

**DESIGN REVIEW COMMISSION
AGENDA**

Tuesday, July 23, 2019 7:00 PM
Municipal Building, 355 East Central Street
2nd Floor, Room 205

TOWN OF FRANKLIN
TOWN CLERK
2019 JUL 18 A 8:37
RECEIVED

- 7:00 PM** NHS Print – 333 East Central Street
Refacing (3) Existing Signs – Printed Graphics Only
- 7:05 PM** Shaw’s Supermarkets – 255 East Central Street
Replace (2) Pylon Panels, Install (1) Roundel channel letter logo on front
façade; Apply corporate vinyl colors to existing (2) channel letter set Faces;
Replace (1) Osco cloud sign of front façade
- 7:10 PM** Corbin Townhouses – 21 Corbin Street
Demolition and construction of 4 Townhouse units in multi-family dwelling

General Matters

Approval of Minutes: 06/18/2019

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: July 18, 2019

The next meeting of the Design Review Commission is scheduled for August 6, 2019

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: NHS PRINT

Property Address 333 E. CENTRAL STREET

Assessors' Map # 285 Parcel # 109

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: NHS PRINT

Address: 333 E. CENTRAL STREET
FRANKLIN, MA 02038

Telephone Number: (508) 541-8900

Contact Person: JOHN MARINO

Email Address: JOHN@NHSPRINT.COM

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

Business Owner: JOHN MARINO Property Owner: E. CENTRAL STREET REALTY
Address: _____ JOSEPH LENZI
(508) 528-7644

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

JOHN P. MARINO / NHS PRINT
Print name of Applicant

Signature of Owner

Michael J Lenzi
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: NHS PRINT
Contact Person: JOHN MARINO
Address 333 E. CENTRAL STREET, FRANKLIN MA
Telephone Number: (508) 541 - 8900

b. Architect/Engineer (when applicable)

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

E) Work Summary

Summary of work to be done: WE ARE RE-FACING (3) EXISTING SIGNS.
PRINTED GRAPHICS ONLY.

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.



- 1/8" Alumilite Panel Signs
- Custom Printed Graphics
- Single-sided
- Replacement Panels In Existing Frame Construction



144" 36"

JOB NAME
NHS Print Signage

LOCATION
33 E. Central Street
Franklin, MA 02038

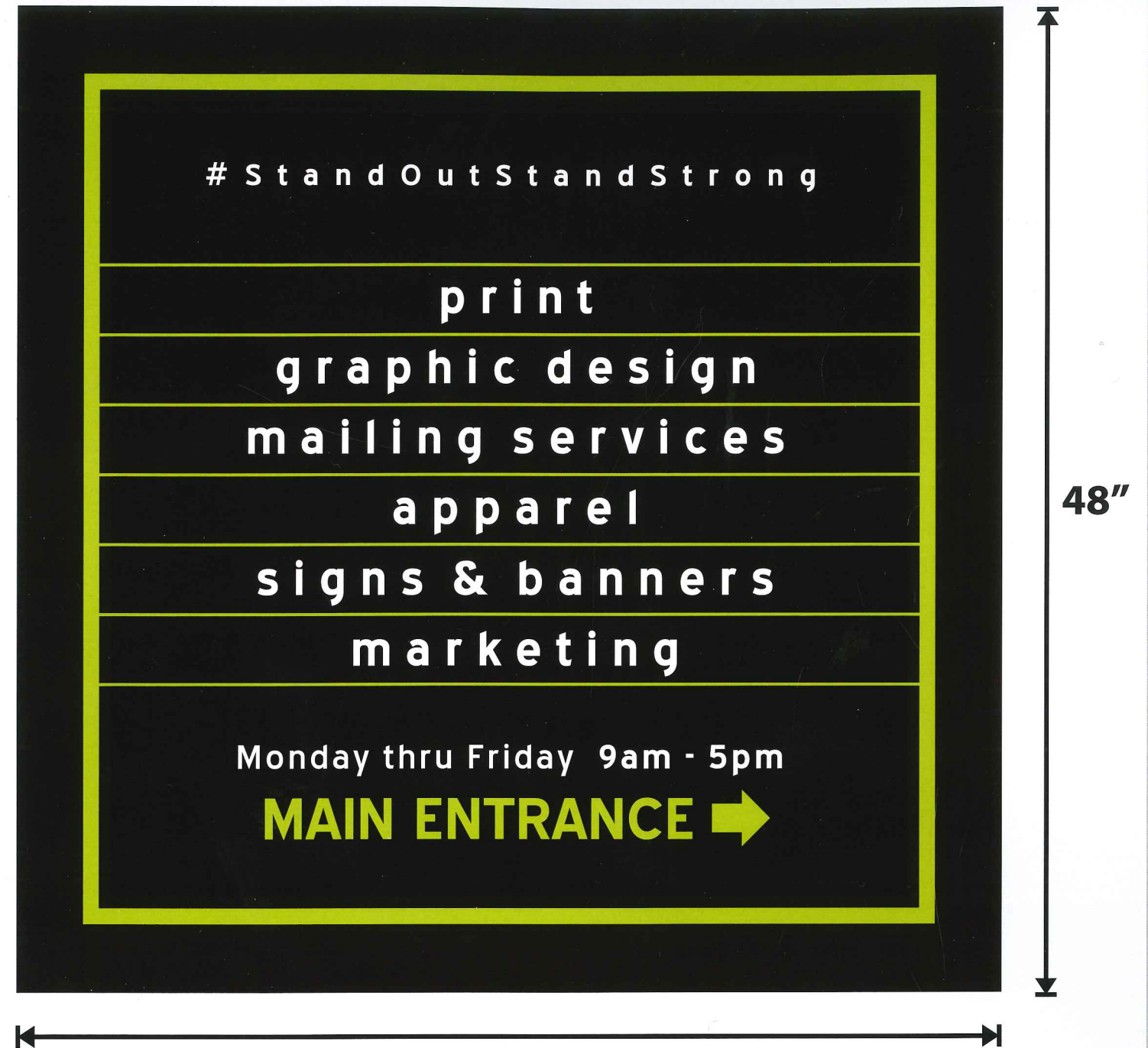
DESIGN | PRINT | MAIL | APPAREL | SIGNS | MARKETING



NHS Print

333 E. Central Street | Franklin, MA
(508) 541-8900 | www.nhsprint.com

#StandoutStandStrong



- 1/8" Alumilite Panel Signs
- Custom Printed Graphics
- Single-sided
- Replacement Panels In Existing Frame Construction

© COPYRIGHT NHS PRINT ALL ARTWORK AND DRAWINGS ARE THE SOLE PROPERTY OF NHS PRINT. ANY DUPLICATION OF ANY KIND IS PROHIBITED. PERSON(S) WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

DB NAME
NHS Print Signage

LOCATION
33 E. Central Street
Franklin, MA 02038



NHS Print
333 E. Central Street | Franklin, MA
(508) 541-8900 | www.nhsprint.com
#StandoutStandStrong

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: Shaw's Supermarkets

Property Address 255 East Central Street

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

Zoning District (select applicable zone): Commercial 2

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: I.D. Sign Group Inc.

Address: 9 Bristol Drive, South Easton, MA 02375

Telephone Number: 508-238-8500

Contact Person: Debbie Collins debc@idsg.us

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

Business Owner: See attached form Property Owner: See attached form

Address: _____ _____

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

Executed as a sealed instrument this 11th day of July 2019

Debra Collins
Signature of Applicant

see attached form
Signature of Owner

Debra Collins
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: I.D. Sign Group Inc.
Contact Person: Debbie Collins
Address 9 Bristol Drive, South Easton, MA 02375
Telephone Number: 508-238-8500

b. Architect/Engineer (when applicable)

Business Name: _____
Contact Person: N/A
Address _____
Telephone Number: _____

E) Work Summary

Summary of work to be done: Replace (2) Pylon Panels; Install (1) Roundel Channel Letter Logo on Front Facade; Apply Corporate Vinyl Colors To Existing (2) channel letter set FACES; Replace (1) OSco cloud sign of Front Facade

F) Information & Materials to be Submitted with Application

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type of sign (wall, pylon etc.)	colors
size/dimensions	materials
style of lettering	lighting-illuminated, non-illuminated and style
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OWNER AUTHORIZATION FORM

SECTION 1

1.1

Owner of Record (Print): Peter-Marcia-Robert Aleuzos

Company: Franklin Shoppers Fair Inc (Horace Mann Plaza)

Address: 265 East Central St Franklin MA 02038

Phone Number: 617 877 5895 Email Address: mzos@yahoo.com

Signature: Marcia Aleuzos Date: 7/1/19

Mailing = 390 Washington St #305, Wellesley MA 02482

1.2

Tenant (Print): Shaws - Osoo Supermarket

Business Name:

Address: 255 East Central Street, Franklin, MA

Phone Number: _____ Email Address: _____

Signature: _____ Date: _____

1.3

Authorized Agent (Print): Debra Collins

Company: I.D. Sign Group Inc.

Address: 9 Bristol Drive, S. Easton, MA 02375

Phone Number: 508-238-8500 Email Address: deb@idsig.us

Signature: Debra Collins Date: _____

SECTION 2a: OWNER AUTHORIZATION

I Marcia Aleuzos Franklin Shoppers Fair Inc as Owner of the subject property hereby authorize Shaws Supermarket to act on my behalf, in all matters relative to work authorized by the building permit application.

Signature: Marcia Aleuzos Date: 7/1/19

SECTION 2b: OWNER/AUTHORIZED AGENT DECLARATION

I Marcia Aleuzos (Franklin Shoppers Fair Inc) as Owner/Authorized Agent hereby declare that the statements and information on the building permit application are true and accurate, to the best of my knowledge and belief.

Signed under the pains and penalties of perjury.

Signature: Marcia Aleuzos Date: 7/1/19



The Commonwealth of Massachusetts
 Department of Industrial Accidents
 Office of Investigations
 600 Washington Street
 Boston, MA 02111
 www.mass.gov/dia

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

Name (Business/Organization/Individual): ID Graphics Group Inc. / dba ID Sign Group
 Address: 9 Bristol Drive
 City/State/Zip: South Easton, MA 02375 Phone #: 508-238-8500

<p>Are you an employer? Check the appropriate box:</p> <p>1. <input checked="" type="checkbox"/> I am an employer with <u>20</u> employees (full and/or part-time).*</p> <p>2. <input type="checkbox"/> I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required.]</p> <p>3. <input type="checkbox"/> I am a homeowner doing all work myself. [No workers' comp. insurance required.] †</p> <p>4. <input type="checkbox"/> I am a general contractor and I have hired the sub-contractors listed on the attached sheet. ‡ These sub-contractors have workers' comp. insurance.</p> <p>5. <input type="checkbox"/> We are a corporation and its officers have exercised their right of exemption per MGL c. 152, §1(4), and we have no employees. [No workers' comp. insurance required.]</p>	<p>Type of project (required):</p> <p>6. <input type="checkbox"/> New construction</p> <p>7. <input type="checkbox"/> Remodeling</p> <p>8. <input type="checkbox"/> Demolition</p> <p>9. <input type="checkbox"/> Building addition</p> <p>10. <input type="checkbox"/> Electrical repairs or additions</p> <p>11. <input type="checkbox"/> Plumbing repairs or additions</p> <p>12. <input type="checkbox"/> Roof repairs</p> <p>13. <input checked="" type="checkbox"/> Other <u>Sign Install</u></p>
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*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.
 † Homeowners who submit this affidavit indicating they are doing all work and then hire outside contractors must submit a new affidavit indicating such.
 ‡ Contractors that check this box must attached an additional sheet showing the name of the sub-contractors and their workers' comp. policy information.

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

Insurance Company Name: Utica Mutual Insurance
 Policy # or Self-ins. Lic. #: 1954850 Expiration Date: 12-11-19
 Job Site Address: 255 East Central Street City/State/Zip: Franklin, MA

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

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

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

Signature: [Handwritten Signature] Date: 7-11-19
 Phone #: 508-238-8500

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

City or Town: _____ Permit/License # _____

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

Contact Person: _____ Phone #: _____



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

CS-101710

Expires: 01/18/2021




TIMOTHY J FISHER
26 FIELDCREST DRIVE
EAST BRIDGEWATER MA 02333



Commissioner

Client:	SHAW'S - FRANKLIN
WIP #:	
Sales:	
Designer:	LAURA

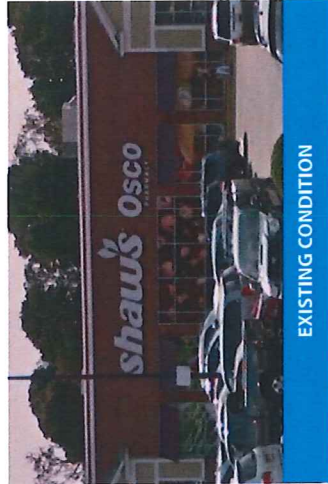
MATERIALS
A: TRANSLUCENT VINYL

COLORS / FINISHES
 ORACAL 062 LT GREEN TRANS
 3M GERBER 230-156 VIVID GREEN TRANS
 AVERY 900-734 TRANS / AVERY 800-761 GREEN YELLOW
 ORACAL 034 TRANS ORANGE

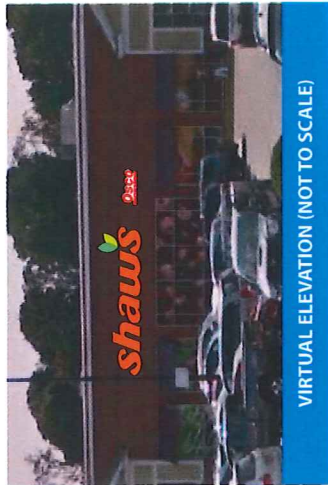
FABRICATION NOTES
COLORIZE CHANNEL LETTERS

INSTALL NOTES
OSCO FRONT CHANNEL LETTER SET TO BE REMOVED AND REPLACED WITH UPDATED CLOUD SIGN RECENTLY REMOVED FROM LYNN, MA STORE

PROOF REVISIONS
SENT:
REV 1:
REV 2:
REV 3:



EXISTING CONDITION



VIRTUAL ELEVATION (NOT TO SCALE)

CLIENT APPROVAL

SIGNATURE

DATE

NOTE: ALL ARTWORK IS THE EXCLUSIVE PROPERTY OF ID SIGN GROUP INC. ANY UNAUTHORIZED USE OR DUPLICATION WILL RESULT IN A 20% CHARGE PER OCCURRENCE PER THE VALUE OF THE DISPLAY. ID Sign Group Inc. 2019

Client: SHAW'S - FRANKLIN
 WIP #: _____
 Sales: _____
 Designer: LAURA

MATERIALS

A: TRANSLUCENT VINYL

COLORS / FINISHES

- ORACAL 062 LT GREEN TRANS
- 3M GERBER 230-156 VIVID GREEN TRANS
- AVERY 900-734 TRANS / AVERY 800-761 GREEN YELLOW
- ORACAL 034 TRANS ORANGE

Fonts

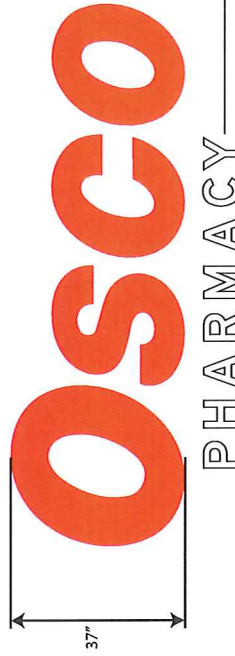
FABRICATION NOTES

COLORIZE CHANNEL LETTERS

INSTALL NOTES

PROOF REVISIONS

SENT: _____
 REV 1: _____
 REV 2: _____
 REV 3: _____



EXISTING CONDITION



VIRTUAL ELEVATION (NOT TO SCALE)

CLIENT APPROVAL

SIGNATURE

DATE

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Client:
SHAW'S - FRANKLIN




WIP # :
Sales:

Designer: **LAURA**

MATERIALS

- A: 3/16" LEXAN
- B: 2" BLACK GEMCAP
- C: 5" ALUMINUM RETURNS (PAINTED BLACK)
- D: 1/8" DIEBOND BACKER
- E: TRANSLUCENT VINYL
- F: LED ILLUMINATED

COLORS / FINISHES

-  BLACK GEM CAP
-  3M HOLLY GREEN #3630-76 (TRANSLUCENT)
-  MP BLACK

FONTS

FABRICATION NOTES

LED INTERNALLY ILLUMINATED

INSTALL NOTES

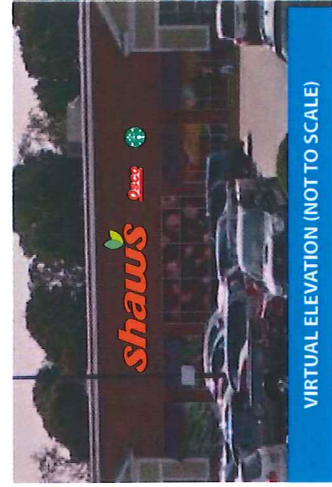
MOUNTED ONTO FRONT BUILDING BRICK FACADE

PROOF REVISIONS

SENT:
REV 1:
REV 2:
REV 3:



EXISTING CONDITION



VIRTUAL ELEVATION (NOT TO SCALE)

CLIENT APPROVAL

SIGNATURE

DATE

NOTE: ALL ARTWORK IS THE EXCLUSIVE PROPERTY OF ID SIGN GROUP INC. ANY UNAUTHORIZED USE OR DUPLICATION WILL RESULT IN A 20% CHARGE PER OCCURRENCE PER THE VALUE OF THE DISPLAY. ID SIGN GROUP INC. 2019



Client: SHAW'S - FRANKLIN
 WIP # :
 Sales:
 Designer: LAURA

MATERIALS

A: 3/16" WHITE LEXAN
 B: TRANSLUCENT VINYL

COLORS / FINISHES

- ORACAL 062 LT GREEN TRANS
- 3M GERBER 230-156 VIVID GREEN TRANS
- AVERY 900-734 TRANS / AVERY 800-761 GREEN YELLOW
- ORACAL 034 TRANS ORANGE
- TRANS HOLLY GREEN

FONTS

FABRICATION NOTES

INSTALL NOTES

PROOF REVISIONS

SENT:
 REV 1:
 REV 2:
 REV 3:

ITEM: 2

Sign Type: PYLON PANELS

Sig#:

Qty: 2

189 3/4"



EXISTING CONDITION



VIRTUAL ELEVATION (NOT TO SCALE)

CLIENT APPROVAL

SIGNATURE

DATE

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FORM Q

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

A) General Information

Name of Business or Project: Corbin Townhouses

Property Address 21 Corbin Street

Assessors' Map # 286 Parcel # 263

Zoning District (select applicable zone): GR-V

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: CBB Ventures, LLC

Address: 446 Oakland Pkwy, Franklin, MA 02038

Telephone Number: _____

Contact Person: Jeremy Ballarino, jballarino@ballarinocorp.com

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

Business Owner: SAMO Property Owner: _____

Address: _____

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this 25 day of June 2019


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: Level Design Group, LLC

Contact Person: Daniel Campbell, P.E.

Address 249 South Street, Unit 1, Plainville, MA 02762

Telephone Number: 508.695.2221

E) Work Summary

Summary of work to be done: _____

Demolition of existing structure and construction of 4 townhouse units in multi-family dwelling

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)

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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

Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.

June 20, 2019

Town of Franklin, Design Review Commission
Attn: Mr. Mark Fitzgerald, Chair
C/O Mrs. Amy. Love, Planner
355 East Central Street
Franklin, MA 02038

Re: Corbin Townhouses
21 Corbin Street, Franklin, MA
LDG Proj. No.: 1627.00

Mr. Fitzgerald and Members of the Commission:

Level Design Group, LLC (LDG) on behalf of CBB Ventures, LLC does hereby submit an application for Design Review for a 4-unit multi-family housing at 21 Corbin Street, Franklin, MA. The site plans include but are not limited to the proposed structure, parking, driveways and associated utilities.

There is no proposed on-site lighting which is not directly attached to the structure itself.

DESIGN STANDARDS

1. Height—The height of any proposed alteration shall be compatible with the style and character of the surrounding buildings, within zoning requirements.
The local area has many varied styles of houses and housing with varied heights and character. The proposed building is a new England style with some relief in the building façade.
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 the windows and doors are in keeping with the structure and similar structures in the immediate area. There are larger and smaller single and multi-family houses in this neighborhood.
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 has more open space adjacent to the eastern neighbor than previously exists which will create a more interesting street sight line. The driveway sight-line will provide some landscaped views through the front of the façade.
4. Roof Shape – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings.
Though there are many varied styles of structures in the immediate area the roof lines are similar and consistent.
5. Scale – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings.
Though there are many varied styles of structures in the immediate area the scale of this building will be similar and consistent with other in the area.

6. Façade, Line, Shape & Profile – Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context:
Though there are many varied styles of structures in the immediate area, general façade towards Corbin will be the end view that currently exists in the existing single-family home on-site.
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.
Though there are many varied styles of structures in the immediate area, general façade style and materials will be consistent with the surrounding 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
There are no proposed advertising signs.
9. Heritage – Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable
There are no existing historic features to be disrupted.
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
The proposal will be consistent with current building and energy codes.
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 proposal includes varied landscape and street trees where few exist today.

Enclosed please find:

- Nine (9) copies of the site and Architectural Plans, Reduced;

I look forward to meeting with the Board at the next meeting. If there are any questions prior to the hearing please do not hesitate to ask.

Truly yours,

LEVEL DESIGN GROUP, LLC

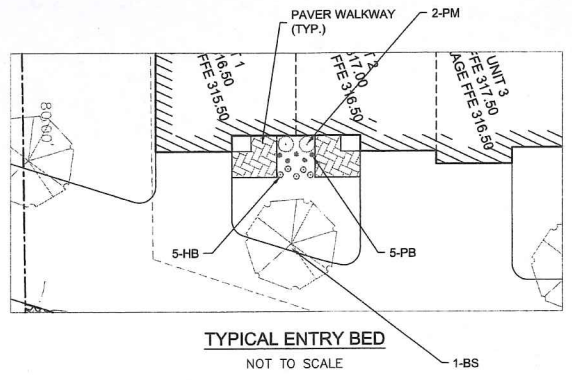
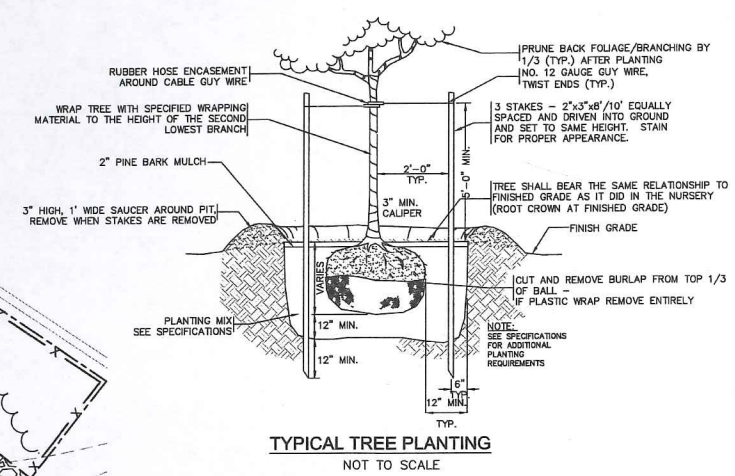
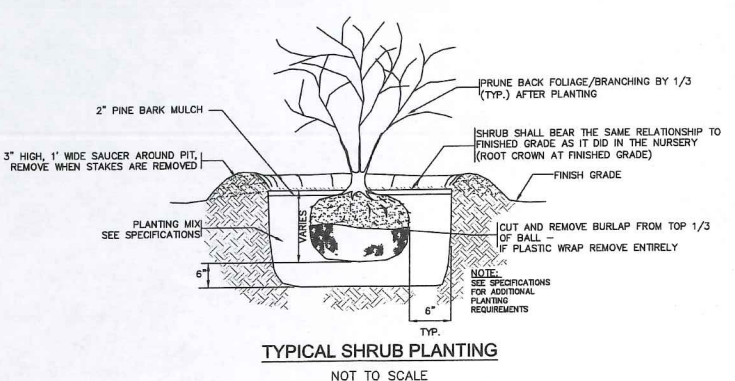
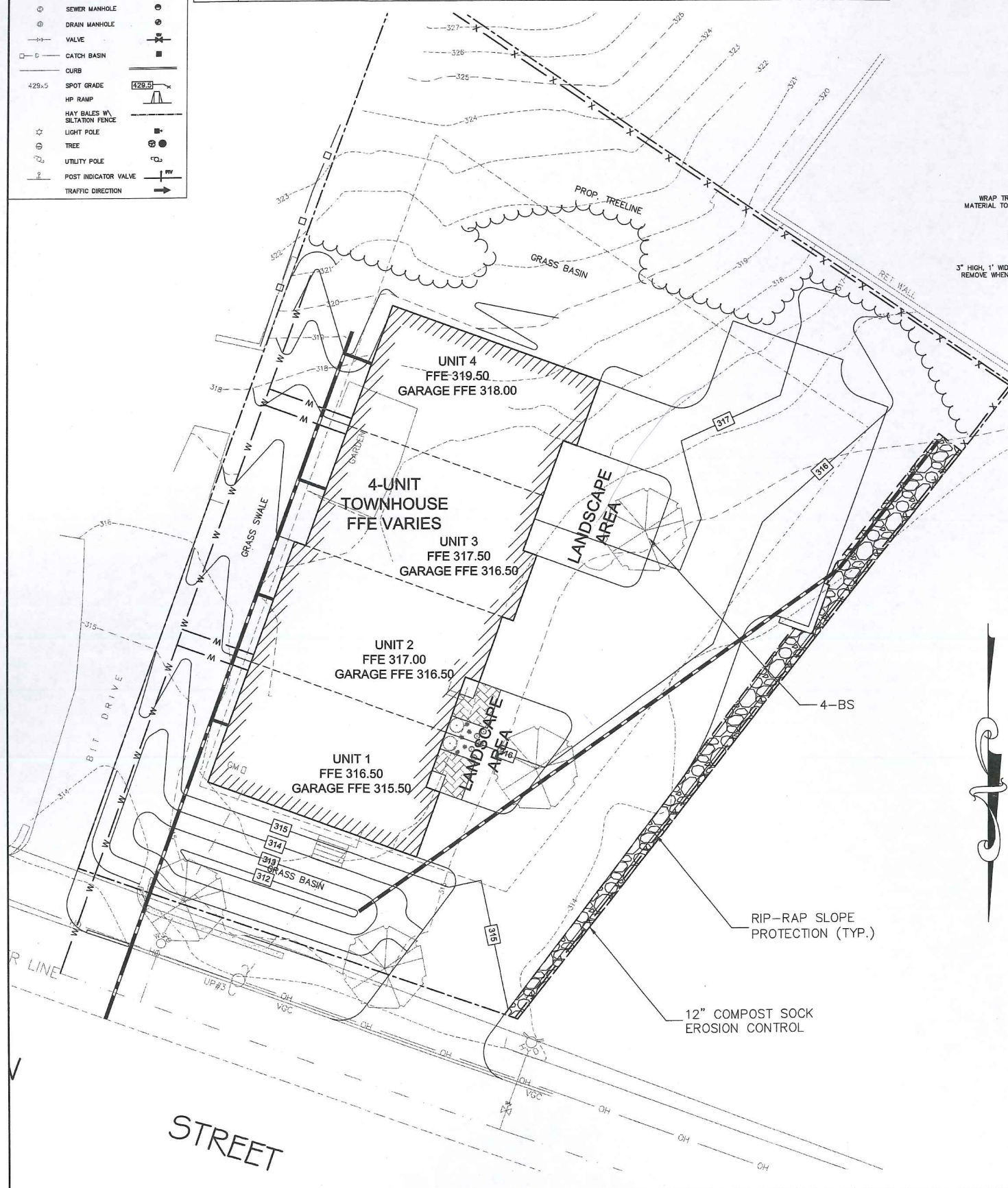
Daniel Campbell, P.E.
Principal

Attachments

Cc: Matthew Crowley, P.E., Project Manager, 315 Norwood Park South, 2nd Floor, Norwood, MA 02062
CBB Ventures, LLC
File

LEGEND	
EXISTING	PROPOSED
100	100
CONTOUR	CONTOUR
STORM DRAIN	STORM DRAIN
WATER	WATER
ELECTRIC MANHOLE	ELECTRIC MANHOLE
ELECTRICAL	ELECTRICAL
GAS	GAS
SANITARY SEWER	SANITARY SEWER
HYDRANT	HYDRANT
SEWER MANHOLE	SEWER MANHOLE
DRAIN MANHOLE	DRAIN MANHOLE
VALVE	VALVE
CATCH BASIN	CATCH BASIN
CURB	CURB
SPOT GRADE	SPOT GRADE
HP RAMP	HP RAMP
HAY BALES W/ SILTATION FENCE	HAY BALES W/ SILTATION FENCE
LIGHT POLE	LIGHT POLE
TREE	TREE
UTILITY POLE	UTILITY POLE
POST INDICATOR VALVE	POST INDICATOR VALVE
TRAFFIC DIRECTION	TRAFFIC DIRECTION

PLANT SCHEDULE					
KEY	SCIENTIFIC NAME	COMMON NAME	QN'TY.	SIZE	REMARKS/COMMENTS
BS	BETULA Papyrifera 'SNOWY'	SNOWY PAPER BIRCH	4	8-10' HT	SINGLE STEM / B & B
PM	PICEA Pungens 'MONTGOMERY'	MONTGOMERY BLUE SPRUCE	4	18"-24" HT	
PB	Pennisetum Alopecuroides 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	40		1 GALLON
HB	Hemerocallis X 'BIG TIME HAPPY'	DAY LILLY	27		1 GALLON
TF	Taxus Baccata 'FASTIGATA'	FASTIGA ENGLISH YEW	2	3-4' HT	5 GALLON
AA2	Amelanchier Arborea 'AUTUMN BRILLIANCE'	DOWNY SERVICEBERRY	4	7-8'	B & B / CLUMP



NOTES:
DESIGN INTENT
 THESE PLANTING PLANS ARE INTENDED TO ADDRESS THE LANDSCAPING REQUIREMENTS NOTED IN THE CODE OF ORDINANCES FOR THE TOWN OF FRANKLIN, MASSACHUSETTS.

TREE AND SHRUB PLANTING BED PREPARATION:
 ALL TREE AND SHRUB PLANTING BEDS ARE TO BE TREATED AS FOLLOWS:
 * ALL PLANTING BEDS ARE TO BE EXCAVATED TO A DEPTH OF 6" BELOW FINISHED GRADE.
 * THE BOTTOM OF THE PLANTING BEDS ARE TO BE SCARIFIED TO ENCOURAGE DRAINAGE AND PREVENT COMPACTION.
 * ALL PLANTING BEDS ARE TO BE BACKFILLED WITH 6" OF LOOSE, FRIABLE, ORGANIC LOAM OR COMPOST.

PLANTING:
 * PROVIDE QUALITY PLANTS IN THE GENUS, SPECIES AND VARIETY INDICATED IN THE PLANT SCHEDULE, COMPLYING WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK.
 * PROVIDE PLANTS IN THE SIZE AND NUMBER INDICATED IN THE PLANT SCHEDULE. PLANTS SHALL BE GROWN IN NURSERIES LOCATED IN THE NORTHEASTERN U.S.
 * DELIVER FRESH DIG TREES WHICH ARE BALLED AND BURLAPPED, AND SHRUBS WHICH ARE BALLED AND BURLAPPED OR IN NURSERY CONTAINERS. ALL PLANTS ARE TO BE HEALTHY, VIGOROUS AND FREE OF INSECTS AND DISEASE.
 * PLANTS ARE TO BE INSTALLED AS SPECIFIED IN THE PLANTING DETAILS WITH ADEQUATE WATER PROVIDED DURING PLANTING TO ALLOW COMPACTION OF THE PLANTING SOIL TO PREVENT ANY AIR POCKETS OR SETTLEMENT AFTER PLANTING.
 * ALL PLANTING BEDS ARE TO BE COVERED WITH 2" WELL AGED PINE BARK MULCH.
 * AFTER THE TREES AND SHRUBS ARE PLANTED, THE DISTURBED AREAS BETWEEN THE PLANTING BEDS SHALL BE LOAMED AND SEEDING WITH A SEED MIX AS SPECIFIED IN THE LOAMING AND SEEDING NOTES.
 * ALL DECIDUOUS AND EVERGREEN TREES OVER 8' TALL ARE TO BE STAKED AS SHOWN IN THE PLANTING DETAILS. TREES ARE TO REMAIN UPRIGHT AND SHALL BE ADJUSTED AS NEEDED. ALL STAKES AND BURLAP TIES ARE TO BE MAINTAINED AND ADJUSTED TO PREVENT GIRDLING OF THE TRUNK AND REMOVED WHEN NO LONGER NEEDED.
 * RECOMMENDED PLANTING DATES ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
 * PLANT SUBSTITUTIONS SHALL BE ALLOWED BASED ON AVAILABILITY ONLY WITH DIRECT APPROVAL FROM THE CIVIL ENGINEER.
 * ALL PLANTINGS SHALL COME FROM THE BEST DEVELOPMENT PRACTICES SOURCEBOOK (SUS-31.0, 1, 10).

LOAMING & SEEDING:
 1. AFTER ROUGH GRADING IS COMPLETED, ALL DISTURBED AREAS WHICH ARE AFTER ROUGH GRADING IS COMPLETED, ALL DISTURBED AREAS WHICH ARE LABELED AS "GRASS" ARE TO BE BROUGHT TO AN ELEVATION OF 6" BELOW THE PROPOSED FINISHED GRADE. IF COMPACTION, THE SUBGRADE IS TO BE SCARIFIED TO A DEPTH OF 12" WITH THE TEETH OF A BACKHOE TO RESULT IN AN UNCOMPACTED SUBSOIL. THEN 6" OF GOOD QUALITY TOPSOIL IS TO BE APPLIED AND RAKED TO FINISHED GRADE.
 2. THE TOPSOIL IS TO BE GOOD QUALITY LOAM, FERTILE AND FREE OF WEEDS, STICKS AND STONES OVER 3/4" IN SIZE AND OTHERWISE COMPLYING WITH SECTION 116.01 OF THE RFD STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 3. PRIOR TO SEEDING, FERTILIZE WITH 10-10-10 OR EQUIVALENT ANALYSIS. AT PRIOR TO SEEDING, FERTILIZE WITH 10-10-10 OR EQUIVALENT ANALYSIS. AT LEAST 40% OF THE FERTILIZER NITROGEN SHALL BE IN SLOW RELEASE FORM. INCORPORATE THE FERTILIZER INTO THE TOP 1-2" OF THE PLANTING SOIL. APPLY AT A RATE OF 8 LBS. PER 1000 SQUARE FEET.
 4. LIME IS TO BE APPLIED AT A RATE OF ONE TON PER ACRE AND UNIFORMLY INCORPORATED INTO THE TOP 1-2" OF TOPSOIL.

SEEDING
 THE AREAS LABELED AS "GRASS" SHALL BE SEED AS FOLLOWS:
 * AFTER THE SEED BED IS PREPARED, SEED IS TO BE BROADCAST EVENLY OVER THE SURFACE AND WORKED INTO THE TOP 1" OF SOIL.
 * SEED SHALL BE DARK AND DURABLE (AVAILABLE FROM VALLEY GREEN), 40% S. DARK AND DURABLE (AVAILABLE FROM VALLEY GREEN), 40% S. (AVAILABLE FROM VALLEY GREEN, 40% S. SUMMER STREET, HENRIK, MA 1-800-852-0089) OR APPROVED EQUAL. APPLY AT A RATE OF 8-10 LBS. PER ACRE.
 27% FURY TALL FESCUE FIRM TALL FESCUE
 27% CORNHOOD TALL FESCUE CORNHOOD TALL FESCUE
 26% ENDORPHOR TALL FESCUE ENDORPHOR TALL FESCUE
 10% IQ PERENNIAL RIVERGRASS IQ PERENNIAL RIVERGRASS
 10% BROOKDAWN KENTUCKY BLUEGRASS BROOKDAWN KENTUCKY BLUEGRASS
 * RECOMMENDED SEEDING DATES ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
 * RATHER THAN SEEDING AS DESCRIBED ABOVE, THE CONTRACTOR MAY HYDRASEED USING AN EQUIVALENT SEED MIX.

APPROVED DATE: _____
 FRANKLIN PLANNING BOARD

DATE: _____
 BEING A MAJORITY

NO.	DATE	REVISIONS
1	08/19/2019	PERMITTING SUBMISSION

DATE: FEBRUARY 12, 2019
 DRAWN: DRG
 SCALE: 1" = 20'

SEAL

CORBIN TOWNHOUSES
 MULTI-FAMILY HOUSING
 AM 286, PARCEL 263
 21 CORBIN STREET
 FRANKLIN, MASSACHUSETTS

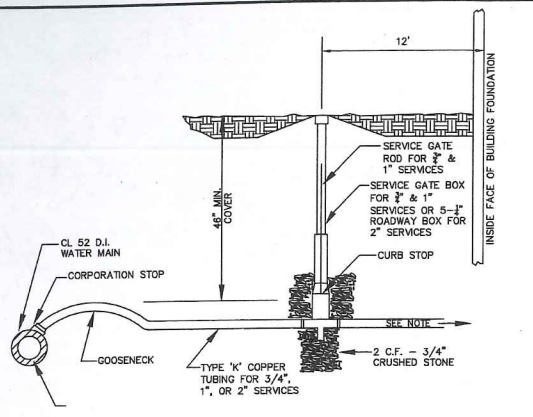
LEVEL
 DESIGN GROUP
 CIVIL ENGINEERING / LAND SURVEYING
 249 SOUTH STREET
 UNIT 1
 PLAINVILLE, MA 02762
 TEL. (508) 695-2221 FAX. (508) 695-2219

EROSION CONTROL

C-4.0
 SHEET 5 OF 6

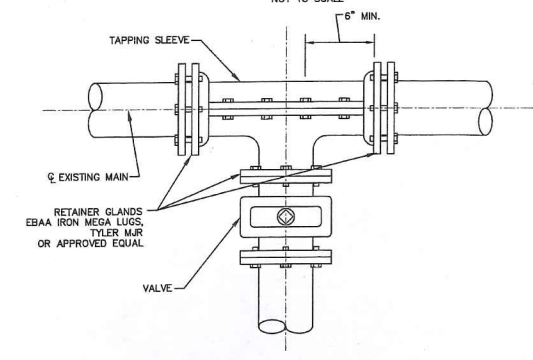
0' 5' 10' 20'

1627.00



NOTE: MATERIAL FOR HOMEOWNERS' SERVICE LINE MAY EITHER BE TYPE K COPPER OR COPPER PIPE SIZE POLYETHYLENE TUBING TYPE 3408, 200 PSI MEETING ASTM SPECIFICATIONS FOR D3350.

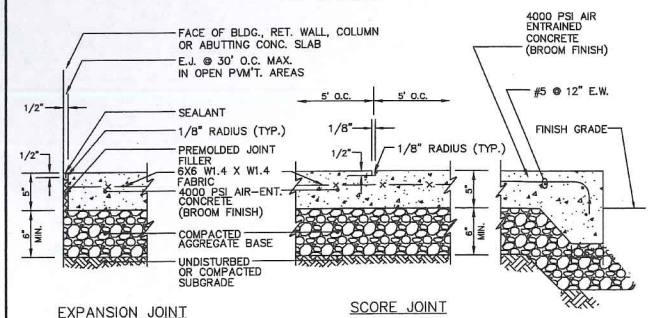
WATER SERVICE
NOT TO SCALE



RESTRAINED JOINT SCHEDULE				
PIPE SIZE	90°	45°	22 1/2°	11 1/4°
12"	92'	38'	18'	9'
10"	78'	32'	16'	8'
8"	66'	27'	13'	7'
6"	51'	21'	10'	5'
4"	38'	16'	8'	4'

- NOTES:
- RESTRAINED LENGTH FOR TEES, CROSSSES, VALVES AND PLUGS SHALL EQUAL RESTRAINED LENGTH FOR 90° BENDS.
 - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING RESTRAINED JOINTS.
 - THE SCHEDULE SHOWN IS FOR THE FOLLOWING SERVICE CONDITIONS 150 PSI INTERNAL PRESSURE; SOIL TYPE: SAND-SILT, 35 INCHES OF COVER AND TYPE 2 LAYING CONDITIONS.
 - RESTRAINED LENGTHS SHOWN IN TABLE ARE MINIMUM LENGTHS (IN FEET) AND ARE REQUIRED IN EACH DIRECTION FROM FITTINGS OR VALVES.
 - THRUST BLOCKS TO BE INSTALLED AS REQUIRED.

TAPPING SLEEVE AND VALVE CONNECTION
NOT TO SCALE

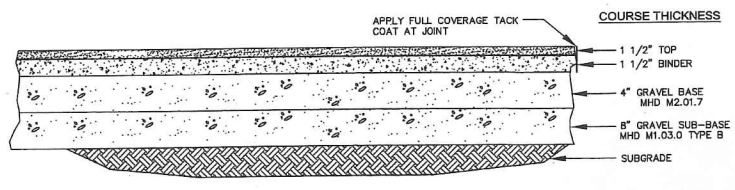


EXPANSION JOINT

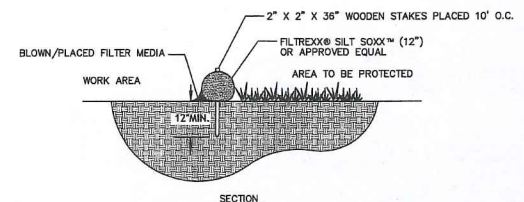
SCORE JOINT

- MAXIMUM CROSS SLOPE = 2%
- MAXIMUM GRADIENT = .5%
- PROVIDE EXPANSION JOINT AT FACE OF ABUTTING SLABS AND STRUCTURES.
- PROVIDE VERTICAL GRANITE OR PRECAST CONCRETE CURBING PER SHEET C3.

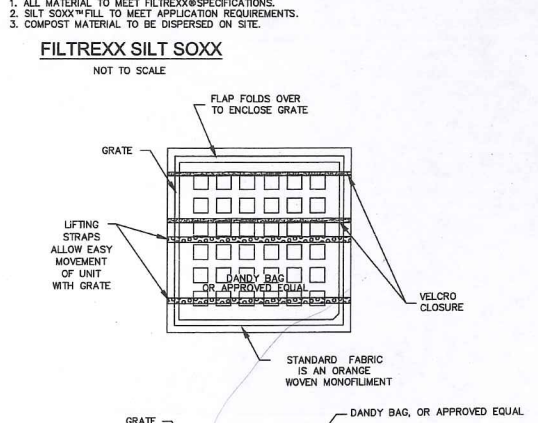
CONCRETE SIDEWALK
NOT TO SCALE



AUTOMOTIVE AREAS - BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE

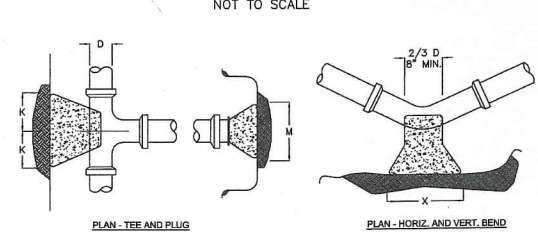


FILTREXX SILT SOXX
NOT TO SCALE

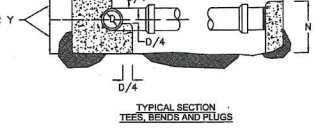


- NOTES:
- INSTALLATION:** THE EMPTY DANDY BAG, OR APPROVED EQUAL, SHOULD BE PLACED OVER THE GRATE AS THE GRATE STANDS ON END. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN POUCH, ON THE BOTTOM (BELOW-GRADE SIDE) OF THE UNIT. ATTACH ABSORBENT PILLOW TO TETHER LOOP. TUCK THE ENCLOSURE FLAP INSIDE TO COMPLETELY ENCLOSE THE GRATE. HOLDING THE LIFTING DEVICES (DO NOT RELY ON LIFTING DEVICES TO SUPPORT THE ENTIRE WEIGHT OF THE GRATE), PLACE THE GRATE INTO ITS FRAME.
- MAINTENANCE:** REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM SURFACE AND VICINITY OF UNIT AFTER EACH STORM EVENT. REMOVE SEDIMENT THAT HAS ACCUMULATED WITHIN THE CONTAINMENT AREA OF THE DANDY BAG AS NEEDED. IF USING OPTIONAL OIL ABSORBENTS; REMOVE AND REPLACE ABSORBENT PILLOW WHEN NEAR SATURATION.

