

**DESIGN REVIEW COMMISSION  
AGENDA**

**May 9, 2023**

**7:00 PM**

**Virtual Meeting**

**Due to the growing concerns regarding the COVID-19 virus, we will be conducting a remote/virtual Design Review Commission Meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number (Cell phone or Landline Required) OR citizens can participate by copying the link (Phone, Computer, or Tablet required). Please click on <https://us02web.zoom.us/j/84114188800> or call on your phone at 1-929-205-6099, meeting ID is 84114188800**

**7:00 PM O'Brien Land Surveying – 480 West Central Street**  
Add lit box to pylon sign

**7:01 PM Elizabeth Grady – 480 West Central Street**  
Install sign faces and building sign

**7:02 PM Franklin Food Pantry – 341 West Central Street**  
Install 3D aluminum letters

**General Matters:**

**Approval of Minutes:** April 25, 2023

**Old Business:**

**New Business:**

**Adjourn**

COMMENTS: These listing of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. This agenda is subject to change. Next meeting is 5/23/2023

FORM Q

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

A) General Information

Name of Business or Project: O'Brien Land Surveying

Property Address 480 West Central St.

Assessors' Map # \_\_\_\_\_ Parcel # 270-008-000-000

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

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

B) Applicant Information:

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

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

Telephone Number: 508-364-2905

Contact Person: Cam

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

Business Owner: Dennis O'Brien Property Owner: Camty Realty  
Address: 480 W. Central St. 480 West Central  
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 O'Brien  
Signature of Applicant

Dennis O'Brien  
Signature of Owner

Cam O'Brien  
Print name of Applicant

Dennis O'Brien (Rep)  
Print name of Owner

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

**SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q**

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

**a. Sign Company**

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

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

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

**E) Work Summary**

Summary of work to be done: \_\_\_\_\_ Add lit box to pylon sign \_\_\_\_\_  
\_\_\_\_\_

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

**a) FOR SIGN SUBMISSIONS ONLY:**

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

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

BOLTED INTO EXISTING ALUIMINUM POLES



*Signs By Cam*  
Inc

Sign & Graphic Solutions • Uncompromising Integrity

**Cam Afonso**

837 Upper Union St., Suite C-18  
Franklin, MA 02038

Phone: 508-364-2905

Fax/Office: 508-528-0766

E-Mail: [cam@signsbycam.com](mailto:cam@signsbycam.com)

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

APPROVED FOR PRODUCTION:

X

JOB INFORMATION

JOB TITLE:

CONTACT:

PHONE:

FAX:

JOB DESCRIPTION:

SQUARE FOOTAGE: =

SIGN MATERIAL SPECS

BANNER:  COROPLAST:  WOOD:

ACRYLIC:  MAGNETIC:  URETHANE:

PVC:  ALUMINUM:  NUEDGE:

SINGLE SIDED:  DOUBLE SIDED:

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

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ALL DRAWINGS ARE PROPERTY OF SIGNS BY CAM, Inc.  
ANY DUPLICATION OF ANY KIND IS PROHIBITED.  
PERSON(S) WILL BE PROSECUTED TO THE FULL EXTENT  
OF THE LAW.

COLOR SPECS:

BACKGROUND:

COPY:

OUTLINE:

SHADOW:

BORDER:

LOGO:

FORM Q

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

A) General Information

Name of Business or Project: Elizabeth Grady

Property Address 480 West Central St.

