

Town of Franklin



Design Review Commission

**Tuesday, April 9, 2024
Meeting Minutes**

Chair Sam Williams called the above-captioned meeting to order this date at 7:00 PM, as a remote access virtual Zoom meeting. Members in attendance: Chair Sam Williams, Vice Chair Paul Lopez, Amy Adams, Andrew Pratt. Members absent: Cassandra Bethoney, Associate James Bartro. Also present: Maxine Kinhart, Administrative Staff.

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

1. 7 Eleven – 20 West Central Street – Replace existing face on existing pylon.

Ms. Marie Mercier with Sign Design representing their client 7 Eleven said they are meeting with the Design Review Commission again regarding shrinking down the white and the logo on the signage. She showed and reviewed the proposed signage. She said they are going with a black border which takes away some of the white shown previously, and the white will be opaque. Chair Williams said he thinks the issue at the previous meeting was that the sign is large. He said he is glad to see the illumination is the 7 Eleven portion.

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

2. 240 East Central Street – Condominium – 240 East Central Street – 9 Lewis Street – Construction of 14 Townhouse units.

Chair Williams reviewed that the Design Review Commission is a recommending board for exterior façade, site plans, and lighting. He said the Commission’s commentary gets passed to the Planning Board which is the board that makes the decisions.

Mr. Carlos Ferreira of MP Design Consultants shared his screen and reviewed the plans which were provided in the meeting packet. He said they own the parcels on 240 East Central Street and 9 Lewis Street, and they tried to create a building that is pleasing to both sides. He noted some materials and different colors that they are planning to use on the commercial portion. He showed renderings of both the front and the back of the units. He explained what people driving on Rt. 140 will see. He said the total development is 14 units.

Chair Williams noted that a site plan, landscape plan, and lighting plan were not provided in the submission packet. He said for tonight, the Commission can provide feedback on the façade. Mr. Lopez said he thinks it looks good and fits well; he has no concerns with it. Chair Williams said he liked the

variety between the two street facing facades. He said he would want to see physical samples and the actual colors. He requested Mr. Ferreira leave the samples and colors at the Town Hall. He said he liked the side of the building with the gable roofs more than the other building as it gives a more residential feel. He said it is interesting to see the road between the two buildings. He said it looks too narrow to pull in and out of buildings; however, he is sure the engineers have checked that for turning.

Mr. Ferreira reviewed the roof lines. He said they are thinking to have four buildings with one elevation and then it drops 6 in. He said there is about 1.5 ft. change from the start to end of the entire building. He reviewed the commercial space and noted this is a mixed-use building. He showed the floor plan of the building. He said they were not planning to put in any light poles. He said all the units will be landscaped and the rest of it all grass.

Chair Williams said he likes the idea of the townhouses. Mr. Pratt that said as presented, it looks attractive; however, we do not know what the materials look like. Chair Williams said he would like to hold off on a recommendation until we have the physical samples and have had a chance to review them; as well, the applicant needs to submit the site plan, photometric, and other items that were not submitted.

Motion: To **Table** the submission until April 23, 2024, with the expectation that the Commission will be able to see physical samples for the exterior and receive the additional documents as stated. Motioned by P. Lopez. Seconded by A. Adams. No Roll Call Vote Taken.

3. **Mac City – 13 West Central Street – Awning and window signs.**

Mr. Naveen Batra said that he removed the top awning sign, he will get a new one, and he will apply for a permit for that. He said he trimmed down the window decals for the required size. He said the window size is approximately 23.8 sq. ft. and the decals are 2.2 sq. ft. which is less than 10 percent.

Chair Williams said it is allowed 10 percent or up to 6 sq. ft. whichever is less. He confirmed Mr. Batra will be submitting a new awning sign. Mr. Batra said he will have a new sign made after the third week in April. Chair Williams said when Mr. Batra submits for the awning sign, he needs to put on the submission drawing the size of each of the window decals. Mr. Batra said he sent Ms. Kinhart an email with the dimensions. Chair Williams reviewed the email. He said if each of the window decals is 2.2 sq. ft., then Mr. Batra is over the total as it is up to 11 sq. ft. He said everything combined must be under the 6 sq. ft.

Mr. Batra said he thought it was 6 sq. ft. for each window. He noted some other businesses with signs all over the windows. Chair Williams said those are in non-compliance. He said that is an enforcement issue, not a Design Review Commission issue. He said the Commission must go by the rules that are written and enforcement is at another level. He reiterated that when Mr. Batra has the awning sign, he should provide a solution for the window decal signs and bring it back to the Commission.

Motion: To **Table** the submission until May 14, 2024, provided the information requested by the Commission is provided. Motioned by P. Lopez. Seconded by A. Pratt. Roll Call Vote: Pratt-YES; Lopez-YES; Adams-YES; Williams-YES. Voted 4-0-0.

GENERAL MATTERS

Approval of Minutes: March 26, 2024

Motion: To **Approve** the March 26, 2024 Meeting Minutes. Motioned by P. Lopez. Seconded by A. Adams. Roll Call Vote: Pratt-YES; Lopez-YES; Adams-YES; Williams-YES. Voted 4-0-0.

Old Business

Chair Williams said there were a few enforcement items that Building Commission Gus Brown has been made aware of including Jimbo's and the reader board of the church on Pleasant Street.

New Business

Mr. Lopez noted two new signs for a new company that moved in where 67 Degrees Brewing used to be; the signs were not submitted to the Design Review Commission. He noted the signs have white backgrounds. Chair Williams said he would let Building Commission Gus Brown know about that. Mr. Pratt noted temporary signage for a new Thai restaurant off West Central Street near George's Pizza. He said he will forward a photo to the group. Chair Williams noted that it may be Bay Leaf Thai Restaurant. He said he would let Mr. Brown know. Ms. Adams asked how does it work when other storefronts have signage that is not correct, and we tell people like Mr. Batra that he has to comply. Chair Williams explained that many windows in downtown have superfluous items in their windows that are non-compliant; it is a matter of keeping up with enforcement. Ms. Adams asked if this just kind of slides. Chair Williams said when we hear about items, Mr. Brown enforces when he can.

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

Meeting adjourned at 7:40 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary