAL STREET

Assessors' Map # 286 Parcel # 37

Zoning District (select applicable zone): DOWNTOWN COMERCIAL DISTRICT

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: 52 E. CENTRAL ST. LLC. (NABIL NAKHOUL, MANAGER)

Address: 1 IRONGATE DR.
FRANKLIN MA 02038

Telephone Number: (617) 504-5364

Contact Person: NABIL NAKHOUL

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

Business Owner: _____ Property Owner: _____

Address: _____

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

NABIL NAKHOUL

Print name of Applicant

NABIL NAKHOUL

Print name of Owner

Hotmail.com

*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

mkinhart@franklinma.gov

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

a. Sign Company

Business Name: N.H. SIGNS

Contact Person: MARK LIRMAN

Address 66 GOLD LEDGE AVE.

Telephone Number: (603) 437-1200

b. Architect/Engineer (when applicable)

Business Name: _____

Contact Person: _____

Address _____

Telephone Number: _____

E) Work Summary

Summary of work to be done: REBRANDING THE GAS STATION SIGNAGE FROM GULF AND DB MART TO SMILEY GAS & CONVENIENCE.

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED WITH APPLICATION

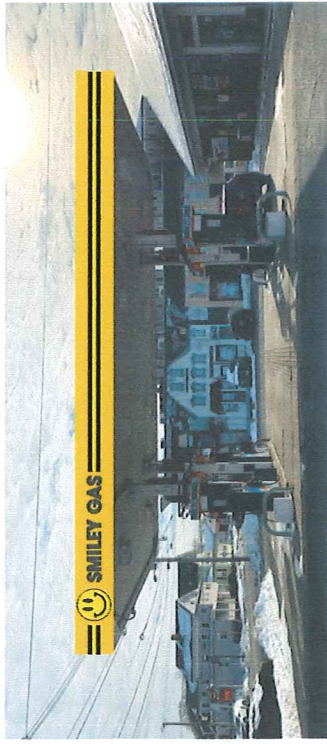
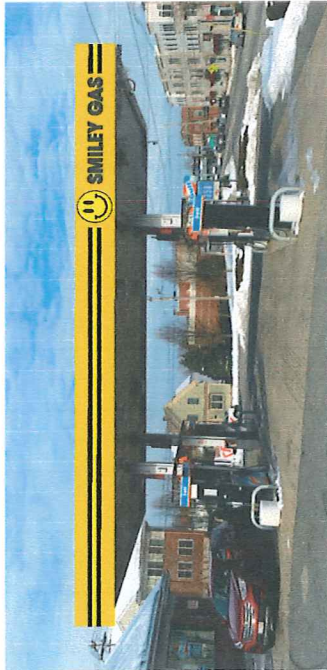
1. Drawing of Proposed Sign which must also include
type of sign (wall, pylon etc.) colors
size/dimensions materials
style of lettering lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously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



NO CHANGE IN CANOPY SIZE

49'



CUT VINYL GRAPHICS



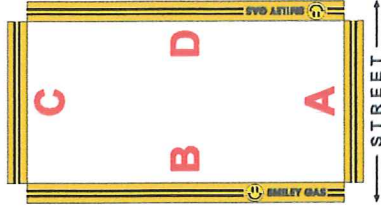
300.00"



TRAFFIC YELLOW ALUCOBOND



TRAFFIC YELLOW ALUCOBOND




SERVING NEW ENGLAND
 SINCE 1992
 DESIGN = MANUFACTURE = INSTALL = SERVICE
nhsigns.com = 603.437.1200
 66 Gold Ledge Avenue, Auburn, NH 03032
 FAX 603.437.1222

CLIENT: SMILEY GAS
LOCATION: FRANKLIN, MA
DATE: 3.4.22

DESIGNER: J. Saville
 ACCT. REP: M. Libon

DESIGN APPROVED BY _____ DATE / / 16

MORE INFORMATION REQUIRED
 SURVEY NEEDED FOR: [] PLANNING [] PERMITS [] FINISH DRAWING [] AND PRICING [] PERIOD PRODUCTION
 NO SIGN OWNERS OR CONTRACTOR ALL PERSONAL DISCRESSIONS ARE THE SOLE RESPONSIBILITY OF THE SIGN MANUFACTURER. NO SIGN MANUFACTURER PRODUCT OR PROJECT WARRANTIES.

REVISION	NOTES	BY	TYPE
1	0.0.22		
2			
3			

NHsigns COMMERCIAL SIGNS & GRAPHICS
 66 Gold Ledge Avenue
 Auburn, NH 03032
 603-437-1200
 FAX: 603-437-1203
 www.nhsigns.com

- DESIGN
- MANUFACTURE
- INSTALL
- SERVICE

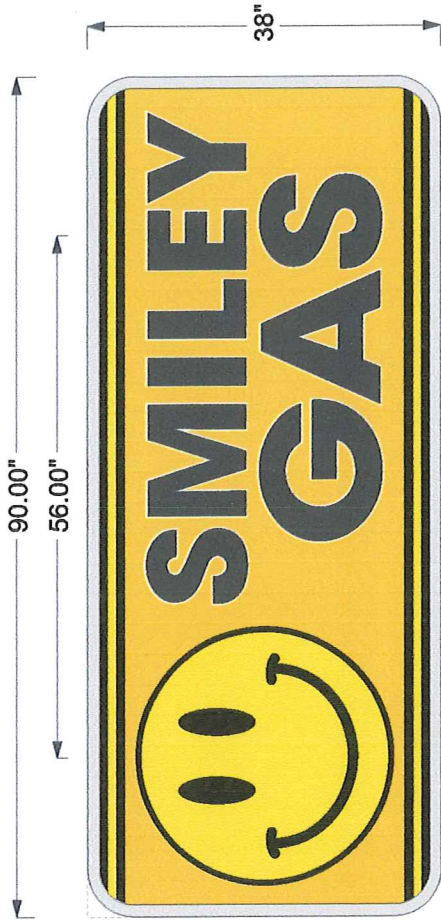
CLIENT: SMILEY GAS
LOCATION: FRANKLIN, MA
DATE: 3.7.22

ACCT. REP: M. Libsomb
DESIGN: J. Sanville
DATE: 0.0.22

REV. NOTES
 3.17.22
 3.24.22
 4.4.22

DESIGN APPROVED BY: _____ DATE: _____

IF ANY CORRECTIONS ARE NEEDED, PLEASE CONTACT US WITHIN 10 BUSINESS DAYS OF THE DATE OF THIS APPROVAL. OTHERWISE, WE WILL PROCEED WITH THE PROJECT.
 © 2022 NHsigns.com
 ALL RIGHTS RESERVED. PHOTOGRAPHY BY: [unreadable]



CUT RADIUS ON SITE



REFACE EXISTING D/S INTERNALLY ILLUMINATED MID.
 REMOVE PANS AND REPLACE WITH FLAT LEXAN LENSES.
 ADD 1 (PER SIDE) 18" DAKTRONICS UNIT

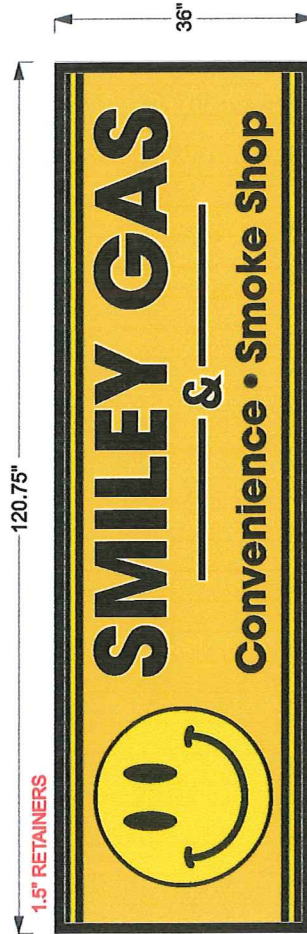
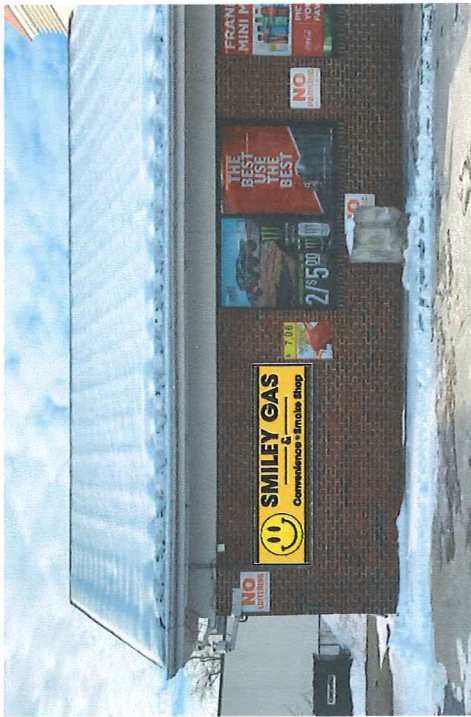


PROPOSED

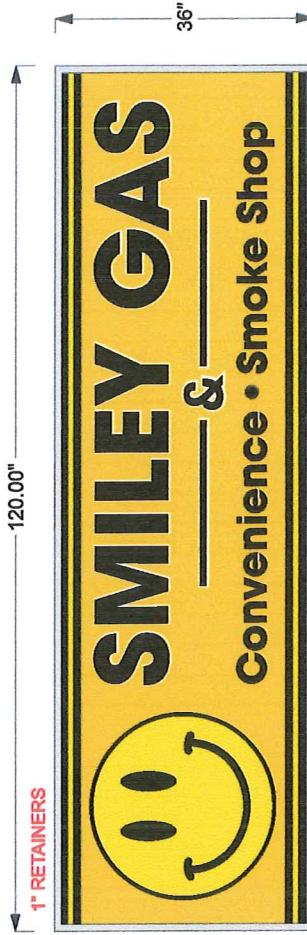
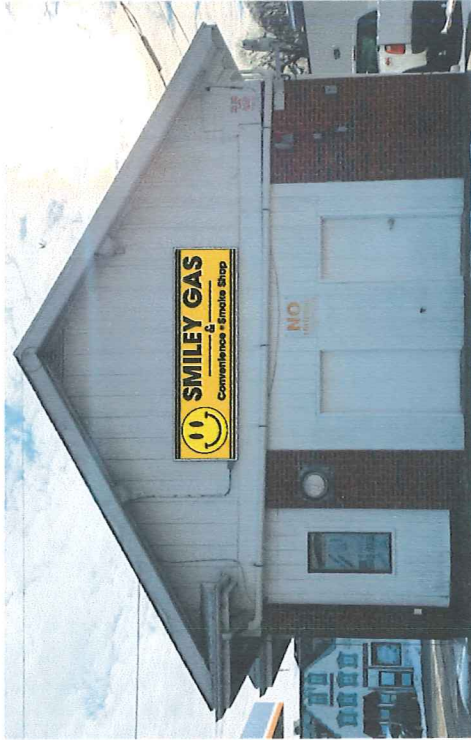
NO CHANGE IN SIGN SIZE



EXISTING



REFACE EXISTING S/S INTERNALLY ILLUMINATED WALL SIGN



REFACE EXISTING S/S INTERNALLY ILLUMINATED WALL SIGN

nrSigns
SERVING NEW ENGLAND SINCE 1992

DESIGN = MANUFACTURE = INSTALL = SERVICE
nhsigns.com = 603.437.1200
 66 Gold Ledge Avenue, Auburn, NH 03032
 FAX: 603.437.1222

CLIENT: **SMILEY GAS**
 LOCATION: **FRANKLIN, MA**
 DATE: **3-7-22**

DESIGNER: J. Saville
 ACT. REP: M. Libbon

DESIGN APPROVED BY _____ DATE: ____ / ____ / '16

REVISION	NOTES	BY	TYPE
1	3.17.22		
2	4.4.22		
3			

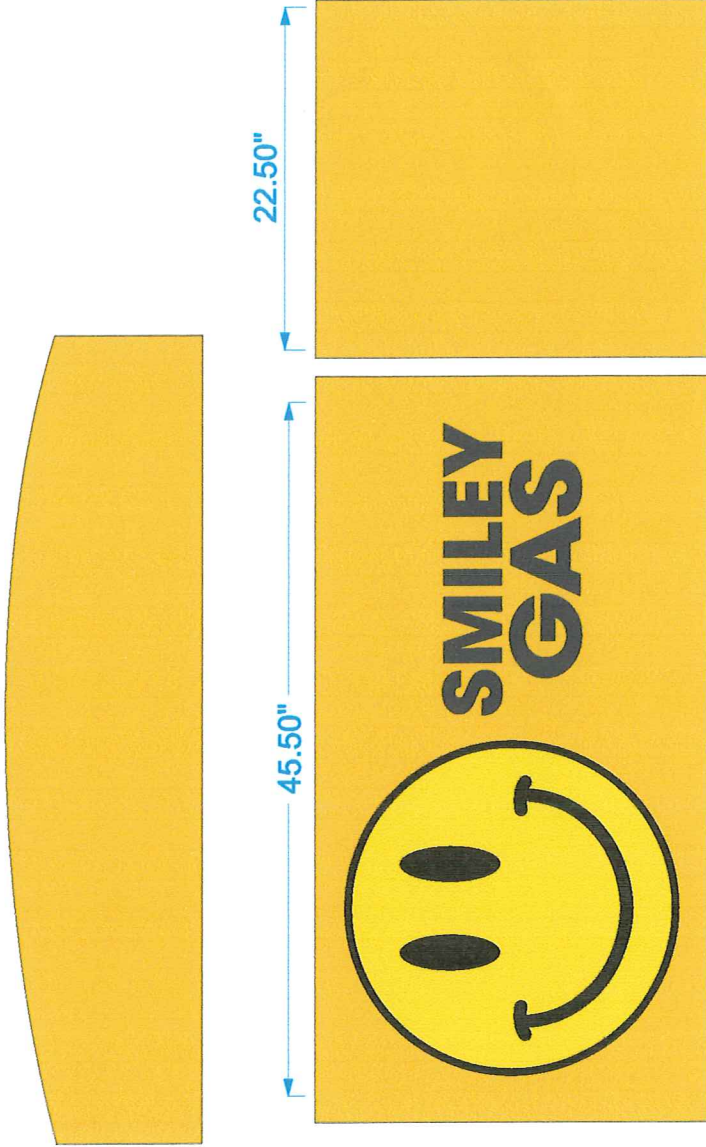
MORE INFORMATION REQUIRED
 SURVEY NEEDED FOR:
 FIELD MEASURING
 PERITS / PRODUCTION

© INDIANA HOLDINGS
 IN-SIGNAGE OWNS THE COPYRIGHT ON ALL ORIGINAL DESIGNS.
 IN-SIGNAGE HAS EXCLUSIVELY PURCHASED COPYRIGHT FROM THE ARTISTS



PROPOSED

WILL NEED EXACT VALLENCE SIZE PRIOR TO PRODUCTION



Apply new Dispenser Graphics.

● PMS 142

PCS FOR SIDES

66 Gold Ledge Avenue, Auburn, NH 03032 603 4371200 FAX: 603 437 1233 www.nhsigns.com	
<input type="checkbox"/> DESIGN <input type="checkbox"/> MANUFACTURE <input type="checkbox"/> INSTALL <input type="checkbox"/> SERVICE	
CLIENT: SMILEY GAS	LOCATION: FROUNCLIN, MA
DATE: 3.7.22	ACCT. REP M. Libsom
DESIGN J. Sanville	DATE: 0.0.22
REV. NOTES 3.17.22 3.24.22 0.0.22	<input checked="" type="checkbox"/> DESIGN APPROVED BY _____ DATE _____
<input type="checkbox"/> ACCEPT APPROVAL FOR PRODUCTION <input type="checkbox"/> VERIFY ALL INFORMATION <input type="checkbox"/> ALL INFORMATION IS CORRECT <input type="checkbox"/> ALL INFORMATION IS COMPLETE <input type="checkbox"/> ALL INFORMATION IS ACCURATE <input type="checkbox"/> ALL INFORMATION IS UP TO DATE <input type="checkbox"/> ALL INFORMATION IS CORRECT	
<input type="checkbox"/> ALL INFORMATION IS CORRECT <input type="checkbox"/> ALL INFORMATION IS COMPLETE <input type="checkbox"/> ALL INFORMATION IS ACCURATE <input type="checkbox"/> ALL INFORMATION IS UP TO DATE <input type="checkbox"/> ALL INFORMATION IS CORRECT	

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: HISSTA METALLIZING SOLUTIONS

Property Address 17 NATIONAL DR

Assessors' Map # 290 Parcel # 602

Zoning District (select applicable zone): I

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: SUNSHINE SIGN CO INC

Address: 121 WESTBOND RD
GROTON MA 01536

Telephone Number: 508 868 5401

Contact Person: William Kueck

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

Business Owner: HISSTA METALLIZING Property Owner: 17 FINGER PARKWAY LLC
Address: 17 NATIONAL DR 113 TURNPIKE RD
FRANKLIN MA WESTBOND 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

See Attached
Signature of Owner

Wm Kueck Agent
Print name of Applicant

Print name of Owner

***FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.
FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 - 4**

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: Install only 96.14 SF Non Illuminated
Wall Sign

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

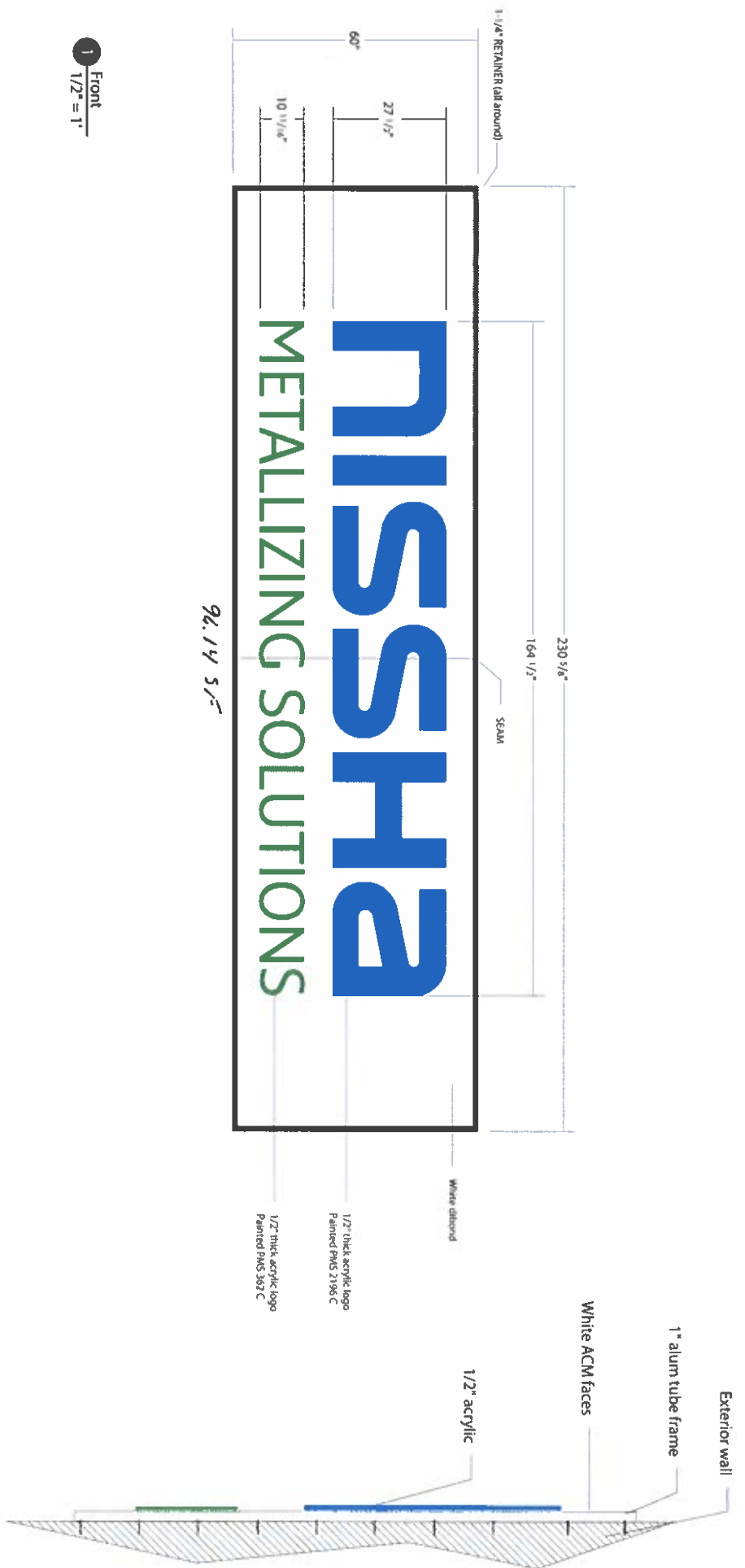
**THE FOLLOWING MUST BE SUBMITTED ELECTRONICALLY TO
Mkinhart@franklinma.gov**

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



SIGN TYPE **D**

FAST sign

Quantity (1)

1" deep FAST sign with aluminum tube frame & prefinished white ACM faces. 1/2" thick painted acrylic logo mechanically fastened to face.

Palette

PAINT: PMS 2196 C

PAINT: PMS 362 C

CLIENT: AR METALLIZING (NISSHA)

PROJECT / SIGN TYPE: REBRAND

DRAWN BY: JG

JOB #: 17997-68185

DATE: 3/25/22

SUNSHINE sign

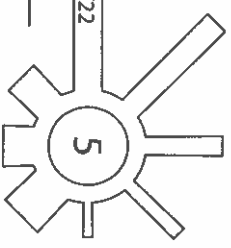
121 Westboro Road
North Grafton, MA 01536
P 508.839.5588
F 508.839.9929
www.sunshinesign.com

This drawing is given in confidence and may not be used or disseminated in any way without prior written consent from Sunshine Sign Company, Inc. All common law and copyright laws are hereby specifically reserved.

- Approved for Fabrication
- Approved as Noted
- Revise and Resubmit
- Rejected

Name _____
Signature _____

SIGN TYPE: D





17 Forge Park

CLIENT: AR METALLIZING (NISSHA)

PROJECT / SIGN TYPE: REBRAND

DRAWN BY: JG

JOB #: 17997-68185

DATE: 3/25/22

SUNSHINE
SIGN

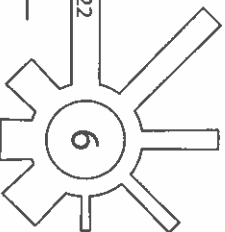
121 Westboro Road
North Grafton, MA 01536
P 508.839.5588
F 508.839.9929
www.sunshinesign.com

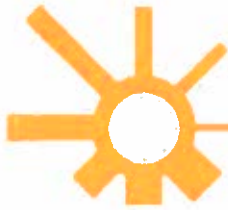
This drawing is given in confidence and may not be used or disseminated in any way without prior written consent from Sunshine Sign Company, Inc. All common law and copyright laws are hereby specifically reserved.

- Approved for Fabrication
 Approved as Noted
 Revise and Resubmit
 Rejected

Name _____
Signature _____

SIGN TYPE: D





SUNSHINEsign

121 Westboro Road • North Grafton, MA 01536

Owner Authorization

Date: 3/1/22

To whom it may concern:

Laura Valladares agent for SCG 17 Forge Parkway, LLC
| _____

Owner of the property located at 17 Forge Parkway
Franklin, MA 02038

Do hereby consent to allow Suzanne Keene
of Sunshine Sign Company Inc. to act on my behalf in submitting all necessary
design review, building permits, and ZBA applications pertaining to all signage
located at the above mentioned property.

Sincerely,

Laura Valladares-Senior Real Estate Manager, CBRE

Address: 112 Turnpike Road, Westborough MA 01581

Telephone: 508-366-0800

Email: laura.valladares@cbre.com

(Please Print
Carefully)

Deeded name of property:
SCG 17 Forge Parkway, LLC



SUNSHINEsign

121 Westboro Road • North Grafton, MA 01536

Landlord Authorization

Date: 3/1/22

To whom it may concern:

Laura Valladares agent for SCG 17 Forge Parkway, LLC

Owner of the property located at 17 Forge Parkway
Franklin, MA 02038

Do hereby consent to allow Suzanne Keene
of Sunshine Sign Company Inc. to act on my behalf in submitting all necessary
design review, building permits, and ZBA applications pertaining to all signage
located at the above mentioned property.

Sincerely,

Laura Valladares- Senior Real Estate Manager, CBRE

Address: 112 Turnpike Road, Westborough MA 01581

Telephone: 508-366-0800

Email: laura.valladares@cbre.com

(Please Print
Carefully)

Deeded name of property:

SCG 17 Forge Parkway, LLC

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: NISSHA METALIZING SOLUTIONS

Property Address 24 NATIONAL DR

Assessors' Map # 290 Parcel # 005

Zoning District (select applicable zone): I

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: SUNSHINE SIGN CO INC

Address: 121 West Boro Rd
Grafton MA 01536

Telephone Number: 508 868 5401

Contact Person: William Kuck

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

Business Owner: NISSHA METALIZING Property Owner: MTP 24 NATIONAL DR LLC
Address: 24 NATIONAL DR 130 WEST 42ND ST
Franklin MA NEW YORK

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

See attached
Signature of Owner

William Kuck
Print name of Applicant

Print name of Owner

***FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.
FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 - 4**

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: Install one 138.37 SF Non Illuminated
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**

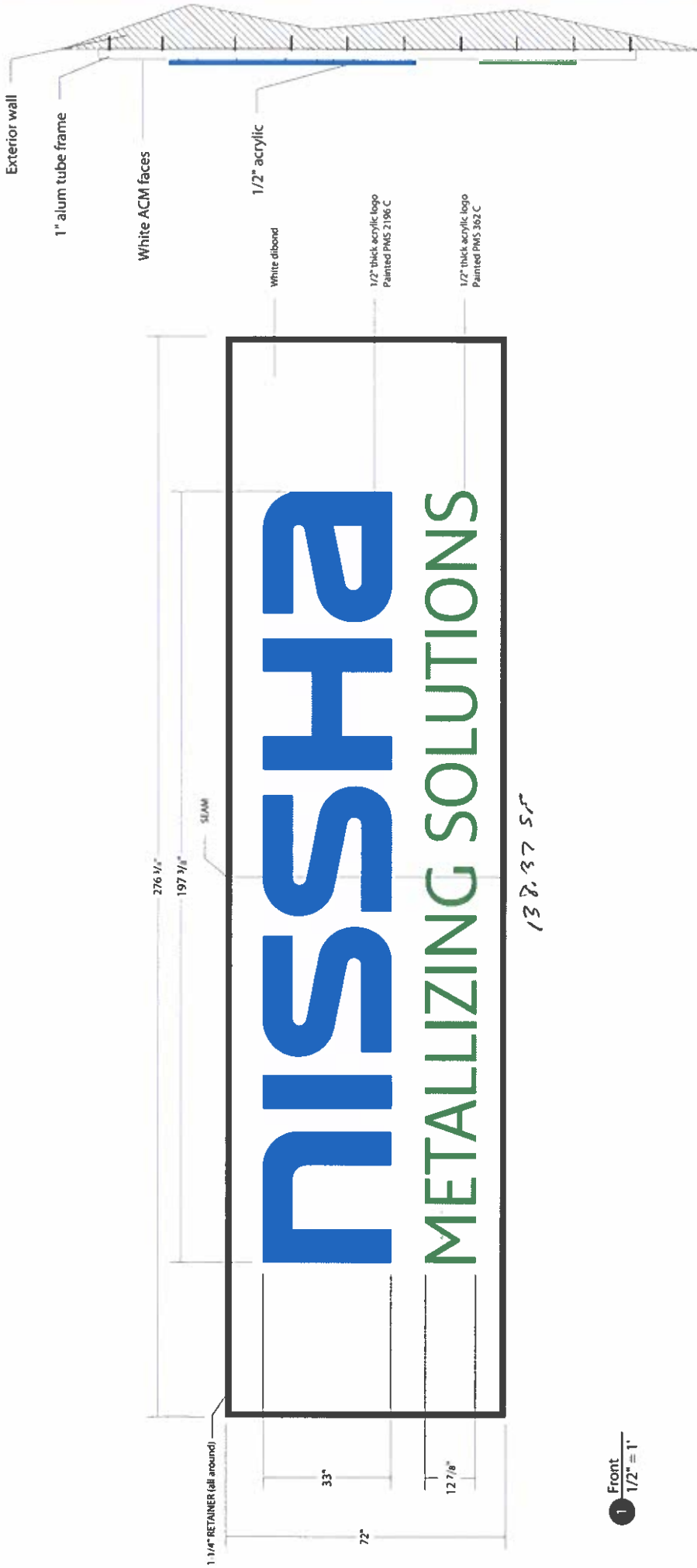
1. Drawing of Proposed Sign which must also include
type of sign (wall, pylon etc.) colors
size/dimensions materials
style of lettering lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously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

424



138.37 SF

1 Front
1/2" = 1"

SIGN TYPE C

FAST Sign

Quantity (1)

1" deep FAST sign with aluminum tube frame & prefinished white ACM faces. 1/2" thick painted acrylic logo mechanically fastened to face.

Palette

PAINT: PMS 2196 C
 PAINT: PMS 362 C

CLIENT: AR METALLIZING (NISSHA)

PROJECT / SIGN TYPE: REBRAND

DRAWN BY: JG

JOB #: 17997-68185

DATE: 3/25/22

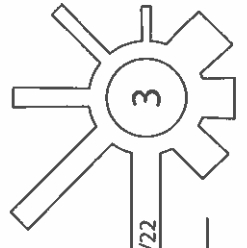
121 Westboro Road
 North Grafton, MA 01536
 P 508.839.5588
 F 508.839.9929
 www.sunshinesign.com

SUNSHINE sign

This drawing is given in confidence and may not be used or disseminated in any way without prior written consent from Sunshine Sign Company, Inc. All common law and copyright laws are hereby specifically reserved.

Approved for Fabrication
 Approved as Noted
 Revise and Resubmit
 Rejected

Name _____
 Signature _____



SIGN TYPE: C

24 Forge Park



CLIENT: AR METALLIZING (NISSHA)

121 Westboro Road
 North Grafton, MA 01536
 P 508.839.5588
 F 508.839.9929
 www.sunshinesign.com

SUNSHINE
SIGN

PROJECT / SIGN TYPE: REBRAND

This drawing is given in confidence and may not be used or disseminated in any way without prior written consent from Sunshine Sign Company, Inc. All common law and copyright laws are hereby specifically reserved.

DRAWN BY: JG

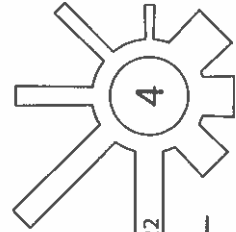
- Approved for Fabrication
 Approved as Noted
 Revise and Resubmit
 Rejected

JOB #: 17997-68185

DATE: 3/25/22

Name

Signature



SIGN TYPE: C



SUNSHINEsign

121 Westboro Road • North Grafton, MA 01536

Landlord Authorization

Date: 3.1.22

To whom it may concern:

Fergus Campbell

Owner of the property located at 24 National Drive
Franklin, MA

Do hereby consent to allow _____
of Sunshine Sign Company Inc. to act on my behalf in submitting all necessary
design review, building permits, and ZBA applications pertaining to all signage
located at the above mentioned property.

Sincerely,



Address: 130 West 42nd Street, 22nd Fl, NYC

Telephone: 646-766-8182

Email: joe@someraroadinc.com

(Please Print
Carefully)

Deeded name of property:
MTP - 24 National Drive LLC



SUNSHINEsign

121 Westboro Road • North Grafton, MA 01536

Owner Authorization

Date: 3.1.22

To whom it may concern:

Fergus Campbell

Owner of the property located at 24 National Drive
Franklin, MA

Do hereby consent to allow _____
of Sunshine Sign Company Inc. to act on my behalf in submitting all necessary
design review, building permits, and ZBA applications pertaining to all signage
located at the above mentioned property.

Sincerely,



Address: 130 West 42nd Street, 22nd Fl, NYC

Telephone: 646.766.8182

Email: joe@someraroadinc.com

(Please Print
Carefully)

Deeded name of property:

MTP - 24 National Drive LLC

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: _94 East Central St, Franklin, MA 02038_

Property Address _88,94,70 & 72 East Central St

Assessors' Map # 286 Parcel # 286-032/33-000

Zoning District (select applicable zone): Commercial 1

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: _70 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 _____ day of _____ 20

Signature of Applicant

Signature of Owner

Print name of Applicant

Print name of Owner

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

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

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: Dennis Colwell Architects

Contact Person: Dennis Colwell

Address 132 Central St, Suite 203 Foxborough, MA 02035

Telephone Number: 508-241-2122

E) Work Summary

Summary of work to be done: _____

Construction of a new mixed use building with approx. 972 SQ FT of commercial space and 17 residential units

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. _____
The proposed building meets the requirements of a building height of 40'-0" at 39'-6"

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 with double hung windows & sliding glass doors for residential deck access.

3. **Relations of Building Masses and Spaces** – The relationship of a structure to the open space between it and adjoining structures shall be compatible. The structure meets all set backs, as well as open space at the front of the building for planting & sidewalks, etc.

4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. The design of the roof matches the roofline of surrounding buildings in the downtown area, we have pitched the roof where we found it prudent to design and structure of the building.

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. The scale of the structure is similar in nature to 70-72 East Central St and the Franklin Center Commons _____

6. **Façade, Line, Shape & Profile** – Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context: Façade materials are vinyl siding, fiber cement board and Azek PVC paneling _____

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

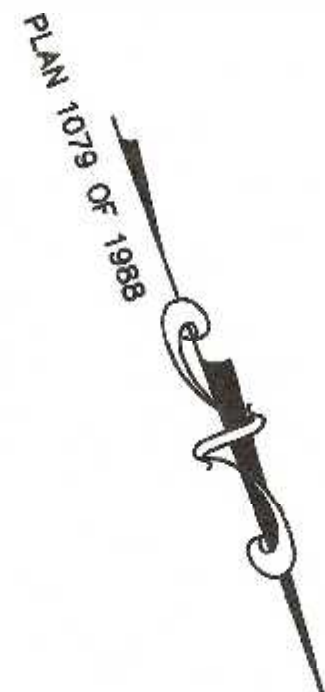
10. **Energy Efficiency** – To the maximum extent reasonably practicable, proposals shall utilize energy-efficient technology and renewable energy resources and shall adhere to the principles of energy-conscious design with regard to orientation, building materials, shading, landscaping and other elements. 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. The green space area and plantings will make a major improvement when entering the downtown area

SEE ADDENDA ATTACHED FOR INSTRUCTIONS TO ASSIST IN COMPLETING APPLICATION.

SITE PLAN MODIFICATION

70, 72, 88 AND 94 EAST CENTRAL STREET



LOCUS MAP
SCALE: 1" = 100'

70 AND 72 EAST CENTRAL STREET PROPERTY ARE LOCATED WITHIN A DOWNTOWN COMMERCIAL ZONE.
88 AND 94 EAST CENTRAL STREET PROPERTY ARE LOCATED WITHIN A COMMERCIAL I ZONE.
ZONING TABLE VALUES FOR #94 AND # 88 EAST CENTRAL STREET ARE BASED ON PARCELS "A" AND "B" BEING PART OF #94 EAST CENTRAL STREET AND ARE NOT REFLECTED AS PART OF # 88 EAST CENTRAL STREET.

		COMMERCIAL I ZONING DISTRICT	
REQUIREMENTS:		EXISTING	PROPOSED
AREA:	5,000 S.F.	54,614± S.F.	54,614± S.F.
FRONTAGE:	50'	159.43'	159.43'
DEPTH:	50'	271'	271'
HEIGHT:	3 STORIES - 40' *15	2 STORIES	# 94 3 STORIES < 40' SEE ARCHITECTURAL PLANS
WIDTH:	45'	163.5'	163.5'
SETBACKS			
FRONT:	20' *1	160.3'	172.5'
SIDE:	10' *14	24.6'	11.0'
REAR:	15'	35.5'	17.2'
COVERAGE			
STRUCTURES:	80%	6.9%	19.3%
STRUC. & PAVING:	90%	15.4%	46.2%

		DOWNTOWN COMMERCIAL ZONING DISTRICT	
REQUIREMENTS:		EXISTING	PROPOSED
AREA:	5,000 S.F.	32,810 S.F.	32,810± S.F.
FRONTAGE:	50'	188.07'	188.07'
DEPTH:	50'	266'	266'
HEIGHT:	3 STORIES - 40' *9	2 STORIES	4 STORIES - 49.5'
WIDTH:	45'	>45'	>45'
COVERAGE -			
STRUCTURES:	80%	7.6%	26%
STRUC. & PAVING:	90%	19.2%	72.7%
SETBACKS-			
FRONT:	15' *10	20.7'	15.7'
SIDE:	0' *2	25.2'	15.0' & 5'
REAR:	15'	105'	23.3' & 17.5'

THE ABOVE INFORMATION WAS TAKEN FROM THE APPROVED SITE PLAN FOR 70 - 72 EAST CENTRAL STREET.

- *1 - BUT NO NEW STRUCTURE SHALL BE REQUIRED TO PROVIDE A DEEPER YARD THAN EXISTED ON THAT PARCEL UPON ADOPTION OF THIS AMENDMENT.
- *14 - THE 10-FOOT SIDE SETBACK IS ONLY REQUIRED ON ONE SIDE OF THE LOT; IF LOT ABUTS A RESIDENTIAL DISTRICT, A 20-FOOT SETBACK IS REQUIRED ON THE ABUTTING SIDE.
- *15 - BUILDINGS UP TO 50 FEET IN HEIGHT, REGARDLESS OF THE NUMBER OF STORIES, MAY BE PERMITTED BY A SPECIAL PERMIT FROM THE PLANNING BOARD.

REQUIREMENTS FOR 94 EAST CENTRAL STREET ZONE COMMERCIAL 1 EXISTING AND PROPOSED LOT AREA, FRONTAGE, DEPTH, WIDTH AND COVERAGE BASED ON THE LOTS BEING COMBINED. BUILDING HEIGHT, AND SETBACKS BASED ON EXISTING AND PROPOSED BUILDINGS LOCATED ON 88 AND 94 EAST CENTRAL STREET.
PROPERTY IS NOT LOCATED WITHIN A FRANKLIN WATER RESOURCE DISTRICT.
THE PROPERTY IS LOCATED IN A ZONE C BASED ON FEMA FIRM MAP 25021C0309E DATED JULY 17, 2012.

94 EAST CENTRAL STREET:
EXISTING BUILDING USE RESIDENTIAL.
PROPOSED BUILDING USE MIXED WITH RESIDENTIAL.

88 EAST CENTRAL STREET
EXISTING BUILDING USE RESIDENTIAL.

70-72 EAST CENTRAL STREET
CURRENT BUILDING USE MIXED WITH RESIDENTIAL.

DRAWING INDEX:

1. COVER SHEET
 2. EXISTING CONDITIONS PLAN
 3. SITE LAYOUT PLAN
 4. SITE GRADING AND UTILITY PLAN
 5. SITE PLANTING PLAN
 6. EROSION CONTROL PLAN
 7. CONSTRUCTION DETAILS
 8. CONSTRUCTION DETAILS
 9. CONSTRUCTION DETAILS
- SITE LIGHTING-LIGHTING PLAN,
PHOTOMETRICS AND SCHEDULES
BY SK & ASSOCIATES

OWNER:
MAP 286 PARCELS 32 AND 34
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

OWNER MAP 286 PARCEL 33
JOHN AND CARMEL SHERRY
88 EAST CENTRAL STREET

APPLICANT:
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

**SITE PLAN MODIFICATION
COVER SHEET**
70, 72, 88 AND 94 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
DECEMBER 24, 2021
SCALE: 1" = 100'

- ALL EROSION CONTROL MITIGATION MEASURES SHALL BE IN PLACE PRIOR TO MAJOR CONSTRUCTION OR SOIL DISTURBANCE COMMENCING ON THE SITE.

- WAIVER REQUESTS:**
1. TO ALLOW LESS THAN 42" OF COVER OVER THE RCP DRAIN PIPE. PROPOSED CLASS V RCP.
 2. TO ALLOW THE USE OF HPDE PIPE FROM CATCH BASIN 92 TO THE UNDERGROUND POND, FROM THE UNDERGROUND POND TO DRAIN MANHOLE 93, THE ROOF LEADER COLLECTION SYSTEM AND FROM ROOF LEADER CONNECTION TO DMH 95.

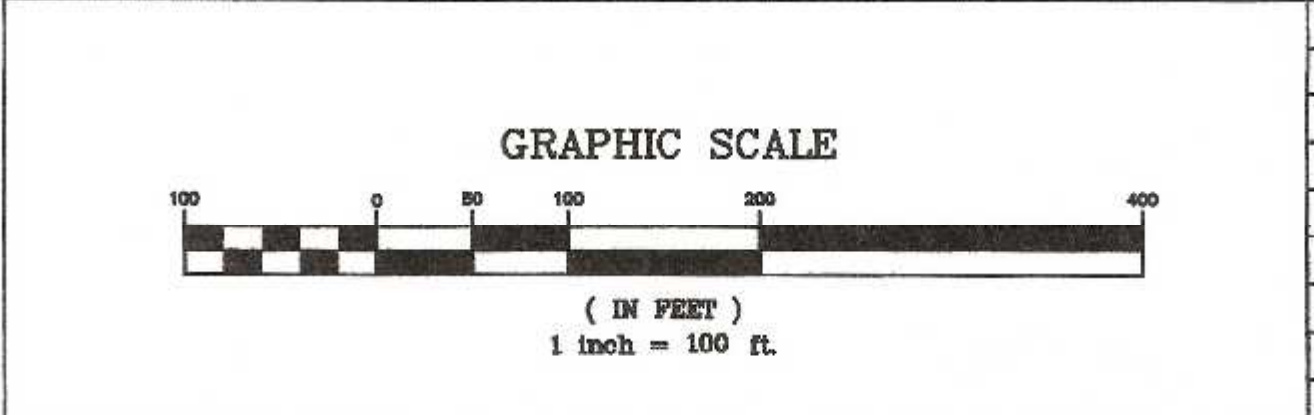
- REFERENCES:**
- ASSESSORS MAP 286 PARCELS 32, 33 AND 34
 - DEED BOOK 36860 PAGE 516
 - DEED BOOK 35983 PAGE 116
 - DEED BOOK 24648 PAGE 492
 - PLAN 108 OF 1908
 - PLAN 576 OF 1900
 - OWNERS PLAN OF LAND BY GUERRIERE AND HALNON, INC DATED OCTOBER 22, 2018
 - PLAN 3334 OF 1913
 - PLAN 853 OF 1928



Carlos A. Quintal
CARLOS A. QUINTAL P.E. #30812

**SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD**

DATE _____



NO.	DATE	DESCRIPTION	BY
2	3/29/22	REVIEW COMMENTS	RRG
1	2/28/22	REVIEW COMMENTS	RRG

DATE	FIELD BY:	INT.
6/19	BL	BL
BK#	FIELD BOOK	PG#
12/21	CALCS BY:	RRG
12/21	DESIGNED BY:	RRG
12/21	DRAWN BY:	COMP
12/21	CHECKED BY:	CAQ

**UNITED
CONSULTANTS
INC.**

850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-984-6500 FAX 508-984-6506

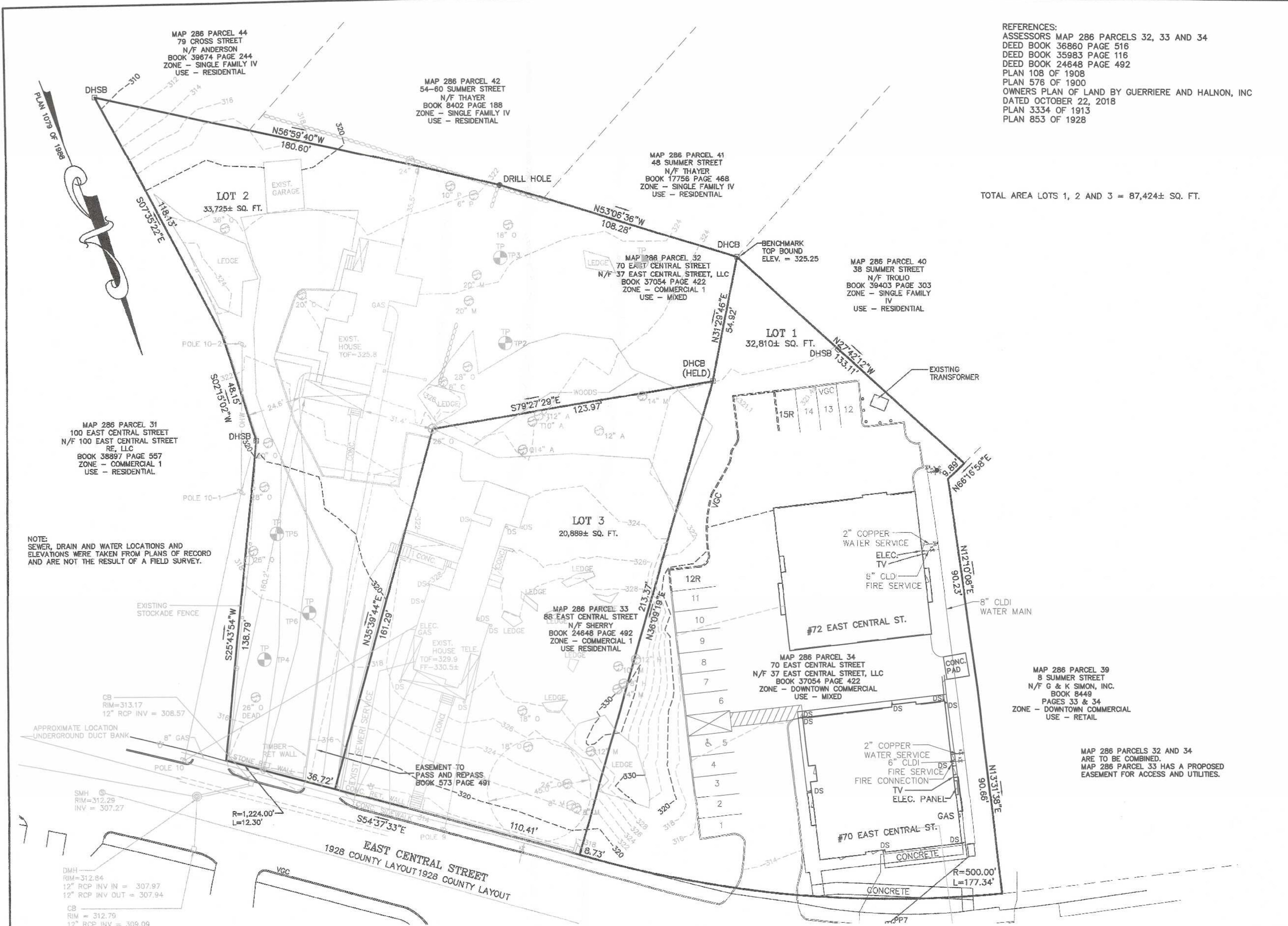
DATE
DEC. 24, 2021
SCALE
1" = 100'
PROJECT
UC1334
SHEET
1 of 9

REFERENCES:
 ASSESSORS MAP 286 PARCELS 32, 33 AND 34
 DEED BOOK 36860 PAGE 516
 DEED BOOK 35983 PAGE 116
 DEED BOOK 24648 PAGE 492
 PLAN 108 OF 1908
 PLAN 576 OF 1900
 OWNERS PLAN OF LAND BY GUERRIERE AND HALNON, INC
 DATED OCTOBER 22, 2018
 PLAN 3334 OF 1913
 PLAN 853 OF 1928

NOTES:
 1. ELEVATIONS DATUM NGVD 1929.
 2. EXISTING CONDITIONS SURVEY WAS COMPLETED BETWEEN JUNE 12, 2019 AND JANUARY 6, 2020.
 3. SOIL TYPES TAKEN FROM SOILS MAP OF NORFOLK COUNTY.

ANDREW C. MURPHY P.L.S. #35042
 2/28/22

TOTAL AREA LOTS 1, 2 AND 3 = 87,424± SQ. FT.



- LEGEND:
- DHSB DRILL HOLE STONE BOUND
 - 297- EXISTING COUNTOUR
 - 297- PROPOSED COUNTOUR
 - x274.3 SPOT GRADE - PROPOSED
 - x274.3EX. SPOT GRADE - EXISTING
 - ⊙ 48M EXIST. TREE - DIAMETER - SPECIES
 - ⊙ UP4-1 UTILITY POLE
 - OHW — OVERHEAD WIRES
 - ⊕ GAS GATE
 - ⊕ WATER CURB STOP
 - ⊕ WATER GATE
 - ⊕ FIRE HYDRANT
 - ⊕ DRAIN MANHOLE
 - ⊕ CATCH BASIN
 - ⊕ SEWER MANHOLE
 - ⊕ DUMPSTER
 - VCC VERTICAL CONCRETE CURBING
 - VGC VERTICAL GRANITE CURBING
 - ⊕ HANDICAP PARKING SPACE
 - ⊕ BUILDING MOUNTED LIGHT
 - POLE MOUNTED LIGHT

OWNER:
 MAP 286 PARCELS 32 AND 34
 70 EAST CENTRAL STREET, LLC
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS

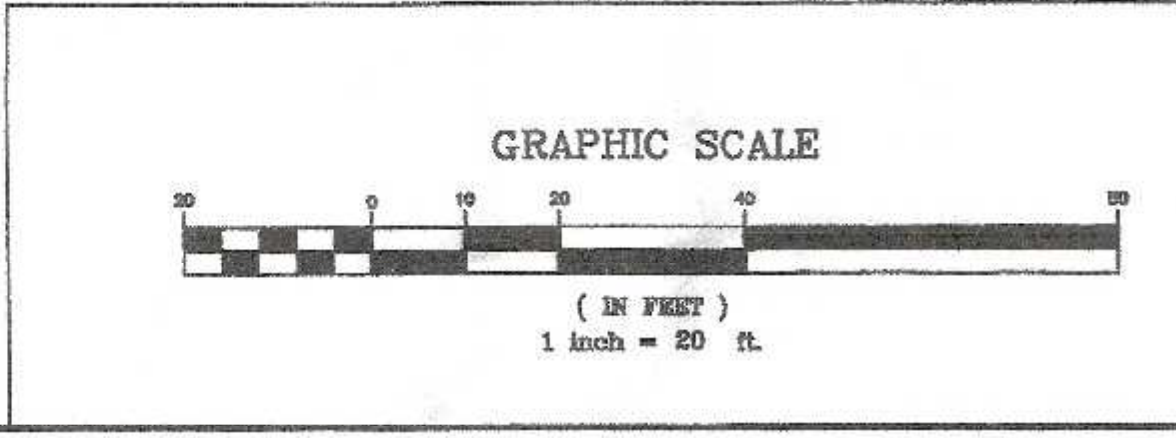
OWNER MAP 286 PARCEL 33
 JOHN AND CARMEL SHERRY
 88 EAST CENTRAL STREET

APPLICANT:
 70 EAST CENTRAL STREET, LLC
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS

SITE PLAN MODIFICATION
 EXISTING CONDITIONS PLAN
 70, 72, 88 AND 94 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 70 EAST CENTRAL STREET, LLC
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 DECEMBER 24, 2021
 SCALE: 1" = 20'

SITE PLAN APPROVAL
 REQUIRED
 FRANKLIN PLANNING BOARD

DATE _____



NO.	DATE	DESCRIPTION	BY
1	2/28/22	REVIEW COMMENTS	RRG

DATE	FIELD BY:	INT.
6/19	FIELD BOOK	BL
12/21	CALCS BY:	RRG
12/21	DESIGNED BY:	RRG
12/21	DRAWN BY:	COMP
12/21	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6560 FAX 508-384-6566

DATE: DEC. 24, 2021
 SCALE: 1" = 20'
 PROJECT: UC1334
 SHEET: 2 of 9

NOTE:
THE SITE USES ARE NOT ANTICIPATED TO REQUIRE A LOADING AREA HOWEVER THE FOLLOWING PROVISIONS HAVE BEEN LISTED.

A SU-30 TRUCK (LARGEST DELIVERY VEHICLE TO ACCESS THE SITE) WILL BE ABLE TO ACCESS THE SITE AND WOULD BE ABLE TO TRAVEL THROUGH THE 70 EAST CENTRAL STREET SITE DRIVEWAY. THE TRUCK COULD OFF LOAD AT THE DRIVEWAY CONNECTING THE PARKING AREAS.

OWNER:
MAP 286 PARCELS 32 AND 34
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

OWNER MAP 286 PARCEL 33
JOHN AND CARMEL SHERRY
88 EAST CENTRAL STREET

APPLICANT:
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

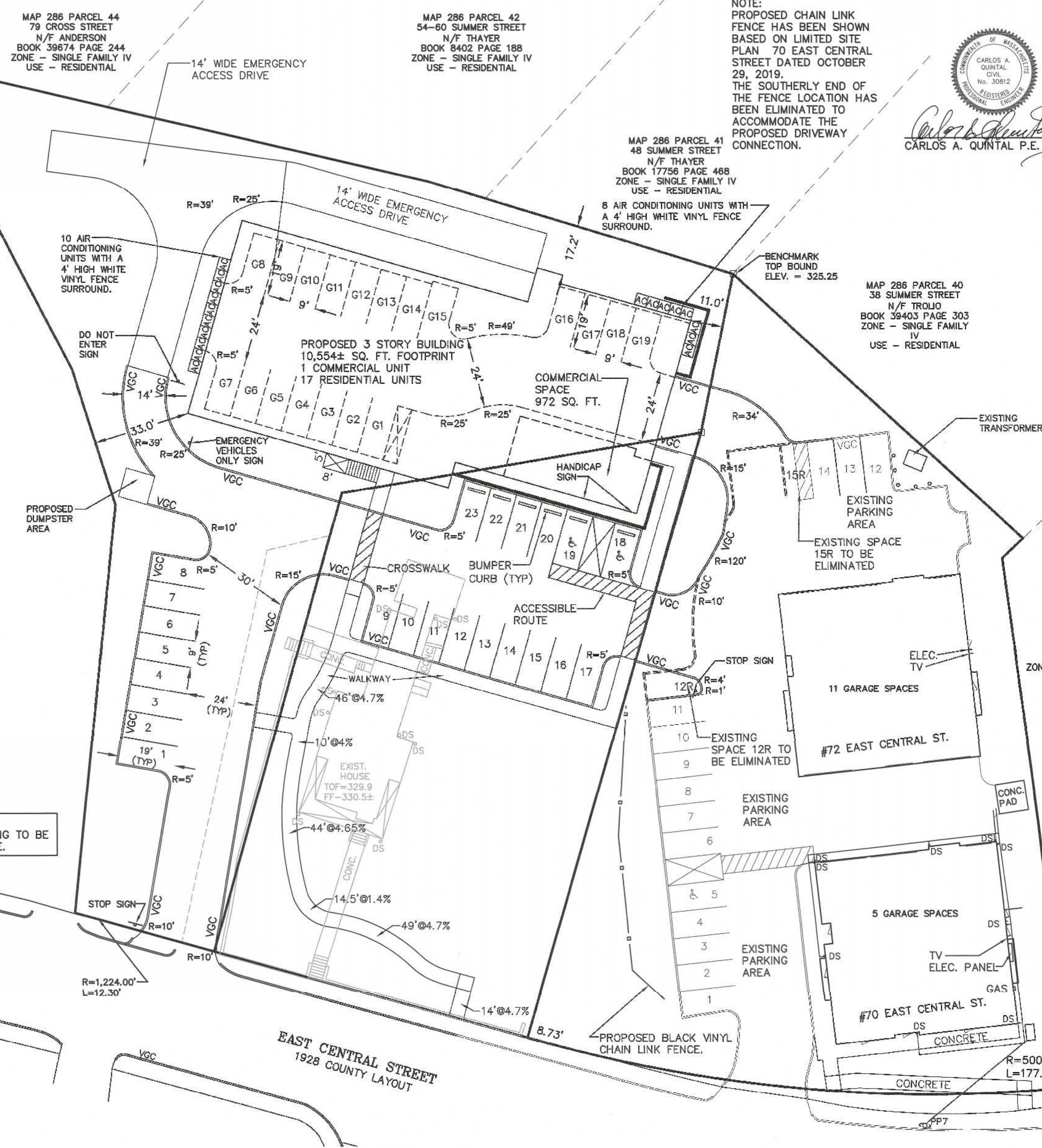
GARAGE PARKING NOTES:
1. GARAGE PARKING SPACES PROVIDED FOR SITE PLAN APPROVAL.
2. FINAL LOCATIONS AND DIMENSIONS TO BE CONFIRMED BY THE ARCHITECT.

MAP 286 PARCEL 31
100 EAST CENTRAL STREET
RE, LLC
BOOK 38897 PAGE 557
ZONE - RESIDENTIAL

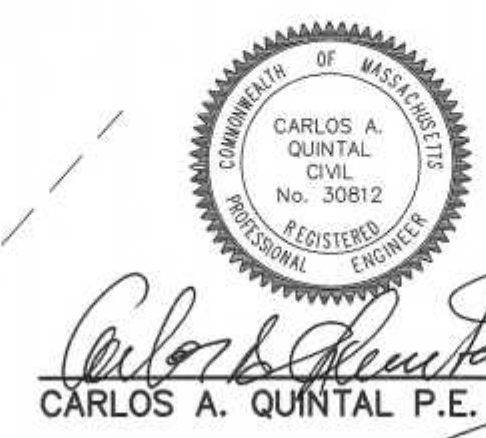
MAP 286 PARCELS 32 AND 34
ARE TO BE COMBINED.
MAP 286 PARCEL 33 HAS A PROPOSED EASEMENT FOR ACCESS AND UTILITIES.

- LEGEND:
- DHSB DRILL HOLE STONE BOUND
 - 297- EXISTING COUNTOUR
 - 297- PROPOSED COUNTOUR
 - x274.3 SPOT GRADE - PROPOSED
 - x274.3EX SPOT GRADE - EXISTING
 - 48M EXIST. TREE - DIAMETER - SPECIES
 - UP4-1 UTILITY POLE
 - OHW OVERHEAD WIRES
 - ⊠ GAS GATE
 - ⊠ WATER CURB STOP
 - ⊠ WATER GATE
 - ⊠ FIRE HYDRANT
 - ⊠ DRAIN MANHOLE
 - ⊠ CATCH BASIN
 - ⊠ SEWER MANHOLE
 - D DUMPSTER
 - VCC VERTICAL CONCRETE CURBING
 - VGC VERTICAL GRANITE CURBING
 - ⊠ HANDICAP PARKING SPACE
 - ⊠ BUILDING MOUNTED LIGHT
 - POLE MOUNTED LIGHT

NOTE:
ALL SITE CURBING TO BE VETICAL GRANITE.



NOTE:
PROPOSED CHAIN LINK FENCE HAS BEEN SHOWN BASED ON LIMITED SITE PLAN 70 EAST CENTRAL STREET DATED OCTOBER 29, 2019.
THE SOUTHERLY END OF THE FENCE LOCATION HAS BEEN ELIMINATED TO ACCOMMODATE THE PROPOSED DRIVEWAY CONNECTION.



PARKING CALCULATIONS:
#94 EAST CENTRAL STREET
COMMERCIAL I REQUIREMENTS (SECTIONS 185-21B.(2)(a) & (b))
#94 EAST CENTRAL STREET
1.5 SPACES PER RESIDENTIAL DWELLING UNIT.
17 RESIDENTIAL UNITS PROPOSED REQUIRES 27 SPACES
19 GARAGE SPACES ARE PROPOSED FOR THE RESIDENTIAL UNITS
COMMERCIAL SPACE (NON RESIDENTIAL USE) 1 SPACE PER 500 SQ. FT. = 972 SQ. FT. / 500 = 2 SPACES REQUIRED
29 TOTAL SPACES REQUIRED.

42 TOTAL PARKING SPACES PROPOSED INCLUDING 2 HANDICAP SPACES.

PARKING CALCULATIONS 70 AND 72 EAST CENTRAL STREET
SITE PLAN APPROVAL:
DOWNTOWN COMMERCIAL REQUIREMENTS (SECTIONS 185-21(3)(a) & (b))
1.5 SPACES PER RESIDENTIAL DWELLING UNIT.
12 RESIDENTIAL UNITS PROPOSED REQUIRES 18 SPACES
20 GARAGE SPACES ARE PROPOSED FOR THE RESIDENTIAL UNITS.
14 SPACES PROPOSED INCLUDING 1 HANDICAP SPACE.
TOTAL OF 34 SPACES ORIGINALLY PROPOSED

REVISIONS PROPOSED FOR 70-72 EAST CENTRAL STREET PARKING WITH THE SITE PLAN FOR 70, 72, 88 AND 94 EAST CENTRAL STREET
ELIMINATE 4 GARAGE PARKING SPACES
ELIMINATE FORMER SPACE 12 (12R) AND 15 (15R) = 16 GARAGE SPACES AND 14 OUTDOOR SPACES
30 SPACES PROVIDED WHERE 18 SPACES ARE REQUIRED AS REVISED 70 & 72 EAST CENTRAL STREET PARKING AREA HAS 12 SPACES ABOVE THE ZONING BYLAW PARKING REQUIREMENTS.

MAP 286 PARCEL 39
8 SUMMER STREET
N/F G & K SIMON, INC.
BOOK 8449
PAGES 33 & 34
ZONE - DOWNTOWN COMMERCIAL
USE - RETAIL

RESIDENTIAL DENSITY:
C-1 DISTRICT: 88 AND 94 EAST CENTRAL STREET
COMMERCIAL I REQUIREMENTS (185 ATTACHMENT 7 - 6.1*3)
*3 - NO MORE THAN ONE DWELLING UNIT PER 1,000 SQUARE FEET OF LOT AREA MAY BE PERMITTED.

AREA 88 AND 94 EAST CENTRAL STREET - 54,614± SQ. FT. / 1,000 = 54 UNITS PERMISSIBLE
17 UNITS PROPOSED.

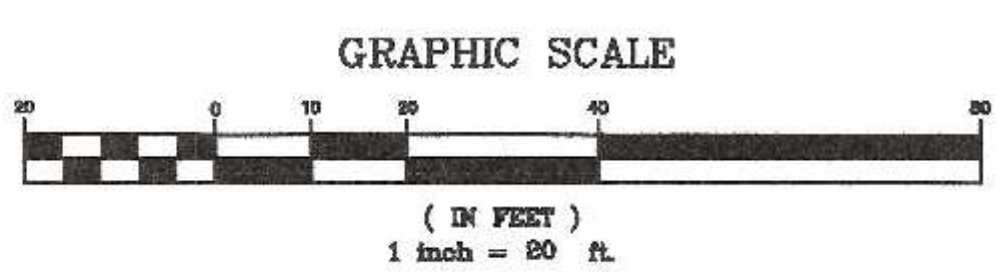
NOTE: 88 EAST CENTRAL STREET AND 94 EAST CENTRAL STREET PROPERTIES TO BE COMBINED.

DC DISTRICT: 70 AND 72 EAST CENTRAL STREET
DOWNTOWN COMMERCIAL REQUIREMENTS (185 ATTACHMENT 7 - 6.1*6)
*6 - NO MORE THAN ONE DWELLING UNIT PER 2,000 SQUARE FEET OF LOT AREA MAY BE PERMITTED; ADDITIONAL DWELLING UNITS MAY BE ALLOWED BY SPECIAL PERMIT FROM THE PLANNING BOARD
LOT AREA - 32,810± SQ. FT. / 1,000 = 32 UNITS PERMISSIBLE
12 UNITS PROPOSED.

SITE PLAN MODIFICATION
SITE LAYOUT PLAN
70, 72, 88 AND 94 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
DECEMBER 24, 2021
SCALE: 1" = 20'

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE



NO.	DATE	DESCRIPTION	BY
2	3/29/22	REVIEW COMMENTS	RRG
1	2/28/22	REVIEW COMMENTS	RRG

DATE	FIELD BY:	INT.
6/19	BL	BL
12/21	CALCS BY:	RRG
12/21	DESIGNED BY:	RRG
12/21	DRAWN BY:	COMP
12/21	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

DATE
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PROJECT
UC1334
SHEET
3 of 9

GENERAL NOTES

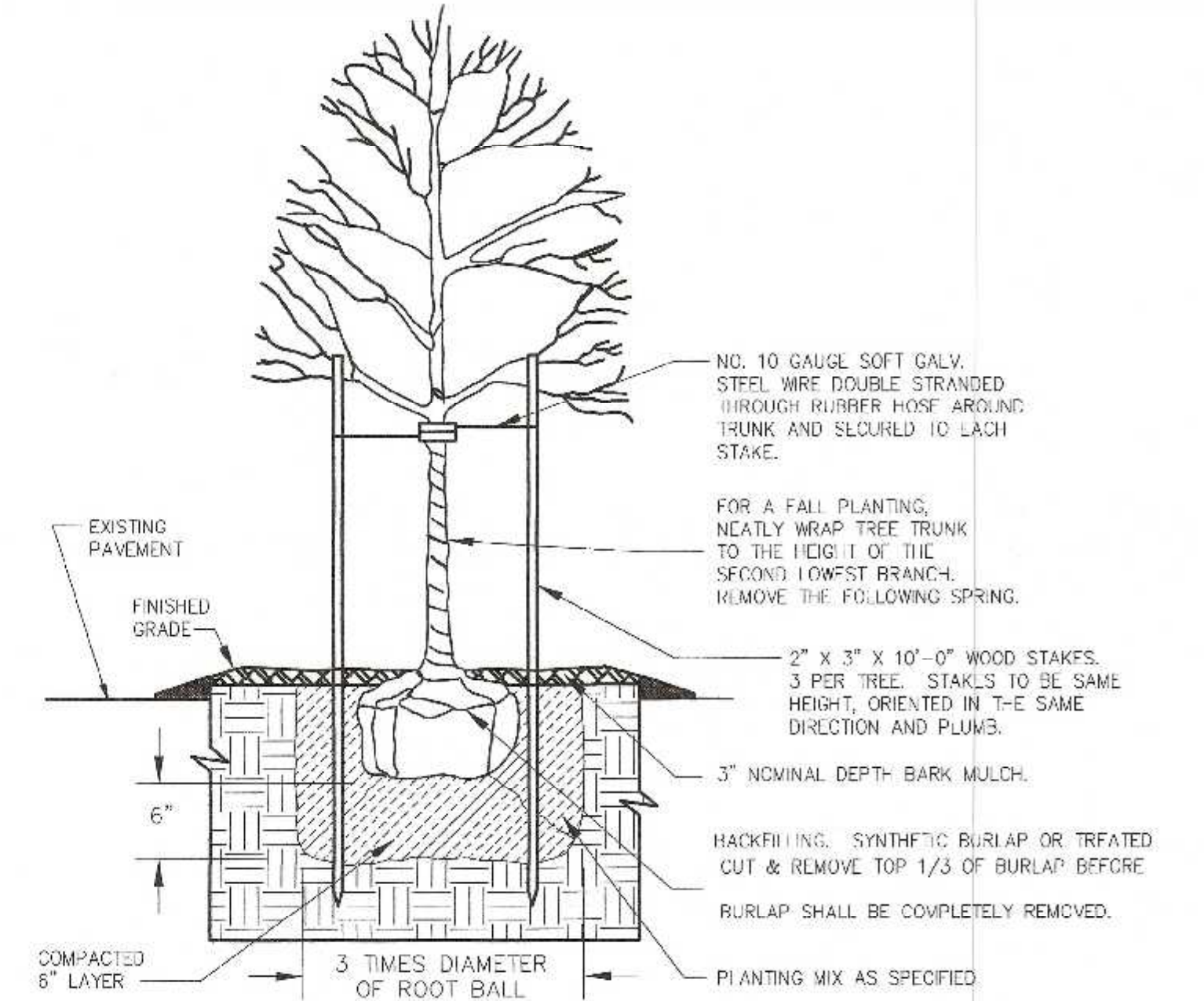
1. PLANTING HOLE SHALL BE THREE TIMES ROOT BALL DIAMETER.
2. ALL INSTALLED PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE (TOP OF PLANTING SOIL MIX), AS IT BORE TO THE NURSERY OR FIELD GRADE.
3. THE PLANTING HOLE DEPTH SHALL PROVIDE FOR A SIX INCH DEPTH OF PLANTING SOIL MIX BELOW THE ANTICIPATED ROOT BALL BOTTOM.
4. NOTWITHSTANDING THE REQUIREMENTS OF NOTES 1 & 3 ABOVE, NO PLANTING HOLE FOR TREES SHALL HAVE LESS THAN ONE CUBIC YARD OF PLANTING SOIL MIX.
5. THE PLANTING SOIL MIX SHALL BE A LOAM OR SANDY LOAM, AS DEFINED BY THE U.S.D.A. THE FIRST (BOTTOM) SIX INCH LAYER IN THE PRE-EXCAVATED PLANTING HOLE SHALL BE FIRMLY TAMPED TO PREVENT SETTLEMENT OF THE ROOT BALL POSITIONED THEREON. SUBSEQUENT LIFTS TO FINISH GRADE SHALL BE IN SIX INCH LOOSE LIFTS, EACH SETTLED BY THOROUGH SOAKING.
6. UPON ATTAINMENT OF FINISH GRADE WITHIN EACH PLANTING BED, THE GROUND SURFACE SHALL RECEIVE AN EVEN APPLICATION OF ORGANIC NON-PHOSPHORUS FERTILIZER APPLIED PER THE MANUFACTURERS RECOMMENDATIONS.
7. COVERED WITH A THREE INCH NOMINAL DEPTH OF SHREDDED CEDAR BARK (OR APPROVED EQUIVALENT), MAINTAINING A ONE INCH MINIMUM DEPTH AT THE BERM EDGE, AND IMMEDIATELY RISING TO A THREE INCH DEPTH ACROSS THE PLANTING BED OR LANDSCAPE ISLAND. (SEE DETAIL)

PLANTING SCHEDULE

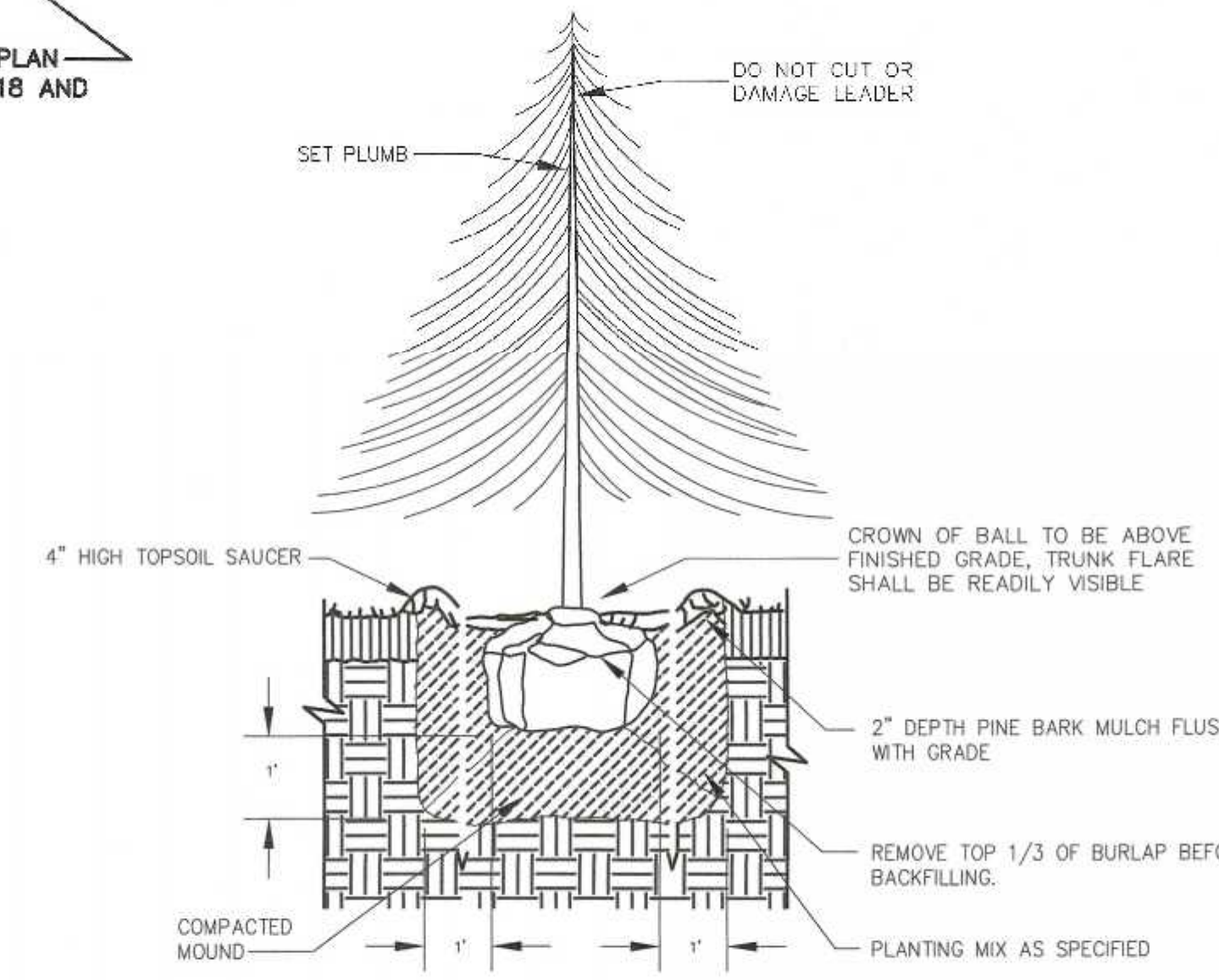
NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION
4	AMERICAN ELM - AE	ULMUS AMERICANA	3"	B&B
4	RED MAPLE - RM	ACER RUBRUM	3"	B&B
34	ARBORVITAE - A	THUJA PLICATA	4 - 6 FEET	B&B

EXISTING TREE LEGEND:
 R - TO BE REMOVED
 K - TO REMAIN

PLANTINGS FOR 88 AND 94 EAST CENTRAL STREET AREAS - PER SECTION 185-21C(5) PROVIDE 1 TREE PER 10 PARKING SPACES.
 - 42 PARKING SPACES LOCATED OUTSIDE OF BUILDING AND INSIDE OF BUILDING = 42 / 10 = 5 TREES
 8 TREES PROVIDED.
 - ALL PLANTINGS ARE IN ACCORDANCE WITH THE TOWN OF FRANKLIN BEST DEVELOPMENT PRACTICES GUIDEBOOK.



DECIDUOUS TREE PLANTING



EVERGREEN TREE PLANTING

OWNER:
 MAP 286 PARCELS 32 AND 34
 70 EAST CENTRAL STREET, LLC
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS

OWNER MAP 286 PARCEL 33
 JOHN AND CARMEL SHERRY
 88 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS

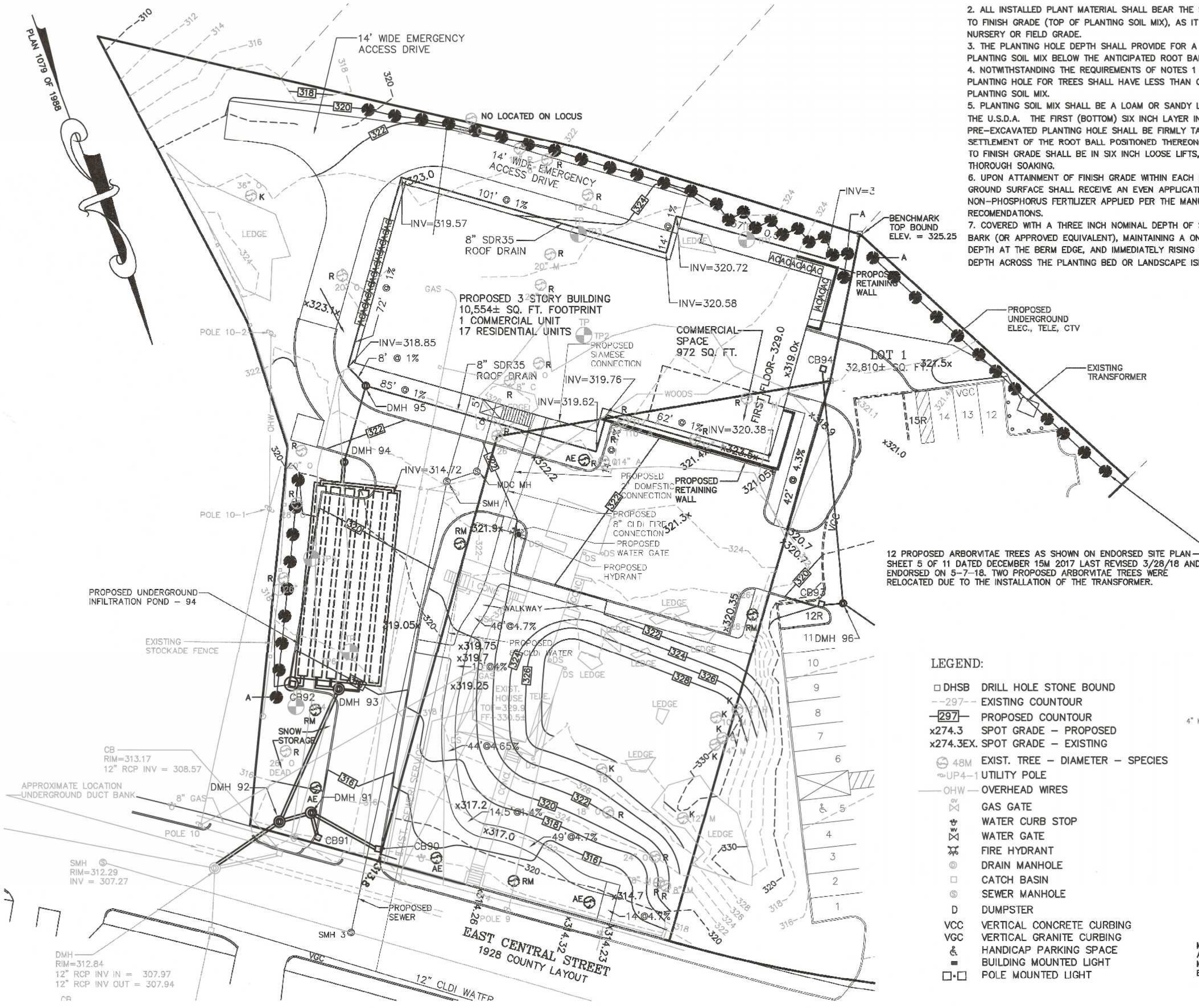
APPLICANT:
 70 EAST CENTRAL STREET, LLC
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS

**SITE PLAN MODIFICATION
 PLANTING PLAN**
 70, 72, 88 AND 94 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 70 EAST CENTRAL STREET, LLC
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 DECEMBER 24, 2021
 SCALE: 1" = 20'



Carlos A. Quintal
 CARLOS A. QUINTAL P.E. #30812

MAP 286 PARCELS 32 AND 34 ARE TO BE COMBINED.
 MAP 286 PARCEL 33 HAS A PROPOSED EASEMENT FOR ACCESS AND UTILITIES.



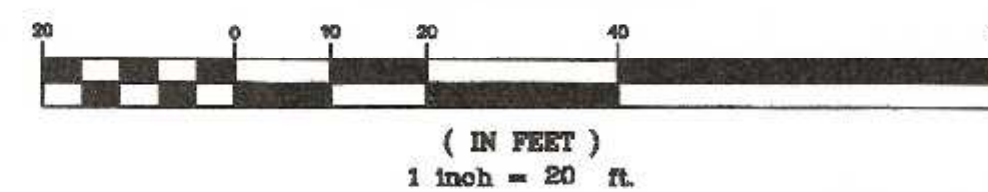
12 PROPOSED ARBORVITAE TREES AS SHOWN ON ENDORSED SITE PLAN SHEET 5 OF 11 DATED DECEMBER 15th 2017 LAST REVISED 3/28/18 AND ENDORSED ON 5-7-18. TWO PROPOSED ARBORVITAE TREES WERE RELOCATED DUE TO THE INSTALLATION OF THE TRANSFORMER.

- LEGEND:**
- DHSB DRILL HOLE STONE BOUND
 - - - 297 - - EXISTING COUNTOUR
 - - - 297 - - PROPOSED COUNTOUR
 - x274.3 SPOT GRADE - PROPOSED
 - x274.3EX. SPOT GRADE - EXISTING
 - ⊙ 48M EXIST. TREE - DIAMETER - SPECIES
 - ⊙ UP4-1 UTILITY POLE
 - OHW - OVERHEAD WIRES
 - ⊙ GAS GATE
 - ⊙ WATER CURB STOP
 - ⊙ WATER GATE
 - ⊙ FIRE HYDRANT
 - ⊙ DRAIN MANHOLE
 - ⊙ CATCH BASIN
 - ⊙ SEWER MANHOLE
 - D DUMPSTER
 - VCC VERTICAL CONCRETE CURBING
 - VGC VERTICAL GRANITE CURBING
 - ⊙ HANDICAP PARKING SPACE
 - ⊙ BUILDING MOUNTED LIGHT
 - ⊙ POLE MOUNTED LIGHT

**SITE PLAN APPROVAL
 REQUIRED**
 FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



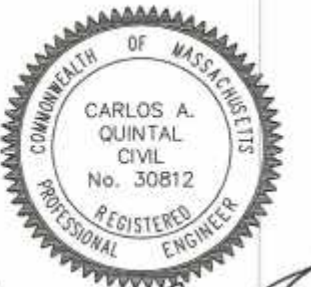
NO.	DATE	DESCRIPTION	BY
2	3/29/22	REVIEW COMMENTS	RRG
1	2/28/22	REVIEW COMMENTS	RRG

DATE	FIELD BY:	INT.
6/19	FIELD BOOK	BL
12/21	CALCS BY:	RRG
12/21	DESIGNED BY:	RRG
12/21	DRAWN BY:	COMP
12/21	CHECKED BY:	CAQ

**UNITED
 CONSULTANTS
 INC.**
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6560 FAX 508-384-6566

DATE	SCALE
DEC. 24, 2021	1" = 20'
PROJECT	UC1334
SHEET	5 of 9

OPERATION AND MAINTENANCE PLAN



Carlos A. Quintal
 CARLOS A. QUINTAL P.E. #30812

CONSTRUCTION PHASE

1. THE OWNERS REPRESENTATIVE, BRAD CHAFFEE (1-508-331-6161), SHALL BE THE RESPONSIBLE PARTY FOR THE STORMWATER MAINTENANCE PLAN.
2. THE SITE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES WEEKLY AND AFTER ALL RAIN EVENTS.
3. SEDIMENT SHALL BE REMOVED FROM COMPOST SOCK WHEN A MAXIMUM DEPTH OF 6" IS OBSERVED OR AS NEEDED.
4. CONSTRUCTION ENTRY MAT SHALL BE INSPECTED WEEKLY AND AFTER ALL RAIN EVENTS. SEE DETAIL FOR MAINTENANCE REQUIREMENTS.
5. DAMAGED OR DETERIORATED COMPOST SOCK AREAS SHALL BE REPLACED IMMEDIATELY.
6. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND ALL DISTURBED AREAS ARE STABILIZED.
7. SILT SAKS SHALL BE INSTALLED AT ALL CATCH BASINS AND SHALL BE INSPECTED WEEKLY AND AFTER ALL RAIN EVENTS.
8. CLEANING OF SILT SAKS SHALL BE COMPLETED AS NECESSARY.
9. THE STORMCEPTOR UNITS SHALL BE CLEANED WITH A VACUUM TRUCK.

INSPECTION AND MAINTENANCE SCHEDULE:

1. INSPECTIONS SHALL BE CONDUCTED BY THE APPLICANTS ENGINEER, CONTRACTOR AND / OR REPRESENTATIVES OF THE TOWN AS NECESSARY.
2. AT A MINIMUM INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS.
3. MONTHLY INSPECTIONS SHALL INCLUDE THE PARKING LOT SURFACE TO DETERMINE IF ACCUMULATED SEDIMENT ARE TO BE REMOVED.
4. INSPECTIONS OF THE STORMCEPTOR UNITS TO DETERMINE DEPTH OF SEDIMENT AND REQUIRED CLEANING.
5. INSPECTION OF THE EXISTING CATCH BASINS TO DETERMINE THE DEPTH OF SEDIMENT AND REQUIRED CLEANING.
6. INSPECTION OF POND 94 AND THE EXISTING PONDS TO DETERMINE IF CLEANING IS NECESSARY.

CONSTRUCTION PHASE:

1. THE EROSION CONTROL BARRIERS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER ALL STORM EVENTS.
2. ONCE THE PARKING LOT HAS BEEN PAVED DAILY INSPECTIONS SHALL BE CONDUCTED TO DETERMINE THE NECESSITY TO REMOVE ANY ACCUMULATED SEDIMENT. THE REMOVAL OF THE ACCUMULATED SEDIMENT SHALL BE COMPLETED ON THE DAY THE DETERMINATION IS MADE.
3. SILT SAKS SHALL BE INSTALLED AT THE STORMCEPTOR UNITS, CATCH BASIN 91 AND CB97 AND THE TWO CATCH BASINS ON 70 - 72 EAST CENTRAL STREET SITE. ONCE INSTALLED THEY SHALL BE INSPECTED ON A WEEKLY BASIS AND CLEANED AS NECESSARY.
4. THE STORMCEPTOR UNITS SHALL BE INSPECTED ON A WEEKLY BASIS AND CLEANED WHEN THE SEDIMENT DEPTH REACHES 8"
5. THE PONDS (UNDERGROUND INFILTRATION AREAS) SHALL BE INSPECTED AFTER EACH STORM EVENT AND CLEANED WHEN 2" OF SEDIMENT HAS ACCUMULATED AT THE INLET. ANY TRASH OR CONSTRUCTION DEBRIS SHALL BE IMMEDIATELY REMOVED. ADDITIONAL EROSION CONTROLS MAY BE REQUIRED DEPENDING ON ACTUAL FIELD CONDITIONS DURING CONSTRUCTION.

LONG TERM:

1. THE PARKING LOT AND CURBING SHALL BE INSPECTED 4 TIMES PER YEAR AND SHALL BE SWEEPED FOUR TIMES PER YEAR WITH ONE BEING AFTER THE LAST WINTER SANDING.
2. THE STORMCEPTORS SHALL BE INSPECTED 4 TIMES PER YEAR AND SEDIMENT REMOVED WHEN THE DEPTH REACHES 8 INCHES
3. ALL CATCH BASINS SHALL BE INSPECTED FOUR TIMES PER YEAR AND SHALL BE CLEANED WHEN THE SEDIMENT DEPTH IS 18"
4. THE PONDS SHALL BE INSPECTED AND PREVENTIVE MAINTENANCE PERFORMED TWICE PER YEAR. THE PONDS SHALL BE INSPECTED AFTER EVERY STORM EVENT EXCEEDING 1 INCH OF RAINFALL FOR THE FIRST 3 MONTHS AND THEN TWICE PER YEAR THEREAFTER AND WHEN THERE ARE DISCHARGES THROUGH THE HIGH OUTLET. MAINTENANCE TO INCLUDE INSPECTION OF THE INLET AND OUTLET PIPES TO DETERMINE IF THEY ARE CLOGGED. REMOVAL OF ACCUMULATED SEDIMENT, TRASH, DEBRIS, LEAVES AND GRASS CLIPPINGS.
5. DURING INSPECTIONS OF STORM-WATER FACILITIES ANY TRASH OR DEBRIS DISCOVERED SHALL BE IMMEDIATELY REMOVED.

NOTES:

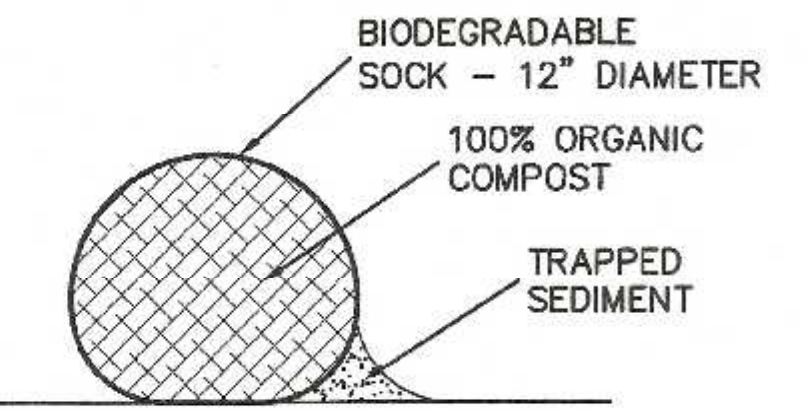
1. ANY AREA NOT BEING ACTIVELY WORKED FOR 14 DAYS SHALL BE TEMPORARILY STABILIZED.
2. UPON COMPLETION OF GRADING ACTIVITIES THE AREA SHALL BE STABILIZED OR PLANTED WITHIN 7 DAYS.
3. NON-PHOSPHORUS FERTILIZER SHALL BE APPLIED AS NECESSARY.
4. NON-HALOGENATED ICE MELT SHALL BE APPLIED AS NECESSARY.

PROJECT NARRATIVE:

THE PROJECT CONSISTS OF THE DEMOLITION OF AN EXISTING BUILDING AND IMPROVEMENTS. UPON RECEIPT OF ALL NECESSARY APPROVALS THE APPLICANT WILL FILE FOR AND OBTAIN THE NECESSARY ADDITIONAL PERMITS INCLUDING SEWER AND WATER CONNECTION PERMITS, STREET OPENING PERMITS AND BUILDING PERMIT. UPON SECURING ALL THE NECESSARY PERMITS THE PROJECT WILL MOVE TO THE CONSTRUCTION PHASE AND WILL BE COMPLETED BASED ON THE CONSTRUCTION SEQUENCE.

EROSION CONTROL NOTES:

1. COMPOST SOCK SHALL BE INSTALLED PRIOR TO TREE CLEARING OR SITE WORK COMMENCING.
2. ENTRY MAT TO BE INSTALLED.
3. COMPOST SOCK TO REMAIN IN CONTACT WITH THE EARTH. REPAIR OR RESET AS NECESSARY.
4. SLOPES GREATER THAN 3' HORIZONTAL TO 1' VERTICAL SHALL BE STABILIZED WITH HYDROSEED, SECURED GEOTEXTILE FABRIC OR RIPRAP AS REQUIRED TO PREVENT EROSION. ALL SLOPE FLATTER THAN 3' HORIZONTAL TO 1' VERTICAL SHALL BE HYDROSEEDDED.
5. STORMCEPTOR UNITS, CATCH BASINS AND PARKING AREA TO BE CLEANED ONCE CONSTRUCTION IS COMPLETED.
6. ALL SEDIMENT COLLECTED DURING THE CONSTRUCTION PHASE OR POST CONSTRUCTION PHASE SHALL BE DISPOSED OF TO AN APPROVED LOCATION.
7. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED THE EROSION CONTROL MEASURES SHALL BE REMOVED.
8. DAMAGED OR DETERIORATED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY AFTER THEY HAVE BEEN IDENTIFIED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTIONS.
10. DUST CONTROL WILL BE BY SPRAYING WATER AS NECESSARY. THE USE OF OILS, PETROLEUM PRODUCTS OR TOXIC LIQUIDS FOR DUST CONTROL IS PROHIBITED.



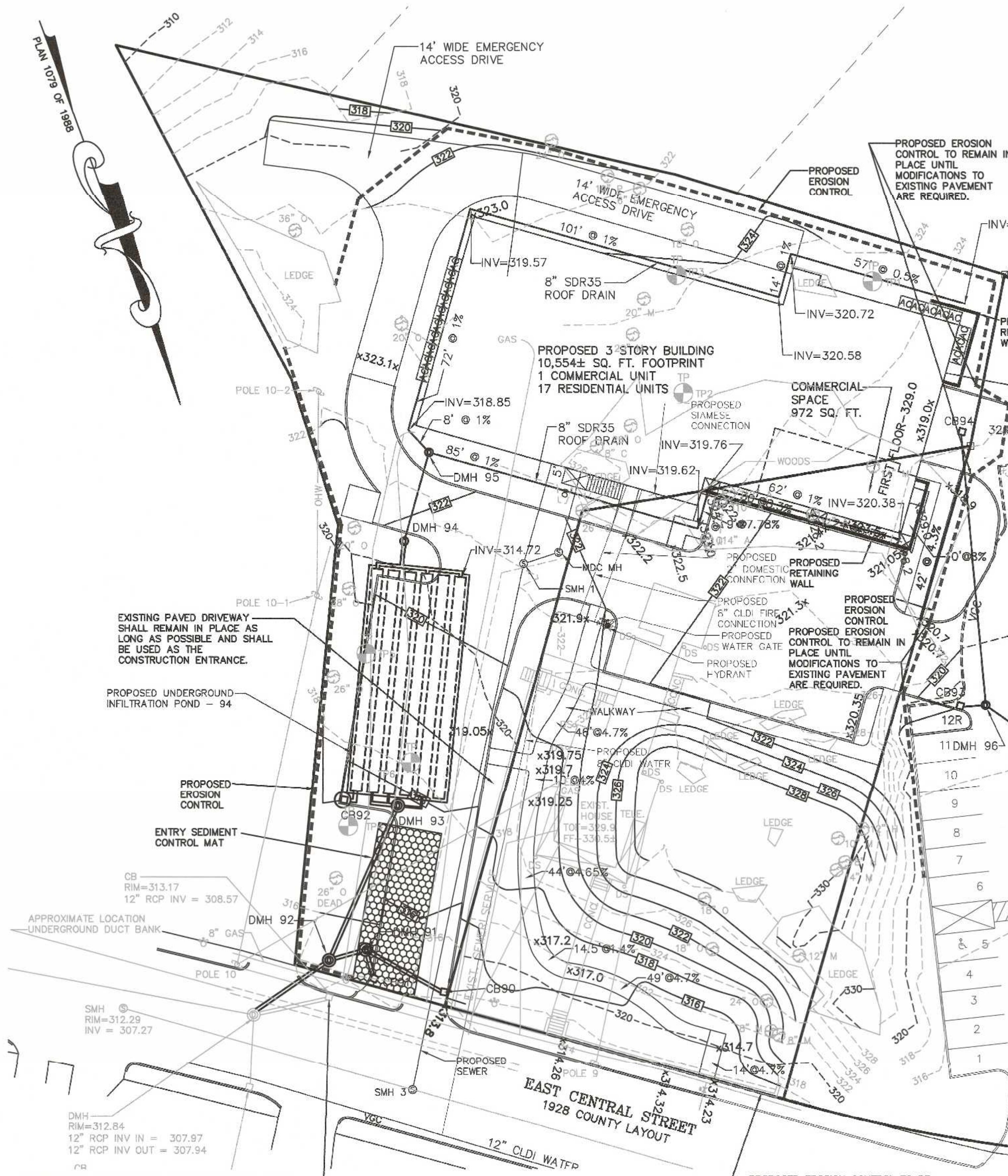
COMPOST SOCK DETAIL



ENTRY SEDIMENTATION CONTROL MAT SECTION
 N.T.S.

NOTES:

1. PAD SHALL BE A MINIMUM OF 20 FEET IN WIDTH. EXISTING ASPHALT DRIVE TO REMAIN IN PLACE UNTIL FINAL PAVEMENT IS TO BE INSTALLED.
2. PAD SHALL CONSIST OF 4" STONE 8" MIN. DEPTH AND THEN TOP DRESSED WITH 4" OF 1" - 2" WASHED STONE.



IF PERMITTED BY THE TOWN OF FRANKLIN DPW, INSTALL CATCH BASIN INLET PROTECTION AT EXISTING CATCH BASIN.

OWNER:
 MAP 286 PARCELS 32 AND 34
 70 EAST CENTRAL STREET, LLC
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS

OWNER MAP 286 PARCEL 33
 JOHN AND CARMEL SHERRY
 88 EAST CENTRAL STREET

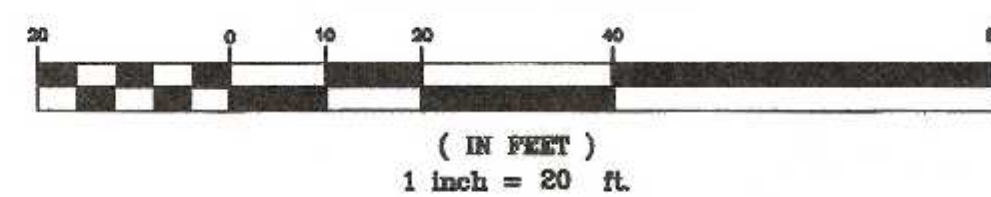
APPLICANT:
 70 EAST CENTRAL STREET, LLC
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS

SITE PLAN MODIFICATION
 EROSION CONTROL PLAN
 70, 72, 88 AND 94 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 70 EAST CENTRAL STREET, LLC
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 DECEMBER 24, 2021
 SCALE: 1" = 20'

SITE PLAN APPROVAL
 REQUIRED
 FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.

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12/21	DRAWN BY:	COMP
12/21	CHECKED BY:	CAQ

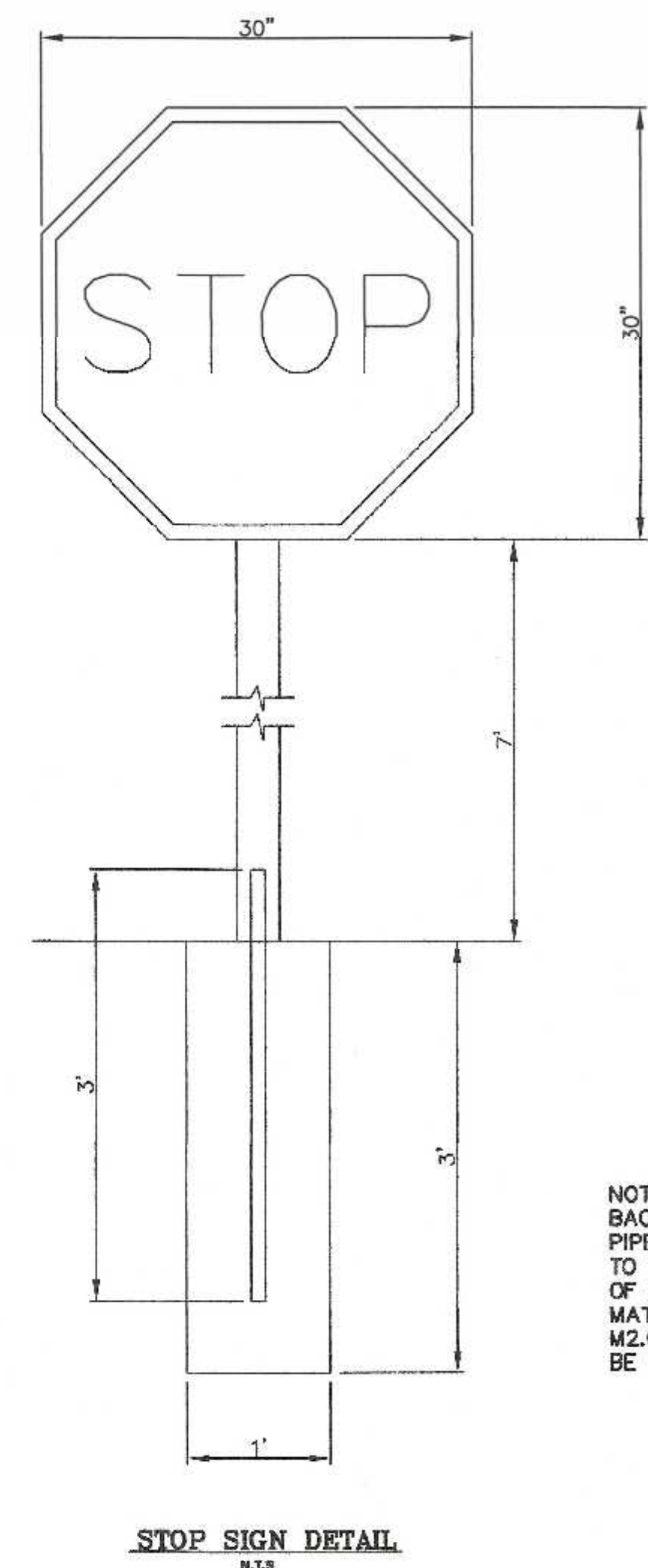
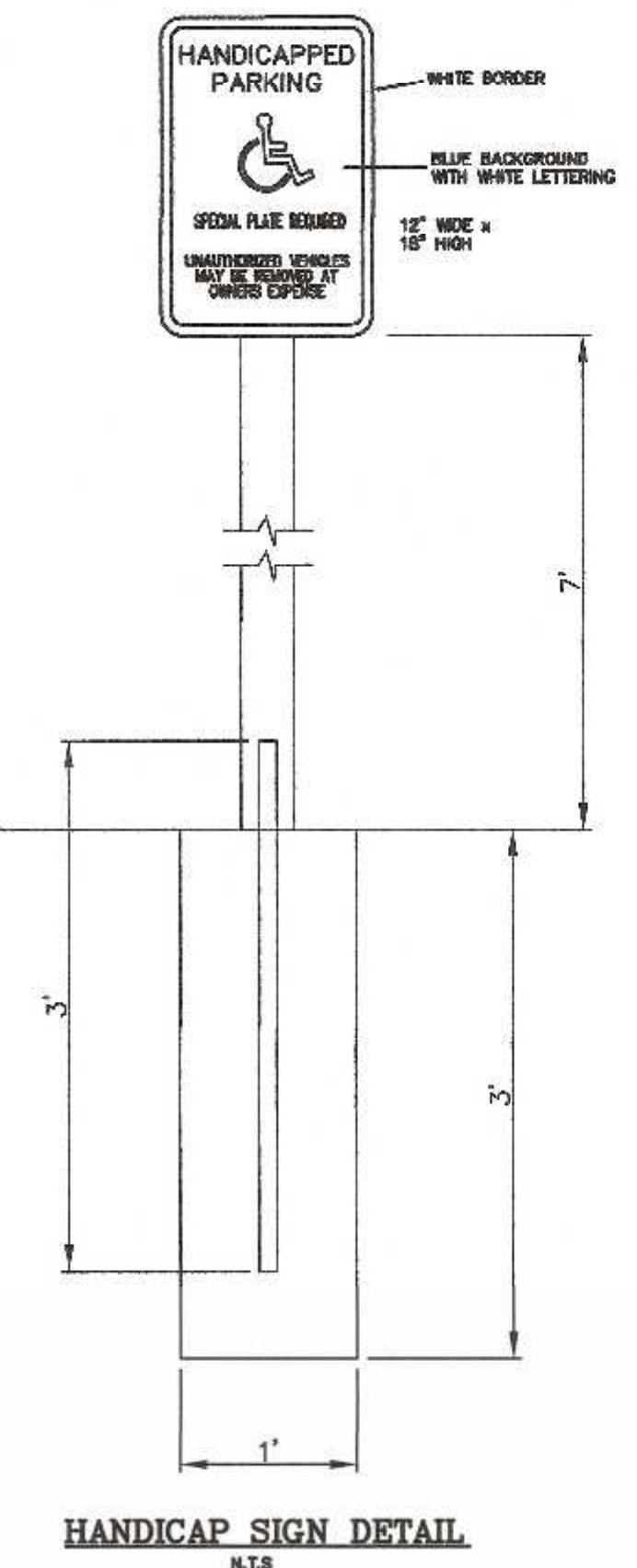
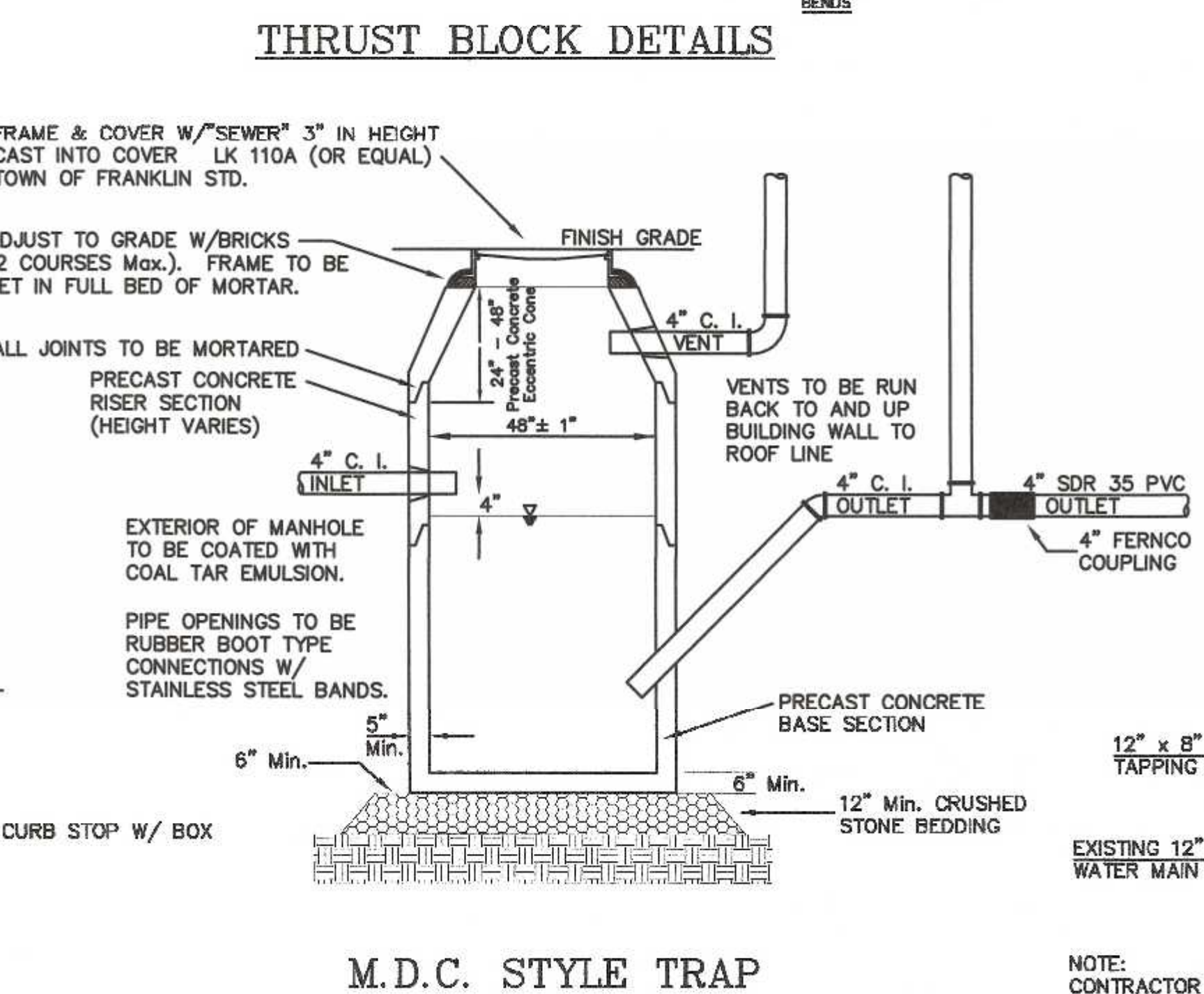
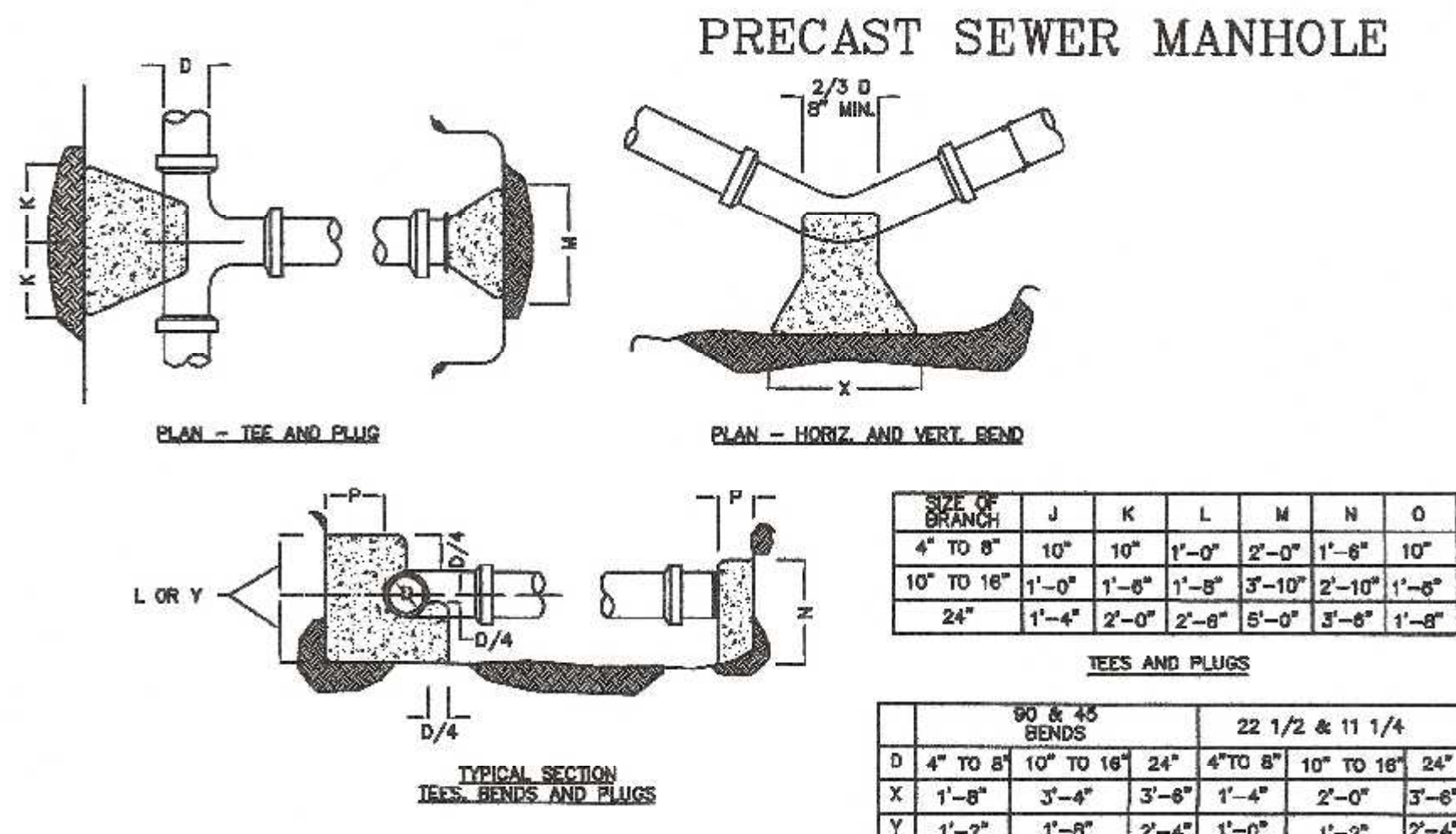
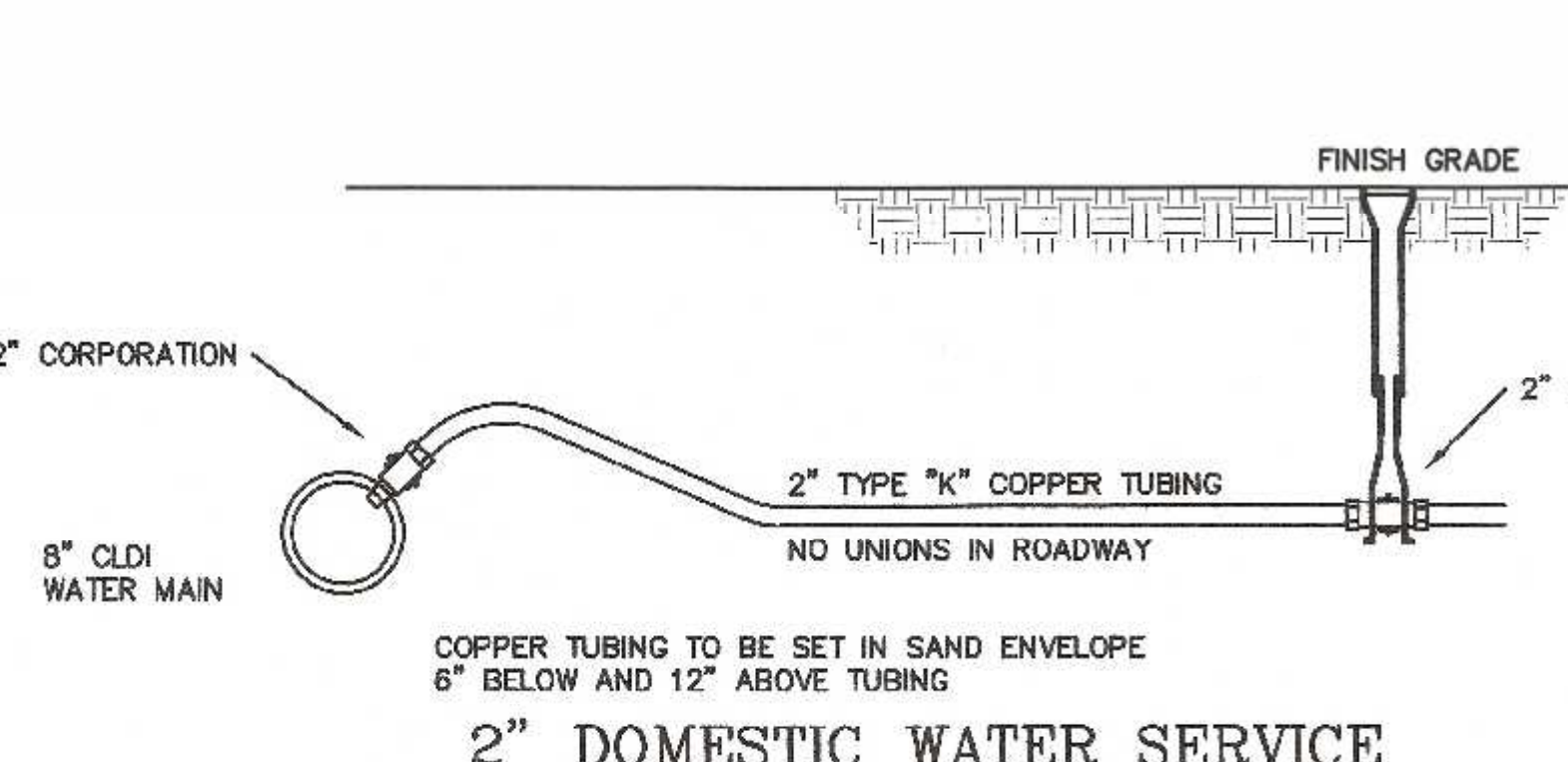
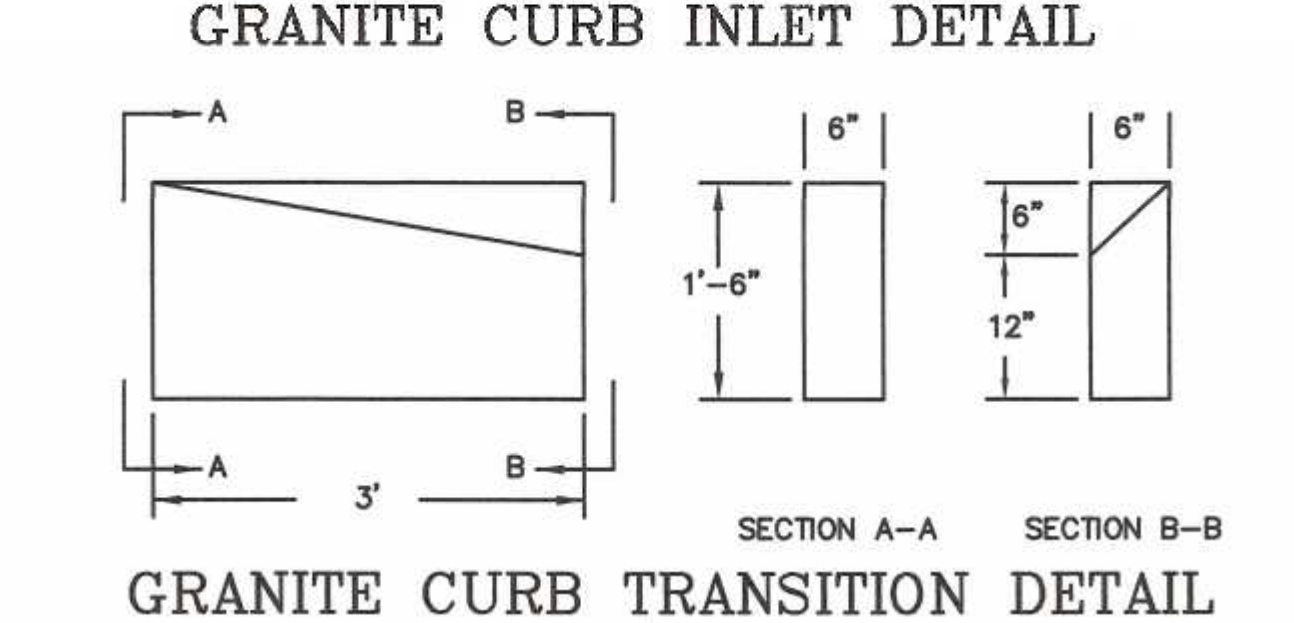
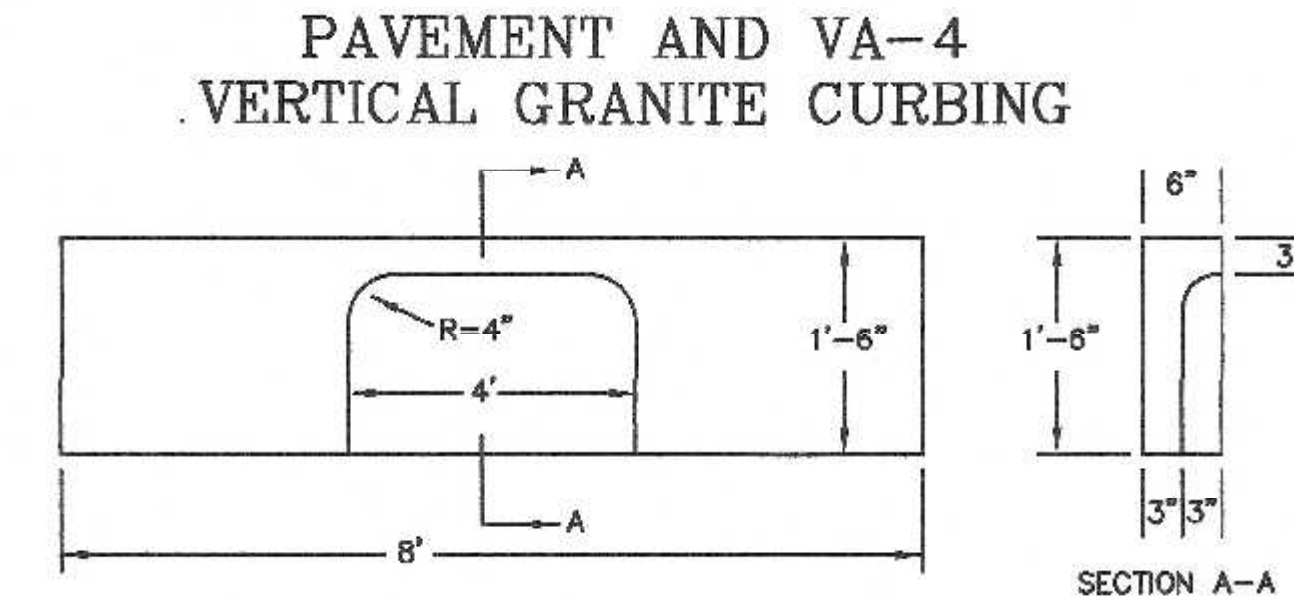
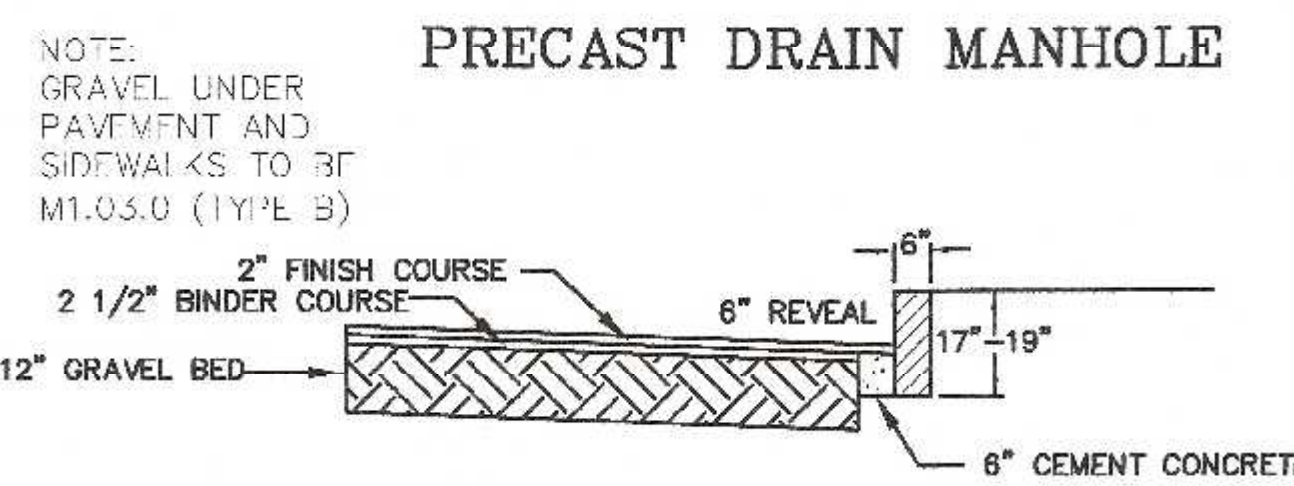
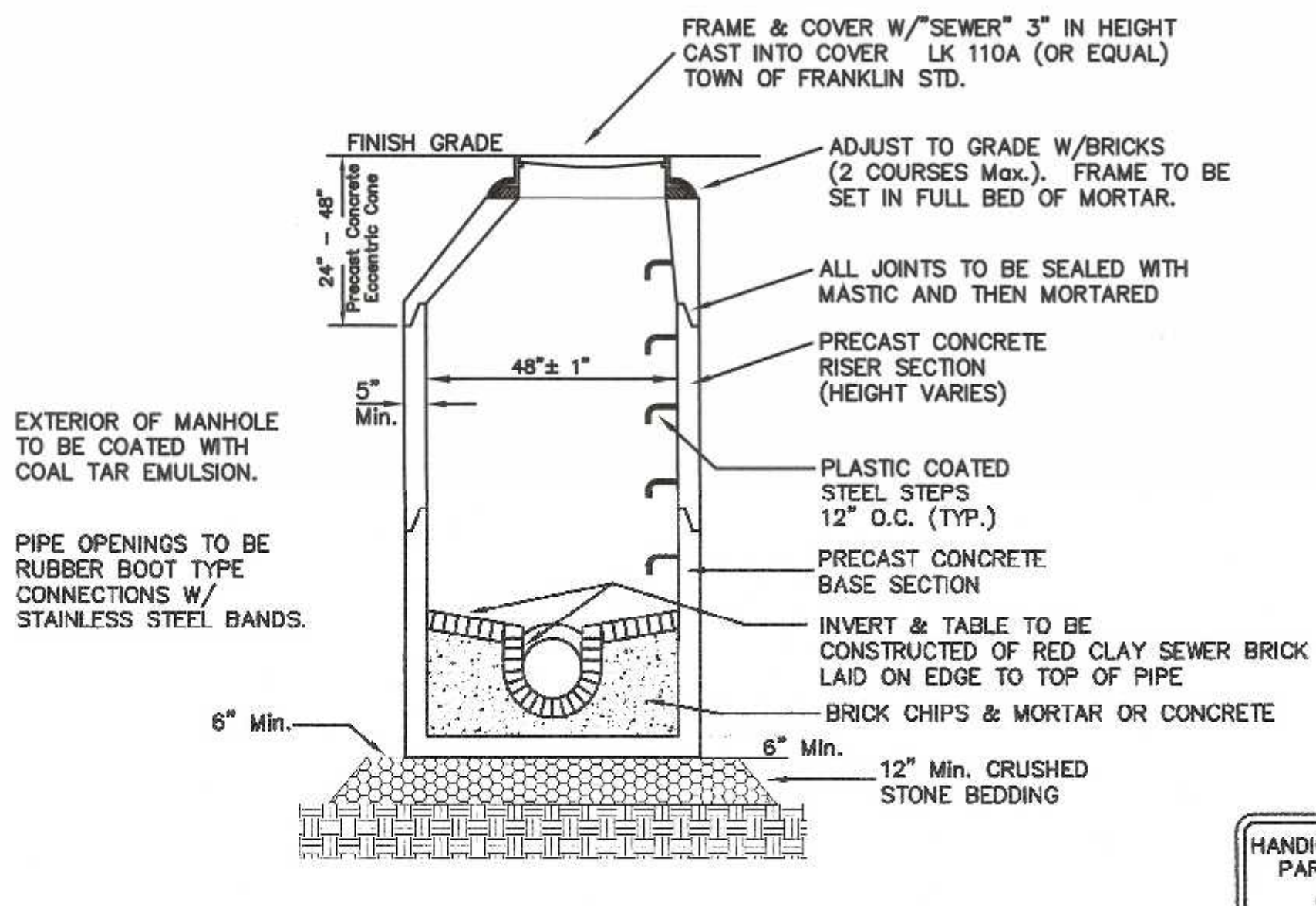
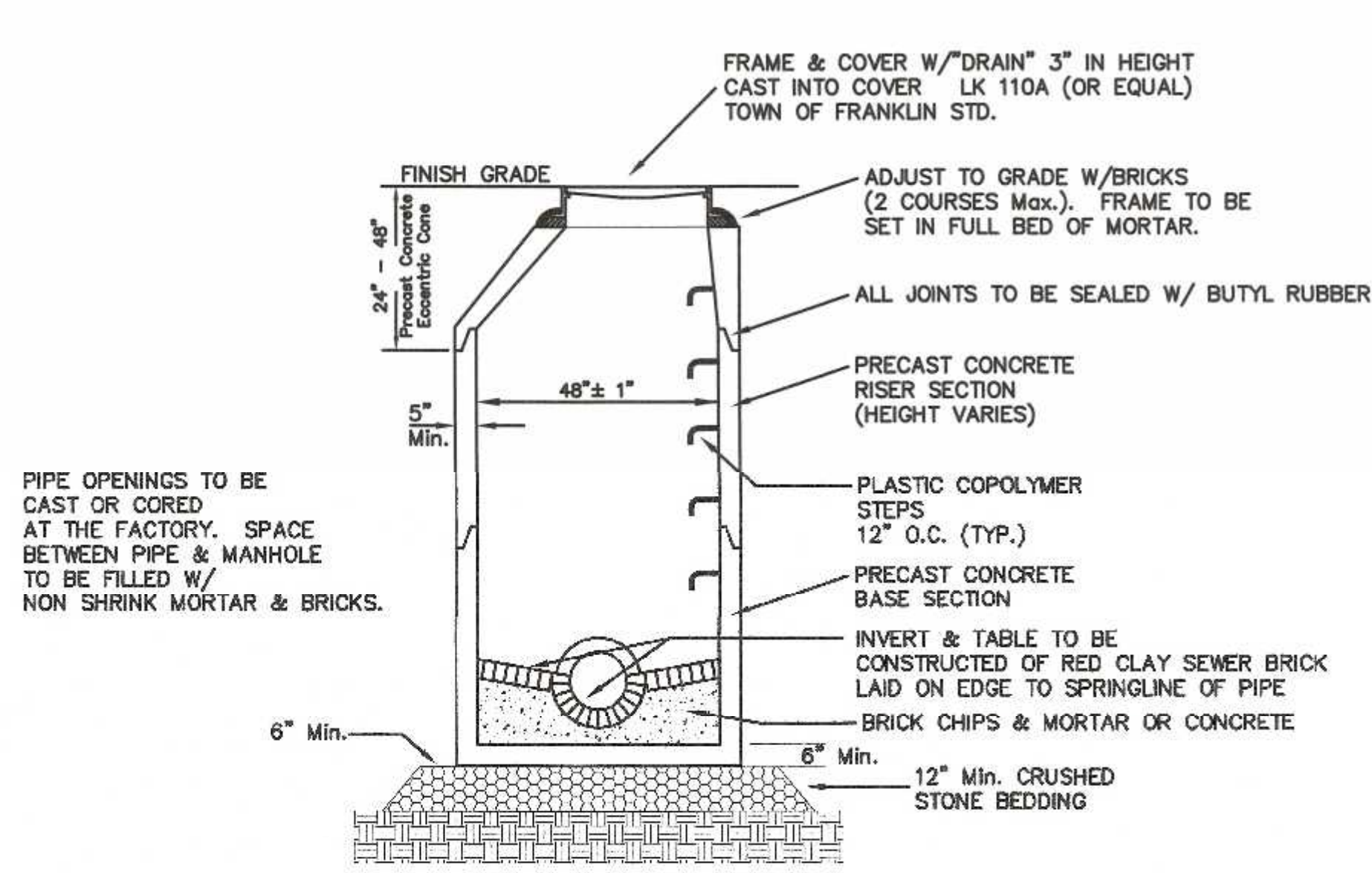
UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-8580 FAX 508-384-8586

DATE
 DEC. 24, 2021

SCALE
 1" = 20'

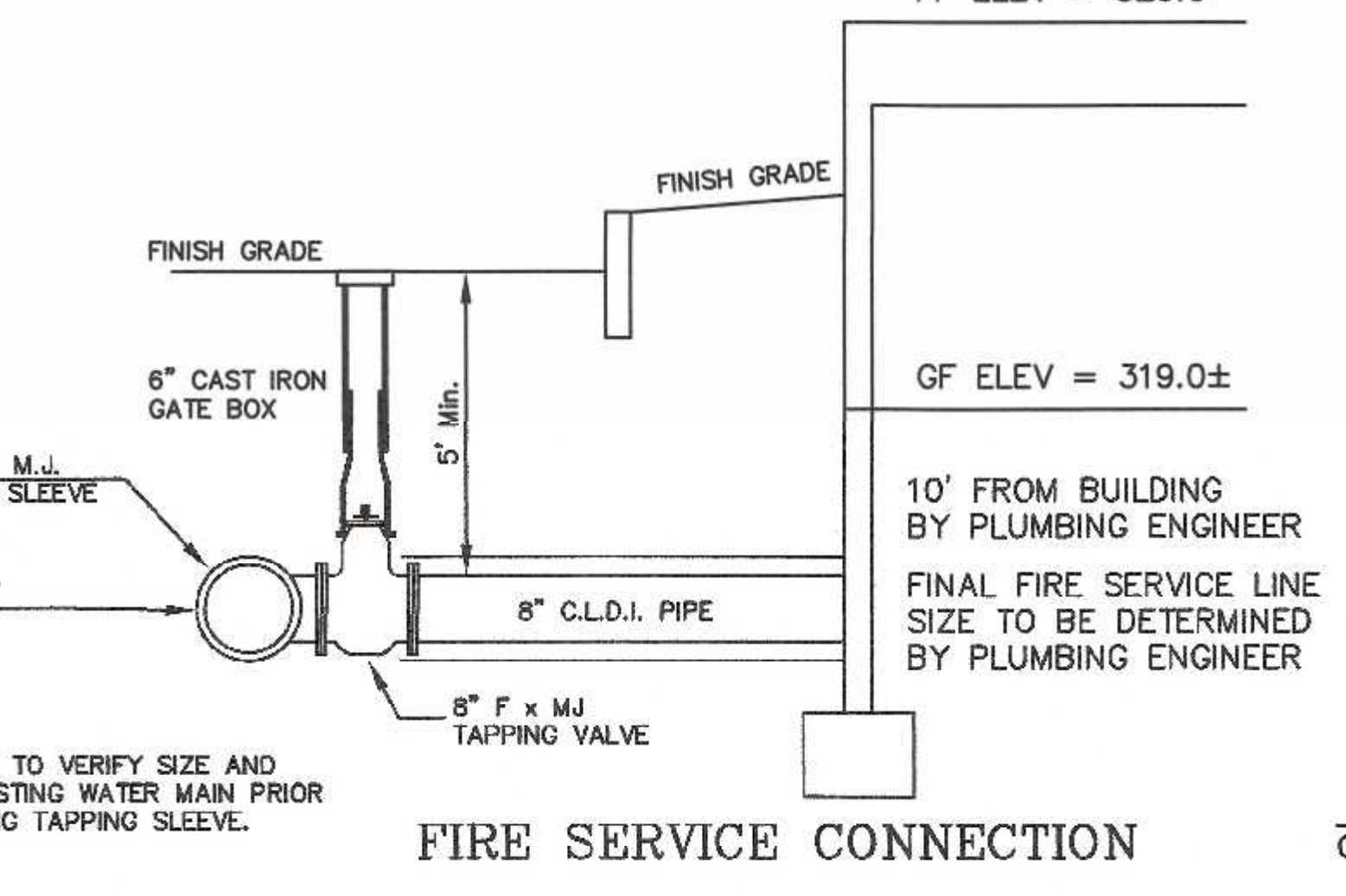
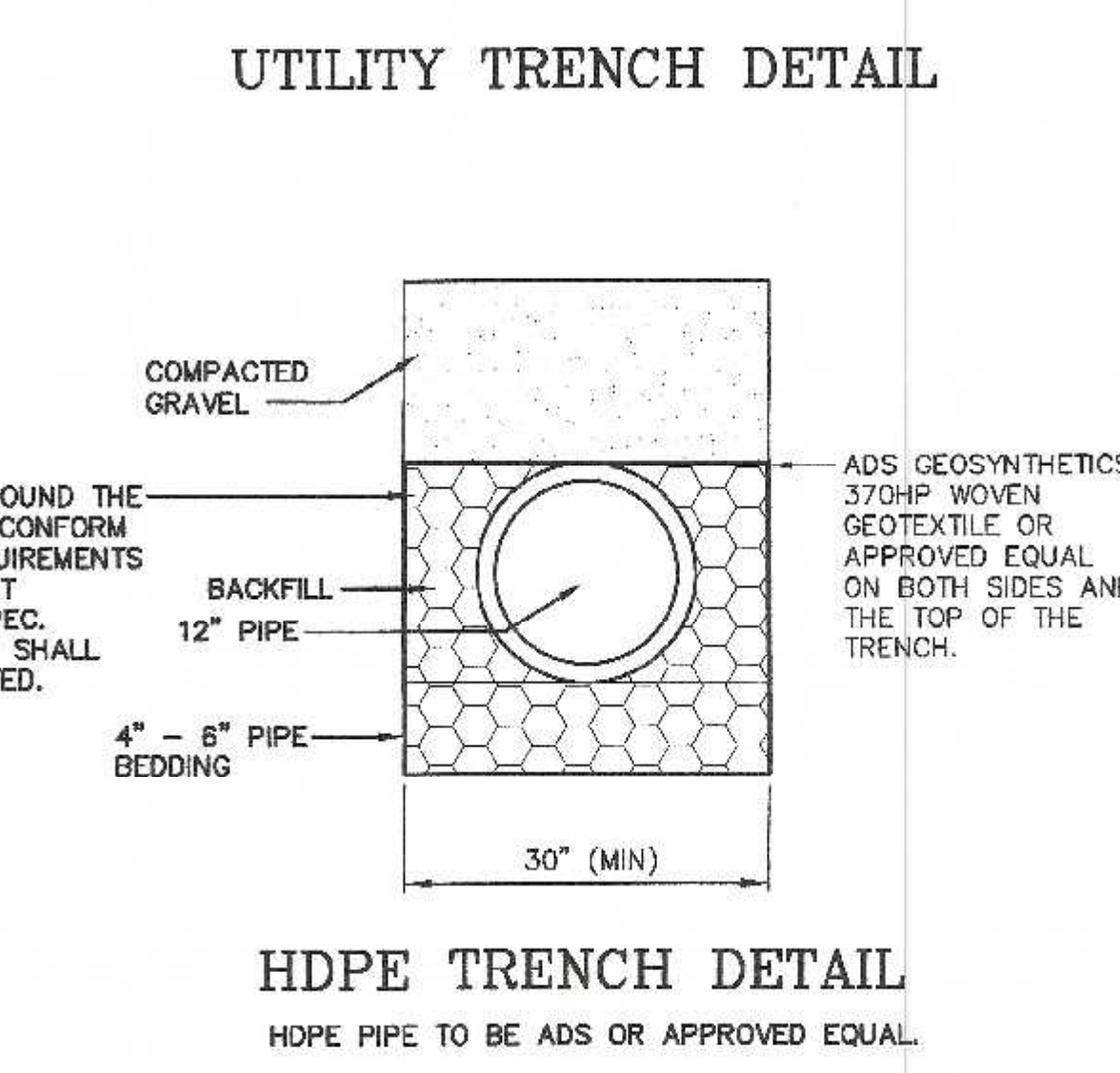
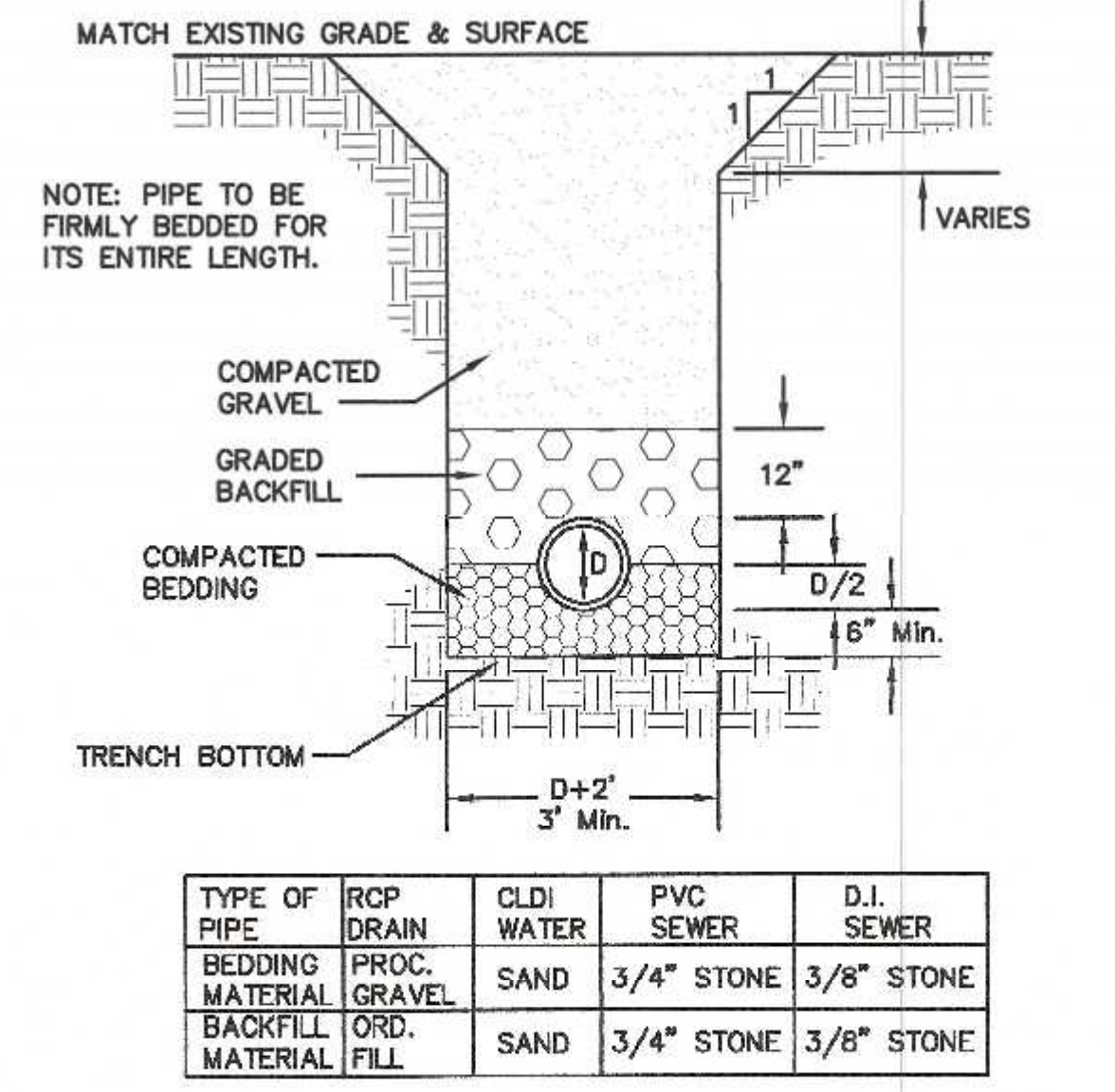
PROJECT
 UC1334

SHEET
 6 of 9



NOTES:

- CONTRACTOR TO CONTACT DIGSAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES ANY REPORT ANY DISCREPANCIES TO UNITED CONSULTANTS, INC.
- ALL WORK SHALL CONFORM TO THE TOWN OF FRANKLIN DPW STANDARDS.
- MAINTAIN A MINIMUM OF 10' SEPARATION FROM THE WATER SERVICE TO THE SEWER SERVICE.



CONTRACTOR TO CONFIRM EXISTING ELEVATIONS AT CONNECTION POINT AND NOTIFY THE DESIGN ENGINEER.

SEWER PIPE TO BE 8" SDR 35. SEWER PIPE SIZE AND TYPE WITHIN 10 FEET OF THE BUILDING SHALL BE PROVIDED BY THE PLUMBING ENGINEER.

SEWER PIPE TO MDC SHALL BE 4" CAST IRON INTO AND OUT OF MDC MANHOLE. REFER TO DETAIL FOR CONNECTION TO PVC.

OWNER: MAP 286 PARCELS 32 AND 34 70 EAST CENTRAL STREET, LLC 37 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS

OWNER MAP 286 PARCEL 33 JOHN AND CARMEL SHERRY 88 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS

APPLICANT: 70 EAST CENTRAL STREET, LLC 37 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS

SITE PLAN MODIFICATION CONSTRUCTION DETAIL PLAN - 1 70, 72, 88 AND 94 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS PREPARED FOR 70 EAST CENTRAL STREET, LLC 37 EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS

CARLOS A. QUINTAL P.E. #30812

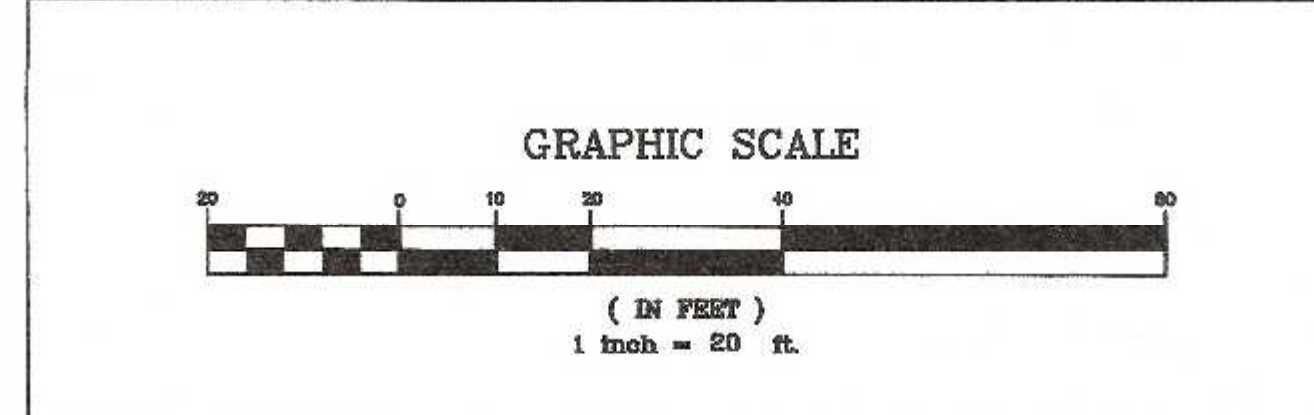
DECEMBER 24, 2021

SCALE: 1" = 20'



SITE PLAN APPROVAL REQUIRED FRANKLIN PLANNING BOARD

DATE



NO.	DATE	DESCRIPTION	BY
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1	2/28/22	REVIEW COMMENTS	RRG

DATE	FIELD BY:	INT.
6/19	BL	
BK# 74	PG# 63	
12/21	RRG	
12/21	RRG	
12/21	COMP	
12/21	CAQ	

UNITED CONSULTANTS INC.

850 FRANKLIN STREET SUITE 11D WRENTHAM, MASSACHUSETTS 02093

508-384-8560 FAX 508-384-8566

DATE DEC. 24, 2021

SCALE 1" = 20'

PROJECT UC1334

SHEET 7 of 9

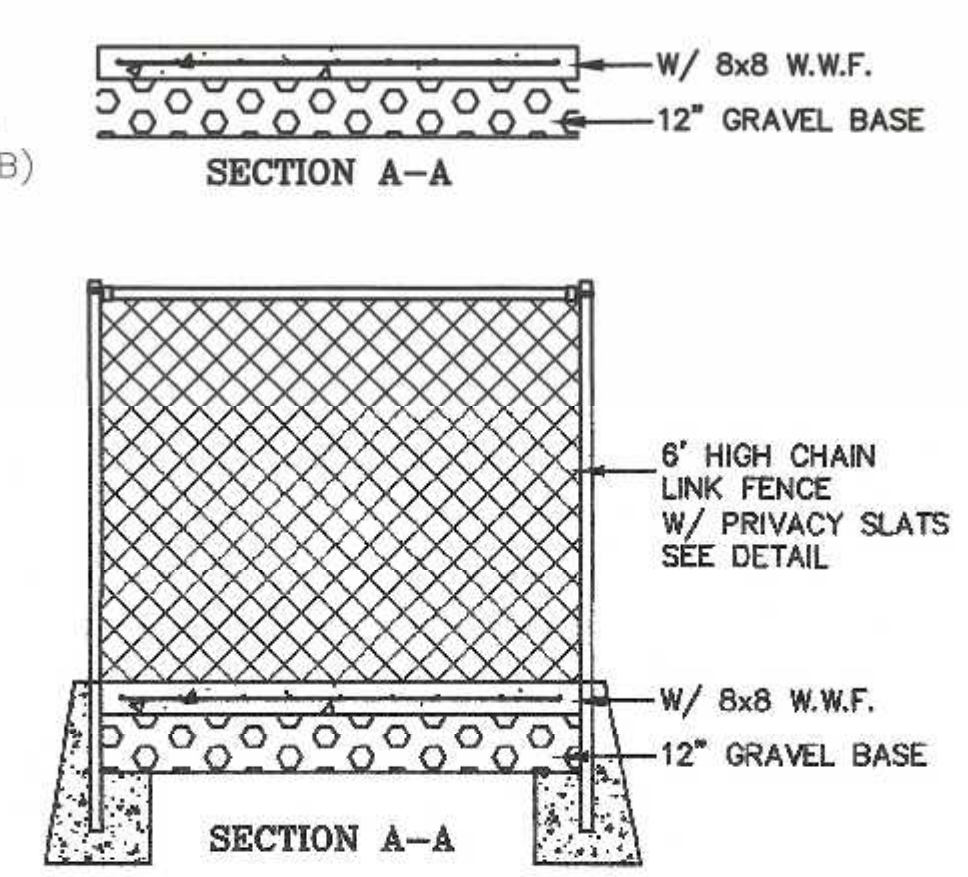
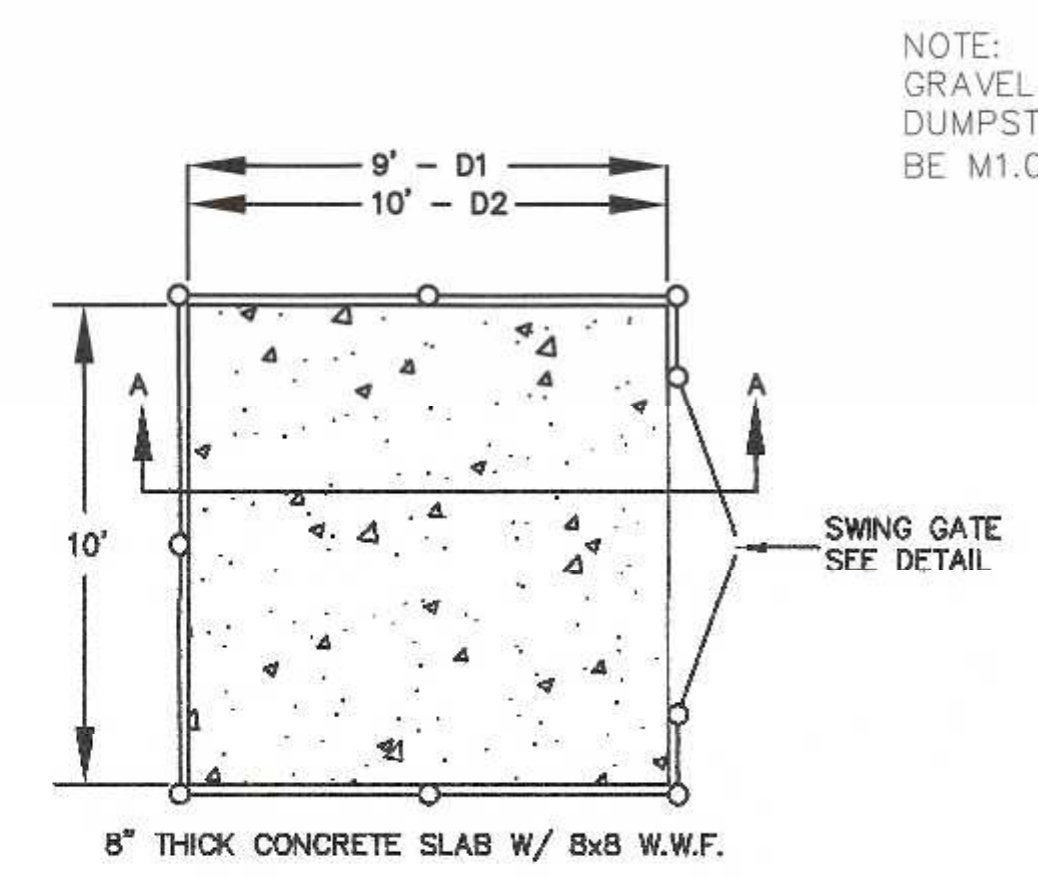
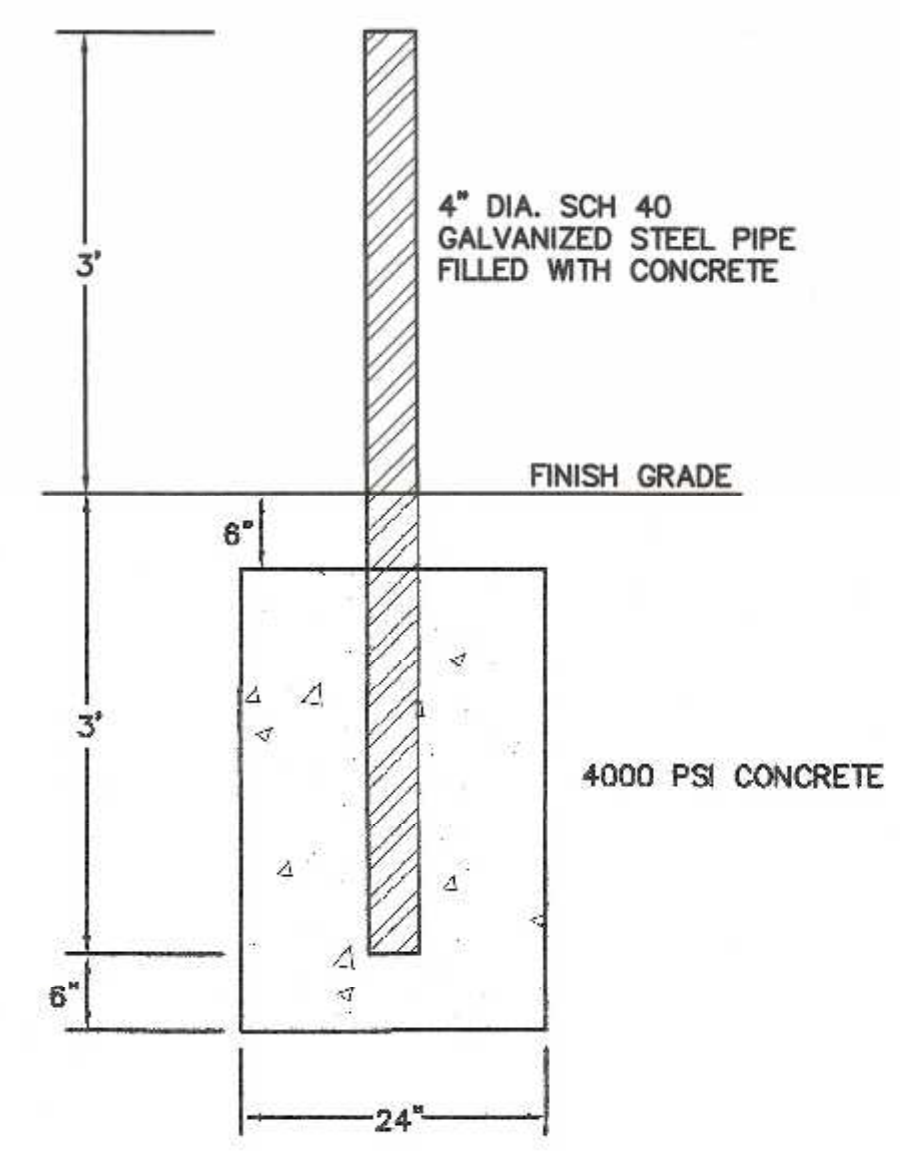
CSR	Hydro Conduit	DR. BY:
	STC 4501 Precast Concrete Stormceptor [®] (450 US Gallon Capacity)	CK. BY:
	PROJECT:	DATE:
	LOCATION:	SCALE: N.T.S.
		DWG.#

SECTION THRU CHAMBER

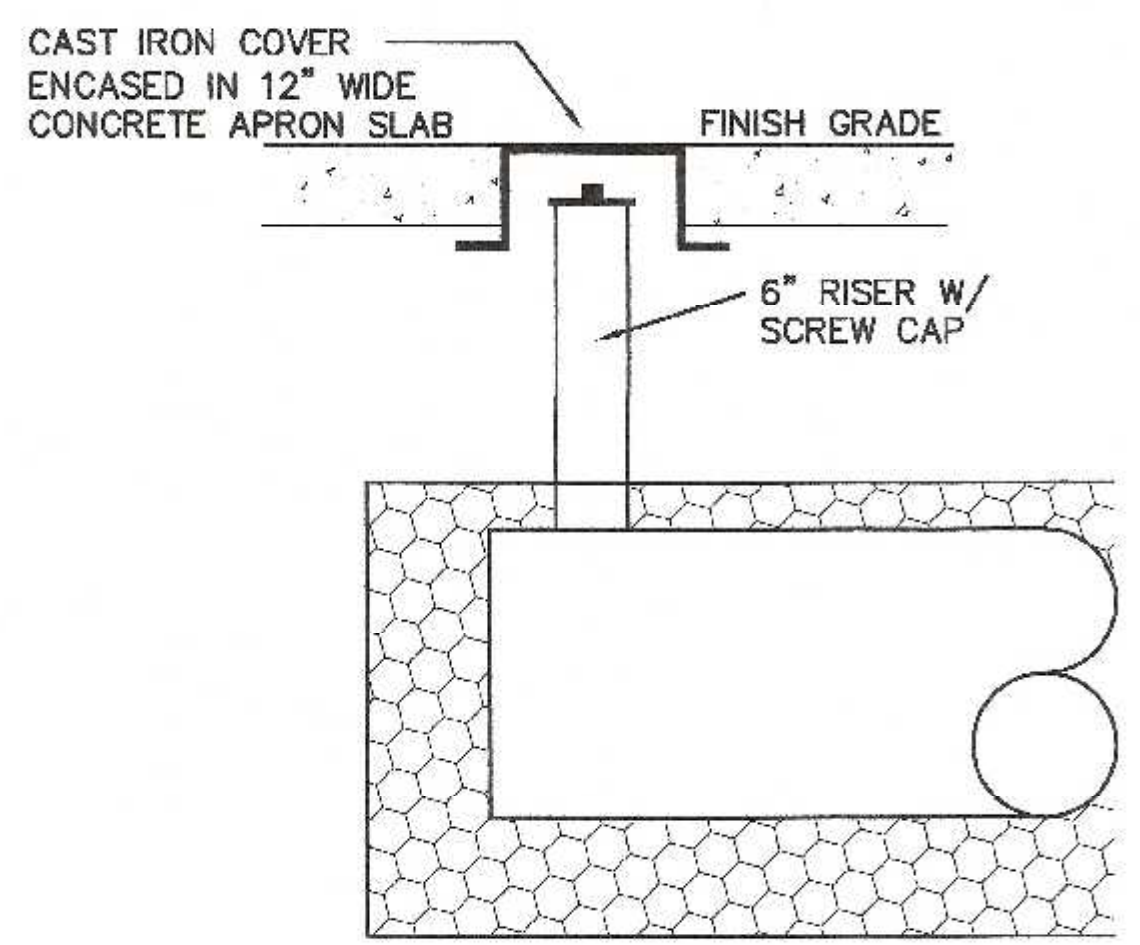
SECTION THRU PLAN VIEW

NOTE:

- THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
- THE COVER SHOULD BE POSITIONED OVER THE CLEANOUT/VENT PIPE.
- THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181.

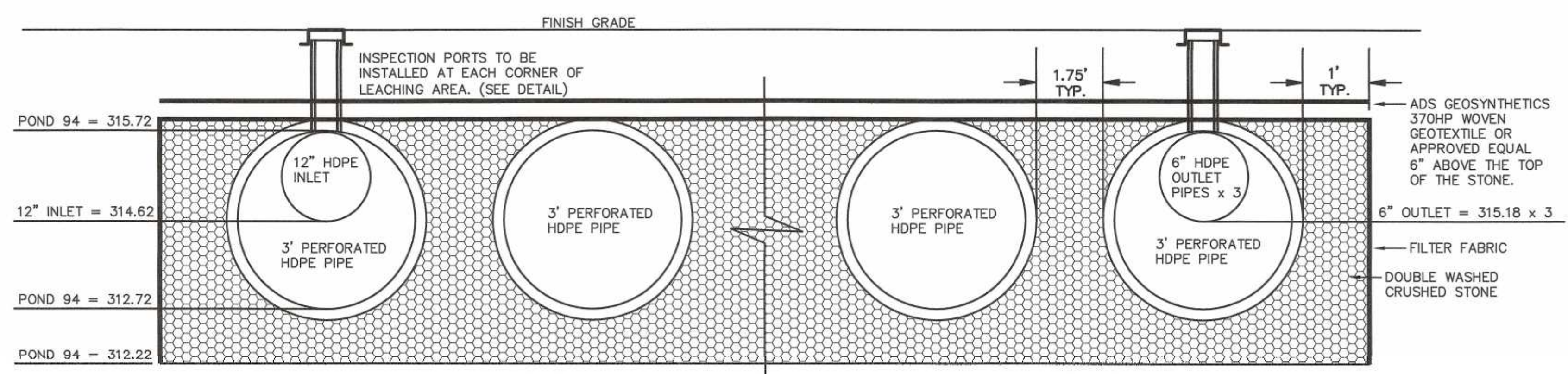


NOTE:
GRAVEL UNDER
DUMPSTER PAD TO
BE M1.03.0 (TYPE B)



**INSPECTION PORT DETAIL
DRAINAGE INFILTRATION AREAS**
N.T.S.

NOTES:
1. CONTRACTOR TO CONTACT DIGSAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES ANY REPORT ANY DISCREPANCIES TO UNITED CONSULTANTS, INC.
3. ALL WORK SHALL CONFORM TO THE TOWN OF FRANKLIN DPW STANDARDS.
4. MAINTAIN A MINIMUM OF 10' SEPARATION FROM THE WATER SERVICE TO THE SEWER SERVICE.



ESHGW = 310.2 BASED ON TP 5

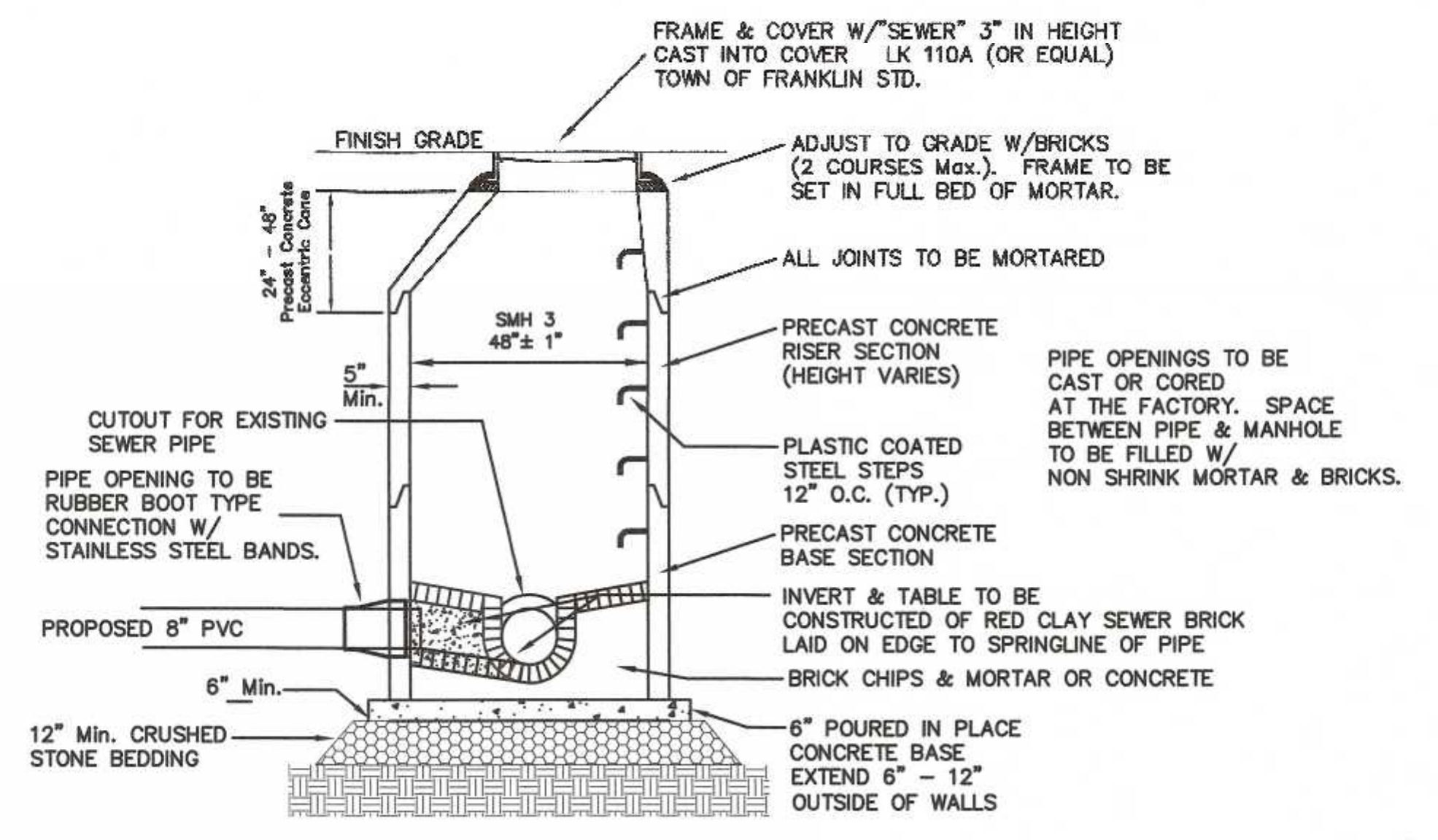
NOTE:
INFILTRATION POND 94
CONSISTS OF 6 ROWS OF 3"
DIAMETER PERFORATED HDPE
PIPE 70' IN LENGTH.
STONE EXTENTS 31.75' X 72'

THE DESIGN ENGINEER SHALL INSPECT THE EXCAVATION OF THE SOIL INFILTRATION AREA PRIOR TO ANY FILL BEING PLACED.

OWNER:
MAP 286 PARCELS 32 AND 34
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

OWNER MAP 286 PARCEL 33
JOHN AND CARMEL SHERRY
88 EAST CENTRAL STREET

APPLICANT:
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS



PRECAST DOG HOUSE SEWER MANHOLE

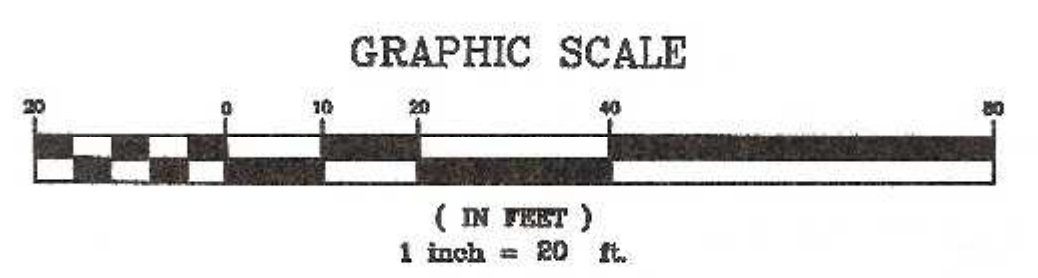
SITE PLAN MODIFICATION
CONSTRUCTION DETAIL PLAN - 2
70, 72, 88 AND 94 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
70 EAST CENTRAL STREET, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
DECEMBER 24, 2021
SCALE: 1" = 20'



Carlos A. Quintal
CARLOS A. QUINTAL P.E. #30812

SITE PLAN APPROVAL
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FRANKLIN PLANNING BOARD

DATE

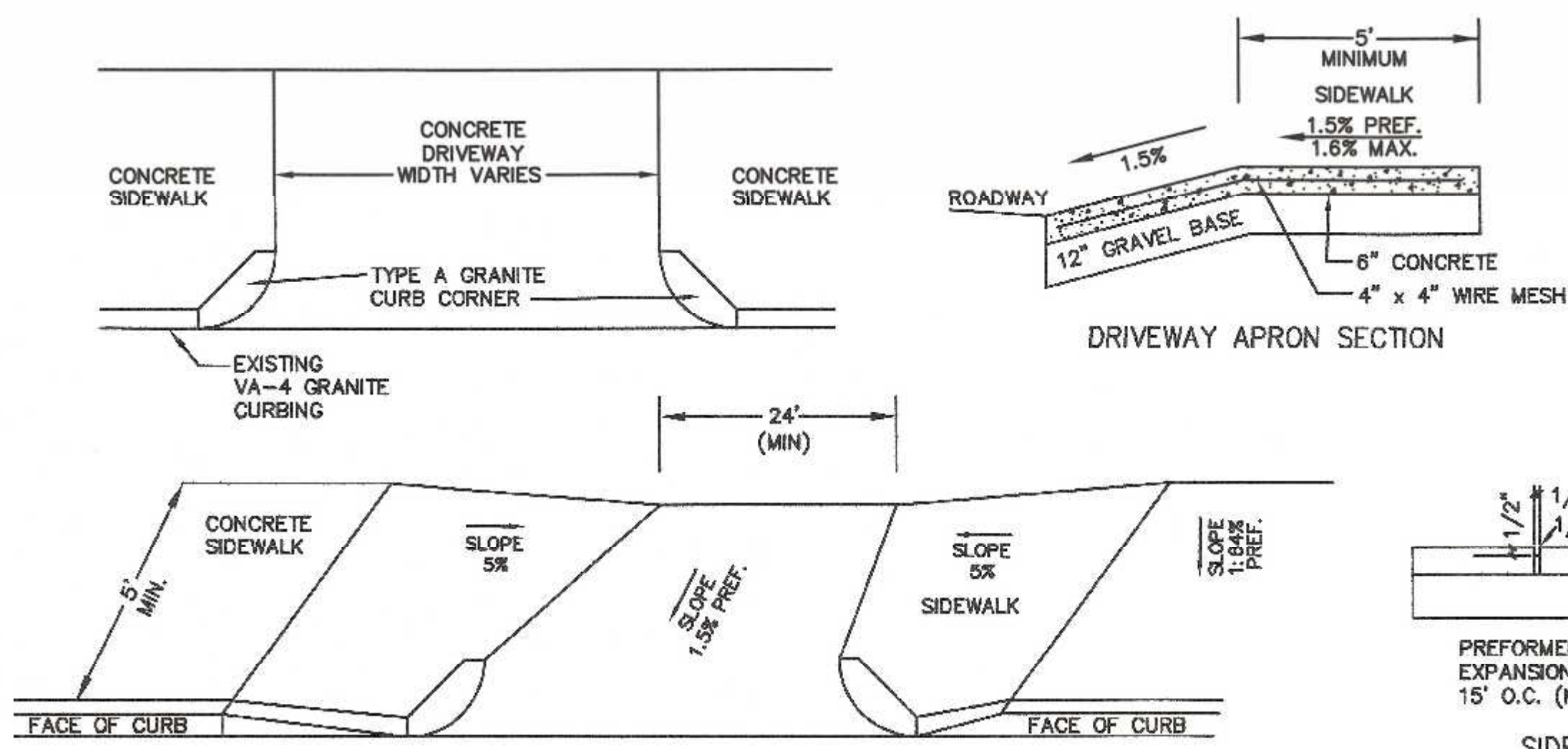


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12/21	DRAWN BY:	COMP
12/21	CHECKED BY:	CAQ

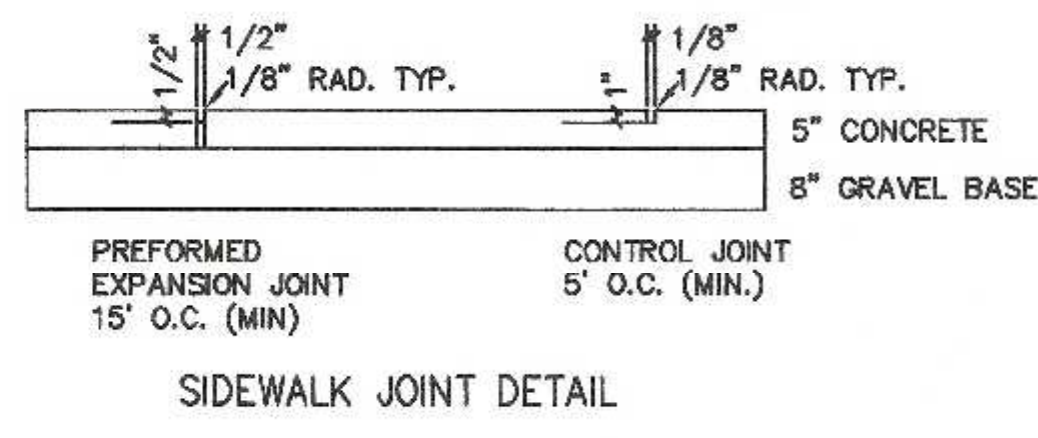
UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

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PROJECT	UC1334
SHEET	8 of 9

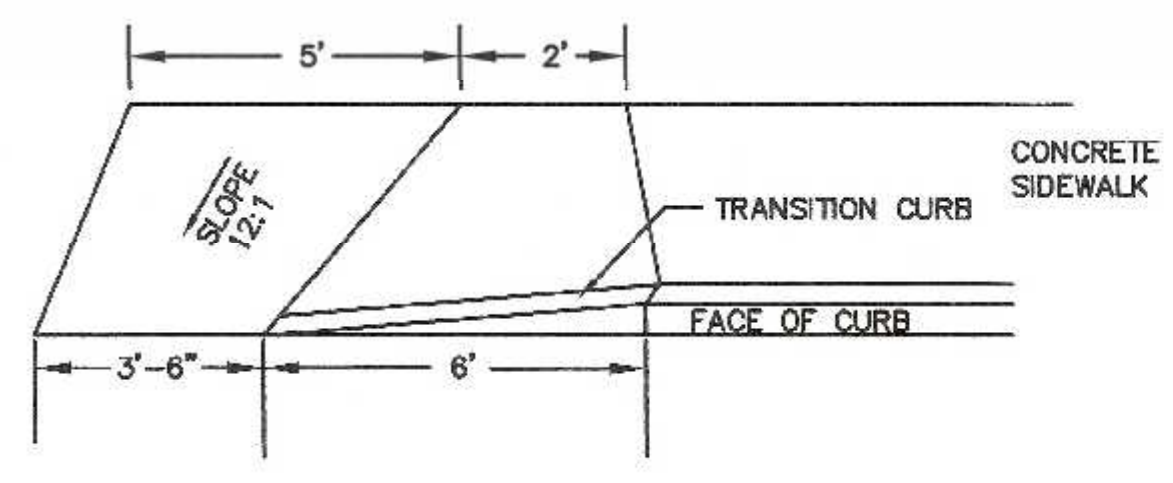


DRIVEWAY APRON

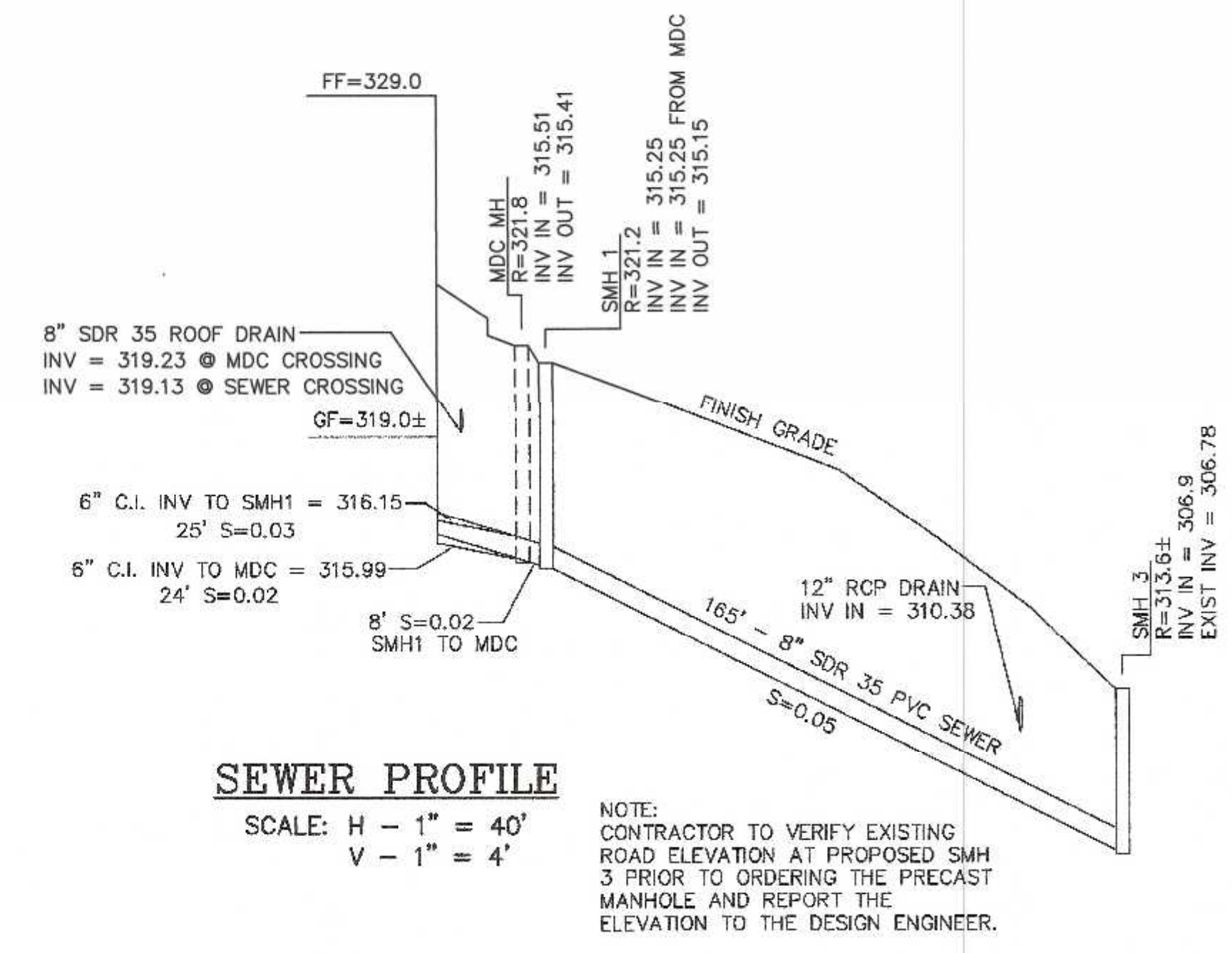
NOTES:
 1. CROSS SLOPE ON ANY RAMP, LANDING OR ACCESSIBLE ROUTE SHALL NOT EXCEED 3/16" PER FOOT.
 2. THE SIDEWALKS ARE 5' MINIMUM IN WIDTH.
 3. ALL SIDEWALKS SHALL BE 4,000 PSI CONCRETE.
 4. GRAVEL UNDER SIDEWALK TO BE M1.03.0 (TYPE B)