Assessors' Map # \_\_\_\_\_ Parcel # 270-008-000-000

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: 508-364-2908

Contact Person: Cam

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

Business Owner: Deanne Jones  
~~Dennis Jones~~  
Address: 480 West Central St.  
Franklin, MA 02038

Property Owner: Conty Realty  
480 W. Central  
Franklin, MA 02038

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

Cam Afonso  
Signature of Applicant

Dennis Jones  
Signature of Owner

Cam Afonso  
Print name of Applicant

Dennis Jones  
Print name of Owner

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

**SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q**

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

**a. Sign Company**

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

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

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

**E) Work Summary**

Summary of work to be done: \_\_\_\_\_  
\_\_\_\_\_ *Install Sign Faces +*  
\_\_\_\_\_ *Building 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)

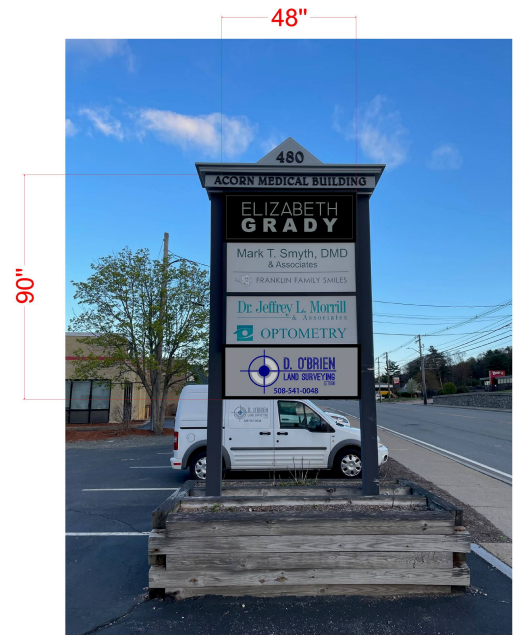
**b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:**

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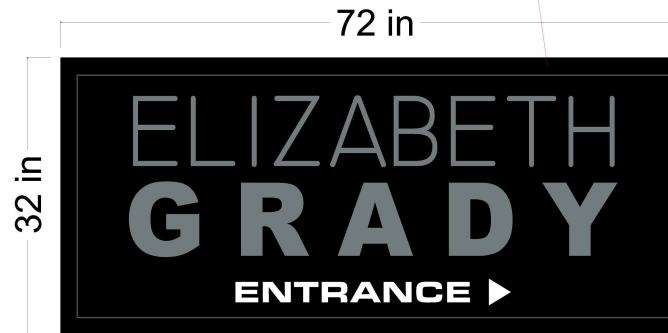
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- 4. Drawings or pictures of existing conditions
- 5. If any signage on the building or site, provide information from above Signage Checklist



**x2 SIGN FACES**



INSTALLED WITH GALVANIZED LAGS INTO BUILDING



**\*LIT SIGN CABINET**

*Signs By Cam* Inc.

Sign & Graphic Solutions • Uncompromising Integrity

**Cam Afonso**

837 Upper Union St., Suite C-18  
Franklin, MA 02038

Phone: 508-364-2905

Fax/Office: 508-528-0766

E-Mail: [cam@signsbycam.com](mailto:cam@signsbycam.com)

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

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**JOB INFORMATION**

JOB TITLE:

CONTACT:

PHONE:

FAX:

JOB DESCRIPTION:

SQUARE FOOTAGE:=

**SIGN MATERIAL SPECS**

BANNER:  COROPLAST:  WOOD:

ACRYLIC:  MAGNETIC:  URETHANE:

PVC:  ALUMINUM:  NUEDGE:

SINGLE SIDED:  DOUBLE SIDED:

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

COLOR SPECS:

BACKGROUND:

COPY:

OUTLINE:

SHADOW:

BORDER:

LOGO:

FORM Q

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

A) General Information

Name of Business or Project: Franklin Food Pantry

Property Address 341 West Central

Assessors' Map # \_\_\_\_\_ Parcel # 278-043-000-000

Zoning District (select applicable zone): Com. I.

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

B) Applicant Information:

Applicant Name: \_\_\_\_\_ Signs By Cam, Inc.

Address: \_\_\_\_\_ 837 Upper Union Street  
Suite C-18  
Franklin, MA 02038

Telephone Number: 508-364-2905

Contact Person: Cam

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

Business Owner: Food Pantry Inc. Property Owner: Food Pantry Inc.

Address: 341 W. Central 341 West Central  
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\_\_\_\_

[Signature]  
Signature of Applicant

x [Signature]  
Signature of Owner

Cam Afonso  
Print name of Applicant

Chris Wilborn (REP)  
Print name of Owner

**\*FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.  
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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 Aluminum letter  
\_\_\_\_\_  
\_\_\_\_\_

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

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4. Drawings or pictures of existing conditions
5. If any signage on the building or site, provide information from above Signage Checklist

28 in



84 in

*\*stud mounted aluminum letters*

*49 sq ft total*

# THE Franklin Food Pantry

at *edwin's*

**X3**



# Signs By Cam Inc

Sign & Graphic Solutions • Uncompromising Integrity

**Cam Afonso**

837 Upper Union St., Suite C-18  
Franklin, MA 02038

Phone: 508-364-2905

Fax/Office: 508-528-0766

E-Mail: [cam@signsbycam.com](mailto:cam@signsbycam.com)

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

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### JOB INFORMATION

JOB TITLE:

CONTACT:

PHONE:

FAX:

JOB DESCRIPTION:

SQUARE FOOTAGE: =

### SIGN MATERIAL SPECS

BANNER:  COROPLAST:  WOOD:

ACRYLIC:  MAGNETIC:  URETHANE:

PVC:  ALUMINUM:  NUEDGE:

SINGLE SIDED:  DOUBLE SIDED:

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

COLOR SPECS:

BACKGROUND:

COPY:

OUTLINE:

SHADOW:

BORDER:

LOGO:

Town of Franklin



Design Review Commission

**Tuesday, April 25, 2023  
Meeting Minutes**

Vice Chair Sam Williams called the above-captioned meeting to order this date at 7:00 PM, as a remote access virtual Zoom meeting. Members in attendance: Vice Chair Sam Williams, Gerald Wood, Paul Lopez. Members absent: Chair James Bartro, Cassandra Bethoney, 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. Alpha Dental – 260 East Central Street – Replace sign faces.**

Mr. Cam Afonso of Signs by Cam, Inc. stated that the new tenant is not using the existing old signs. He stated that the landlord has let them use the space for advertising rather than leaving it as an empty spot. He stated that Alpha Dental has a new logo and image; this is just face replacements. He confirmed the signs were lit. Chair Williams stated that it is interesting that this location has two pylon signs. Mr. Afonso stated that this was permitted probably about 25 years ago.

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

**2. Horace Mann Plaza – 255-319 East Central Street – Replace 50-year-old pylon sign.**

Mr. Cam Afonso of Signs by Cam, Inc. stated that after the last meeting, they took all of the Commission's thoughts, considerations, and input and put them into the submission. He noted that the new colors are toned down. He stated that they are at the 80 sq. ft. that was discussed. He noted that the telephone pole will be removed as the power will be going underground. Mr. Lopez asked about the color of the posts. Mr. Afonso confirmed that the color will be kind of gray. Mr. Lopez thanked Mr. Afonso for getting it to 80 sq. ft.

**Motion:** To **Approve** the sign package as submitted with the 80 sq. ft. option with the gray supports. Motioned by P. Lopez. Seconded by G. Wood. Roll Call Vote: Williams-YES; Lopez-YES; Wood-YES. Voted 3-0-0.

**GENERAL MATTERS**

**Approval of Minutes : March 28, 2023 & April 11, 2023**

**Motion:** To **Approve** the March 28, 2023 & April 11, 2023 Meeting Minutes as presented. Motioned by P. Lopez. Seconded by G. Wood. Roll Call Vote: Williams-YES; Lopez-YES; Wood-YES. Voted 3-0-0.

**Old Business**

None.

**New Business**

None.

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

Meeting adjourned at 7:09 PM.

Respectfully submitted,

---

Judith Lizardi  
Recording Secretary