SIDEWALK JOINT DETAIL



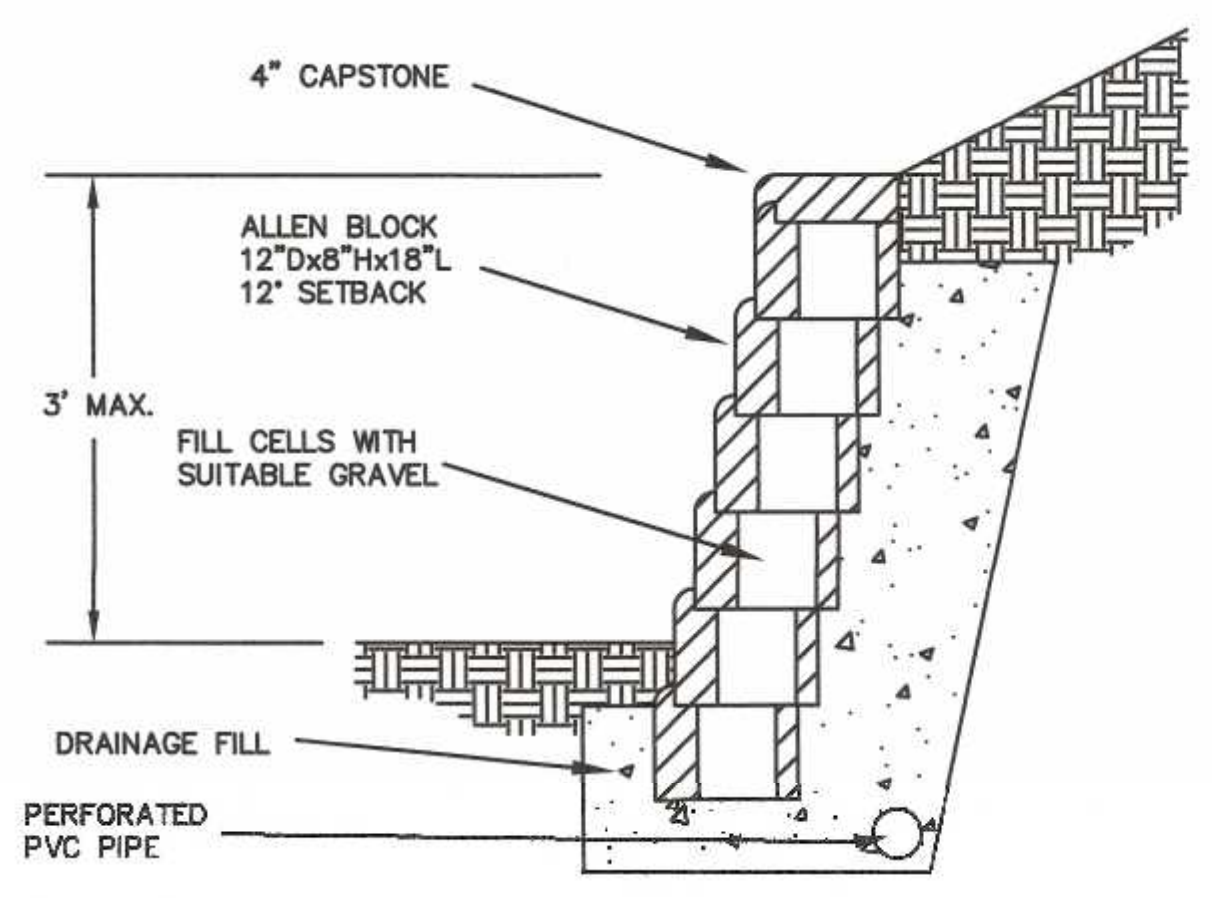
WHEELCHAIR RAMP



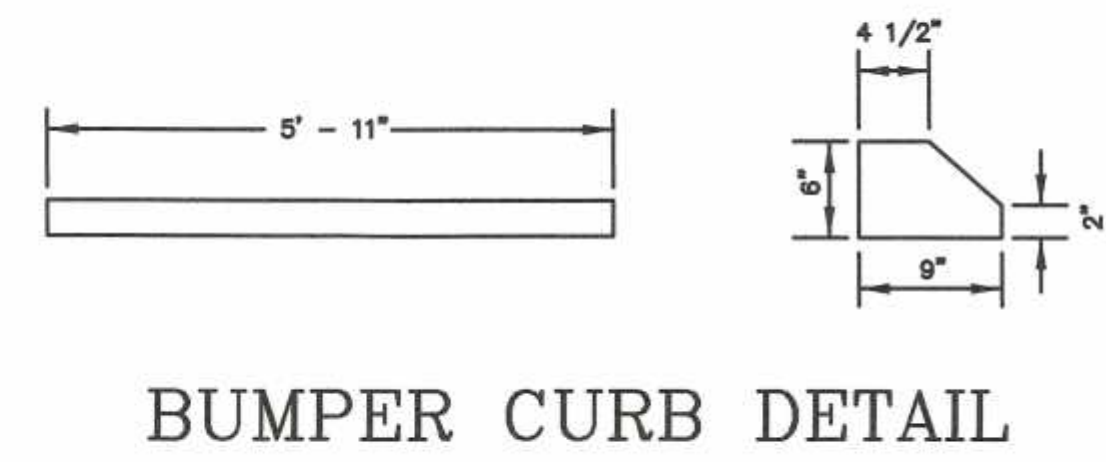
SEWER PROFILE

SCALE: H - 1" = 40'
 V - 1" = 4'

SEWER NOTE:
 THE PROJECT PLUMBING ENGINEER SHALL CONFIRM THE ELEVATIONS OF THE SEWER CONNECTIONS UPON COMPLETION OF THE FLOOR DRAIN DESIGN. ANY REVISIONS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO COMMENCING WITH CONSTRUCTION.

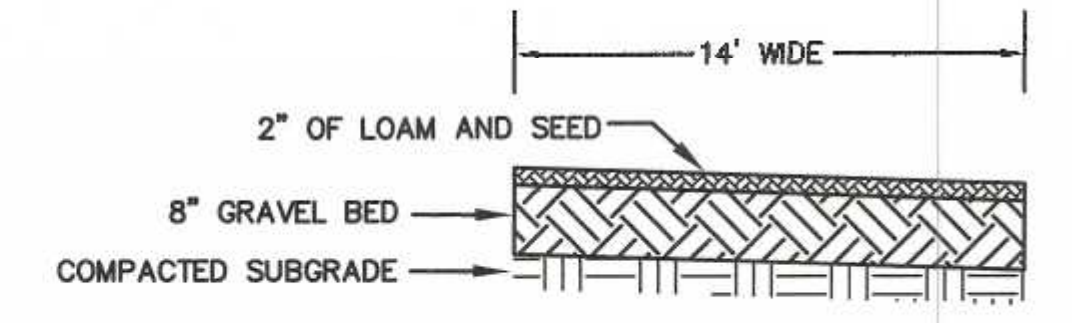
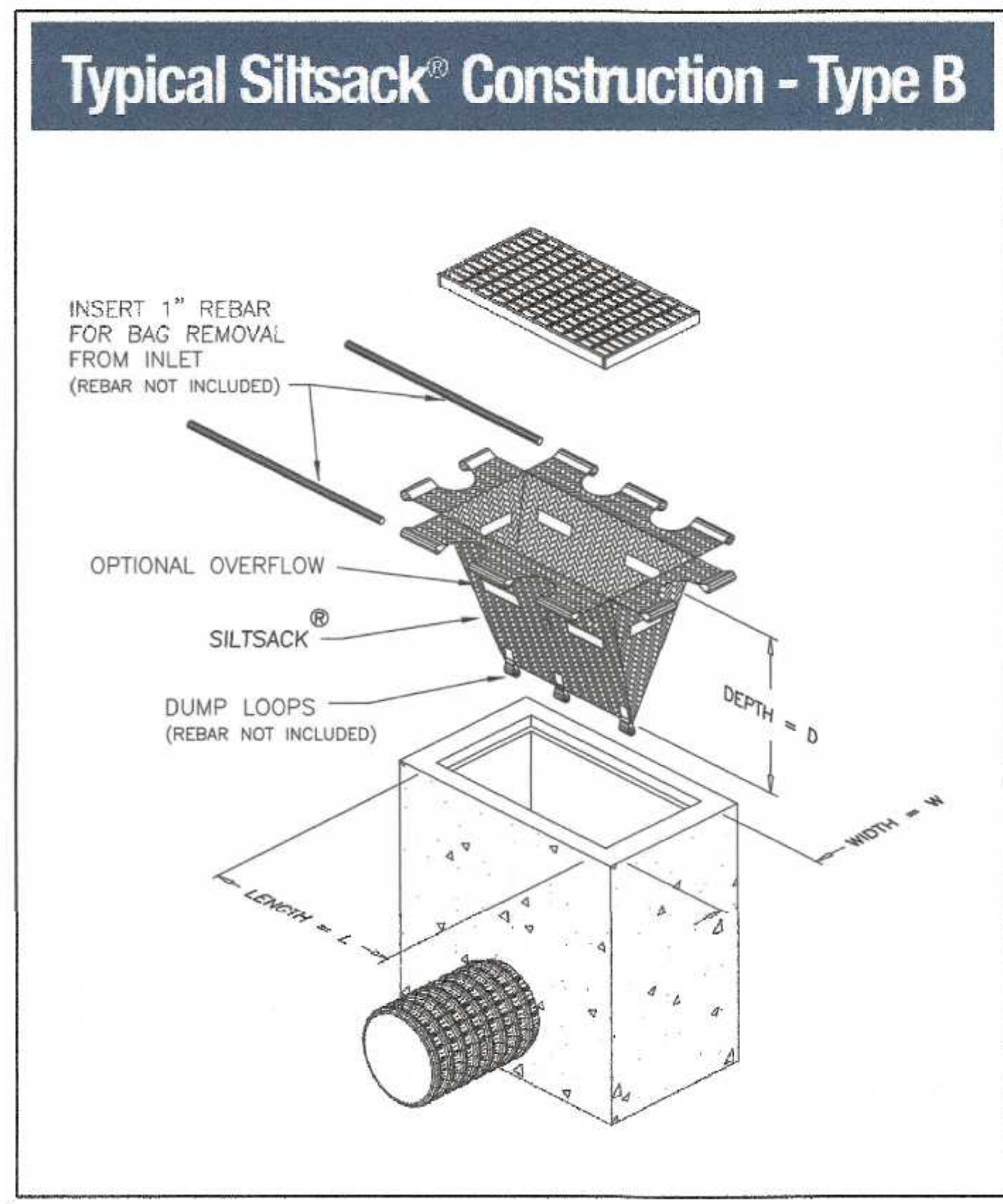


RETAINING WALL DETAIL
 N.T.S.



BUMPER CURB DETAIL

BUMPER CURB SHALL BE E.F. SHEA ITEM NO. B-BBSF OR APPROVED EQUAL.

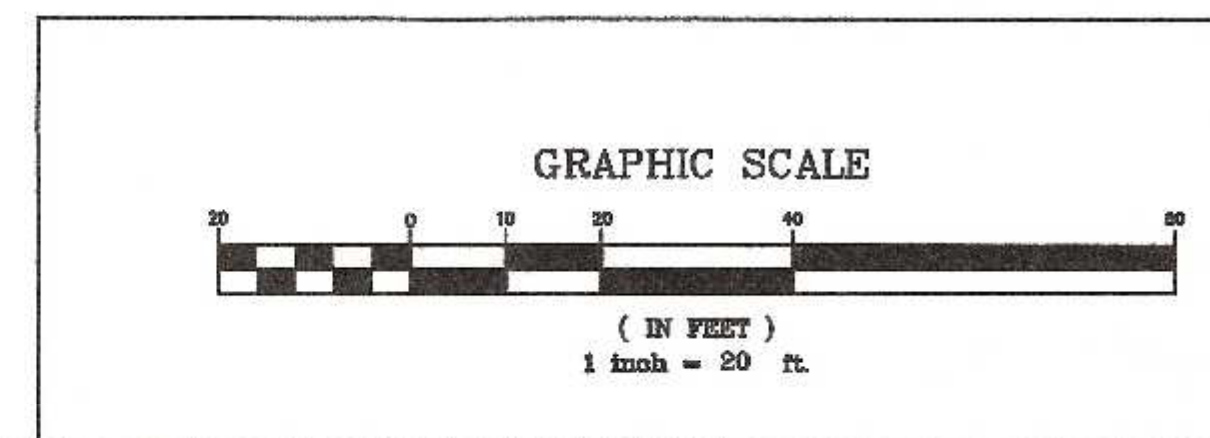


EMERGENCY ACCESS DRIVE

CARLOS A. QUINTAL
 CIVIL ENGINEER
 No. 30812
 REGISTERED PROFESSIONAL ENGINEER
 COMMONWEALTH OF MASSACHUSETTS
Carlos A. Quintal
 CARLOS A. QUINTAL P.E. #30812

SITE PLAN MODIFICATION
 CONSTRUCTION DETAIL PLAN - 3
 70, 72, 88 AND 94 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 70 EAST CENTRAL STREET, LLC
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 DECEMBER 24, 2021
 SCALE: 1" = 20'

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 FRANKLIN PLANNING BOARD
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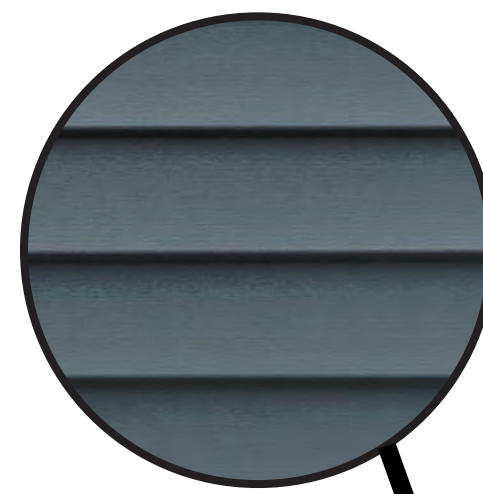
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1	2/28/22	REVIEW COMMENTS	RRG

OWNER:
 MAP 286 PARCELS 32 AND 34
 70 EAST CENTRAL STREET, LLC
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS
 OWNER MAP 286 PARCEL 33
 JOHN AND CARMEL SHERRY
 88 EAST CENTRAL STREET
 APPLICANT:
 70 EAST CENTRAL STREET, LLC
 37 EAST CENTRAL STREET
 FRANKLIN, MASSACHUSETTS

DATE	FIELD BY:	INT.
6/19	BL	
BK# 74	FIELD BOOK	PG# 63
12/21	CALCS BY:	RRG
12/21	DESIGNED BY:	RRG
12/21	DRAWN BY:	COMP
12/21	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6560 FAX 508-384-6566

DATE
 DEC. 24, 2021
 SCALE
 1" = 20'
 PROJECT
 UC1334
 SHEET
 9 of 9



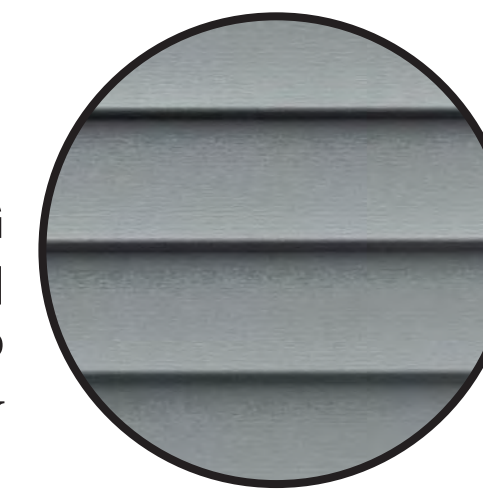
VINYL SIDING
MFR: PLYGEM
MODEL: MASTIC LAP
COLOR: NATURAL SLATE



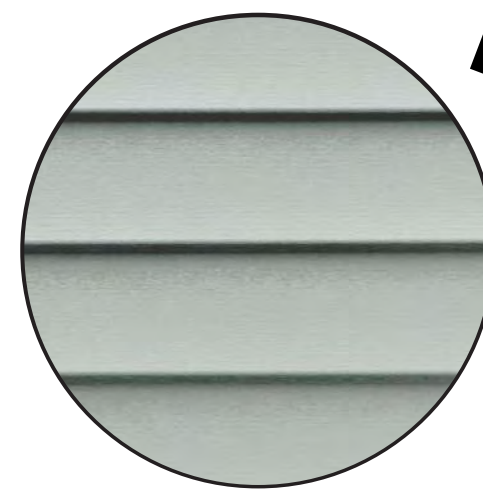
ASPHALT SHINGLES
MFR: CERTAINTEED OR EQUAL
MODEL: LANDMARK
COLOR: COLONIAL SLATE



VINYL PANELING
AND TRIM
MFR: AZEK
COLOR: WHITE



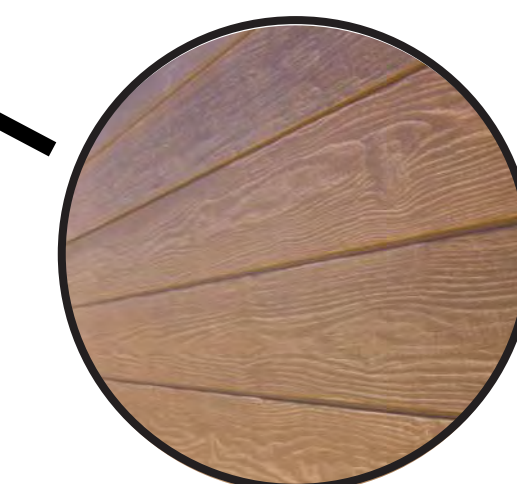
VINYL SIDING
MFR: PLYGEM
MODEL: MASTIC LAP
COLOR: HARBOR GREY



VINYL SIDING
MFR: PLYGEM
MODEL: MASTIC LAP
COLOR: SILVER GREY



STONE VENEER
MFR: STONEYARD
MODEL: BOSTON
BLEND ROUND



FIBER CEMENT PANELS
MFR: NICHHA
MODEL: VINTAGEWOOD
COLOR: CEDAR

MATERIALS PALETTE



DESIGN REVIEW BOARD PRESENTATION
OWNER: 70 E. CENTRAL STREET, LLC
APRIL 12, 2022

PROPOSED DEVELOPMENT
94 EAST CENTRAL ST



Town of Franklin



Design Review Commission

**Tuesday, March 22, 2022
Meeting Minutes,**

Chair James Bartro called the above-captioned meeting to order this date at 7:00 PM, as a remote access virtual Zoom meeting. Members in attendance: Chair James Bartro, Vice Chair Sam Williams, Venkata Sompally, Gerald Wood. Members absent: Associate Chris Baryluk. Also present: Maxine Kinhart, Administrative Staff.

As stated on the agenda, due to the continued concerns regarding the COVID-19 virus, this meeting will be conducted as a remote/virtual Design Review Commission meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link provided on the agenda. This meeting was recorded.

- 1. Franklin Service – 71 East Central Street** – Replacing the faces, adding digital (LED) gas price sets on both sides, painting pole white.

Applicant was not in attendance at 7:00 PM; therefore, Chair Bartro moved to Old Business.

General Matters - Old Business

Chair Bartro stated that he had no old business updates. Ms. Kinhart confirmed that the agenda listed the Liquor World item for 8:00 PM. Chair Bartro stated that Liquor World submitted a redraw of their sign reflecting the feedback given by the Design Review Commission about opaquing the back.

General Matters - New Business

Chair Bartro stated that in 2021 the Design Review Commission started the process of looking at some previous draft edits of the bylaw. He stated when that was done, it seemed like most of the feedback the Commission collected determined that the item was either partially or entirely covered under existing bylaws. He stated that of the 13 or so items on the list being reviewed, many of them were covered under the existing bylaw and it was just a matter of enforcement. He stated that there were a few new items such as those very specific to new sign technologies, specifically the full pane glass displays, growing size of displays, and that there really is not anything today that calls out that these signs would not be moving but rather displaying static content. He stated that the next step for the Commission was to come up with a small prioritized list of items to big forward to try to codify into the bylaws. He stated that he was planning to take a first pass at a short list based on previous conversations by the Commission. He would then have Ms. Kinhart publish the list in an upcoming agenda for discussion in open meeting. He asked if members had any specific topics that they would like covered on the list. No members responded.

Ms. Kinhart stated that Franklin Service was having difficulty understanding the process which could be why the applicant is not in attendance. Chair Bartro stated that there are a few concerns with this sign that would require the applicant to be in attendance at the meeting. He stated that the structure is grandfathered; he wanted to make it clear to the applicant that if they get into any carpentry on the structure, the

Commission would ask that instead of the existing single lollipop, it be replaced with a two-pole sign, just as was done for the sign next door. The other item is that the applicant must opaque the top part of the sign.

2. **Liquor World – 365 West Central Street** – Install new Lexan sign faces in pylon sign, opaque white, red and black lettering.

Chair Bartro stated that as a quick refresher regarding the Liquor World sign, it came to the Commission's attention that Liquor World had moved their sign to a different location in the pylon at 365 West Central Street. He stated that it was a previously existing cabinet. There was concern that the sign did not get permitted, and when it was installed, it did not have the opaque behind the faces which would have been requested had they submitted for a permit. So, the Commission went to Building Commissioner Gus Brown. Mr. Brown approached the landlord and property manager. The tenants came to a previous Design Review Commission meeting and indicated it was an oversight. The Commission requested that the back of the sign be opaqued. He stated that Ms. Gail Chandler representing Diversified Design submitted information that they would install new Lexan sign faces in the pylon sign, opaque white, red and black lettering; they attached a drawing with day and night view. Chair Bartro stated that seeing as though the applicant has been before the Commission and presented this once, he does not know if they need to be here the second time. Ms. KINHART stated that if the Commission has no comments, they can take a vote. Chair Bartro stated that he would prefer to take a vote and not slow down the applicant any further.

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

1. **Franklin Service – 71 East Central Street** – Replacing the faces, adding digital (LED) gas price sets on both sides, painting pole white.

Mr. Miguel Dasilva on behalf of the owner addressed the Commission. Chair Bartro stated that this is considered a grandfathered structure. If the applicant were replacing it or doing major renovations like changing the size of the box, the Commission would require that it be replaced with a two-pole sign. Mr. Dasilva stated that it would be the same size box. Chair Bartro reviewed that the box can be illuminated, but the Commission asks that the white background have an opaque coating; they are trying to avoid the glaring white light of the white background. Mr. Dasilva stated that makes sense; he reviewed the plan. He stated that he would be keeping the same size box. Mr. Williams stated that he was comfortable with this.

Motion: To **Accept** the sign package as submitted with the sign using the existing pole and box, and the top white piece be opaqued. Motioned by S. Williams. Seconded by V. Sompally. Roll Call Vote: Williams-YES; Sompally-YES; Wood-YES; Bartro-YES. Voted 4-0-0.

Approval of Minutes: March 8, 2022

Motion: To **Approve** the March 8, 2022 Meeting Minutes as presented. Motioned by G. Wood. Seconded by S. Williams. Roll Call Vote: Williams-YES; Sompally-YES; Wood-YES; Bartro-YES. Voted 4-0-0.

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

Meeting adjourned at 7:20 PM.

Respectfully submitted,

Judith Lizardi

Judith Lizardi

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Fax: (508) 520-4906

Recording Secretary