CATCH BASIN INLET PROTECTION
NOT TO SCALE



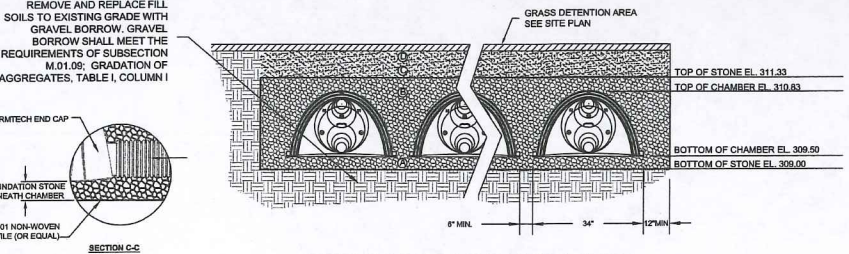
THRUST BLOCK
NOT TO SCALE



UTILITY TRENCH
NOT TO SCALE

SC-310 STORMWATER CHAMBER SPECIFICATIONS

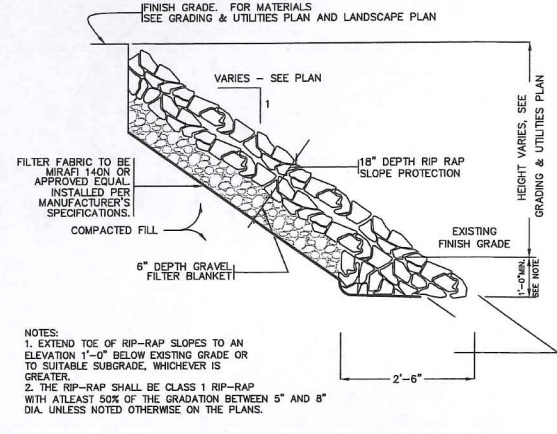
- CHAMBERS SHALL BE STORMTECH SC-310 OR APPROVED EQUAL.
- CHAMBERS SHALL BE MADE FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12 ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL CONFIRM TO THE REQUIREMENTS OF ASTM F 2418, "STANDARD SPECIFICATIONS FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS."
- CHAMBERS SHALL CONFIRM TO THE REQUIREMENTS OF ASTM F 2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS."
- ONLY CHAMBERS THAT ARE APPROVED BY THE ENGINEER WILL BE ALLOWED. THE CONTRACTOR SHALL SUBMIT (3 SETS) OF THE FOLLOWING TO THE ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
 - A STRUCTURAL EVALUATION BY A REGISTERED STRUCTURAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12 ARE MET.
 - STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL CROSS SECTION IS BASED.
- THE INSTALLATION OF CHAMBERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION INSTRUCTIONS.



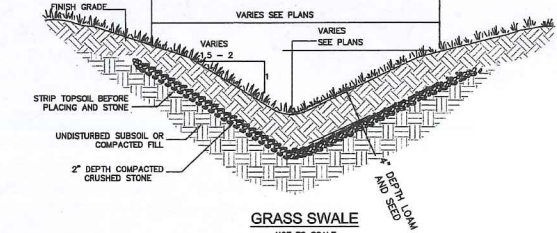
STORMTECH SC-310 DRAINAGE POND
NOT TO SCALE

MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION ¹	COMPACTION/DENSITY REQUIREMENT
① FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
② FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (610 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THIS LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, < 35% FINES. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 88, 9, 10	BEGIN COMPACTION AFTER 24" (610 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (152 mm) MAX LIFTS TO A MIN. 95% STANDARD PROCTOR DENSITY.
③ EMBEDMENT STONE SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE. NOMINAL SIZE DISTRIBUTION BETWEEN 3/4" - 2 INCH [19 - 51 mm]	3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
④ FOUNDATION STONE BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE. NOMINAL SIZE DISTRIBUTION BETWEEN 3/4" - 2 INCH [19 - 51 mm]	3, 35, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY. ²

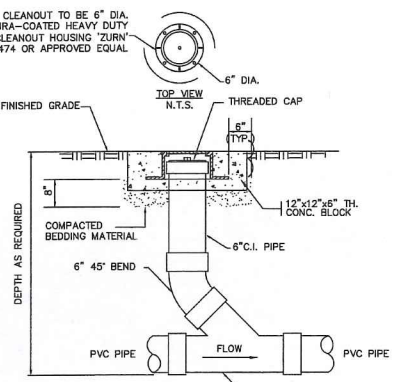
- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE."
 - AS AN ALTERNATE TO PROCTOR TESTING AND FIELD DENSITY MEASUREMENTS ON OPEN GRADED STONE, STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTIONED IN 9" (229 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH AN APPROPRIATE COMPACTOR.



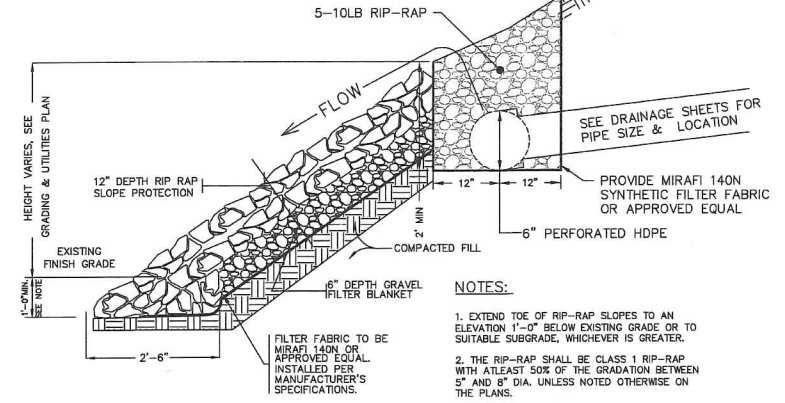
TYPICAL SECTION FOR RIP RAP SLOPE PROTECTION
NOT TO SCALE



GRASS SWALE
NOT TO SCALE



CLEANOUT AT GRADE
NOT TO SCALE



LEVEL SPREADER
NOT TO SCALE

- NOTES:
- EXTEND TOE OF RIP-RAP SLOPES TO AN ELEVATION 1'-0" BELOW EXISTING GRADE OR TO SUITABLE SUBGRADE, WHICHEVER IS GREATER.
 - THE RIP-RAP SHALL BE CLASS 1 RIP-RAP WITH ATLEAST 50% OF THE GRADATION BETWEEN 5" AND 8" DIA. UNLESS NOTED OTHERWISE ON THE PLANS.

APPROVED DATE: _____
FRANKLIN PLANNING BOARD

DATE: _____
BEING A MAJORITY

CORBIN TOWNHOUSES
MULTI-FAMILY HOUSING
AM 286, PARCEL 263
21 CORBIN STREET
FRANKLIN, MASSACHUSETTS

LEVEL
CIVIL ENGINEERING / LAND SURVEYING
249 SOUTH STREET
PLAINVILLE, MA 02762
TEL. (508) 995-2221 FAX. (508) 995-2219

TYPICAL DETAILS
C-5.0
SHEET 6 OF 8
1627.00

NO	DATE	REVISIONS
1	06/19/2019	PERMITTING SUBMISSION



DATE: FEBRUARY 12, 2019
DRAWN: DRC
SCALE: 1" = 20'

CORBIN STREET CONDOS

21 CORBIN STREET

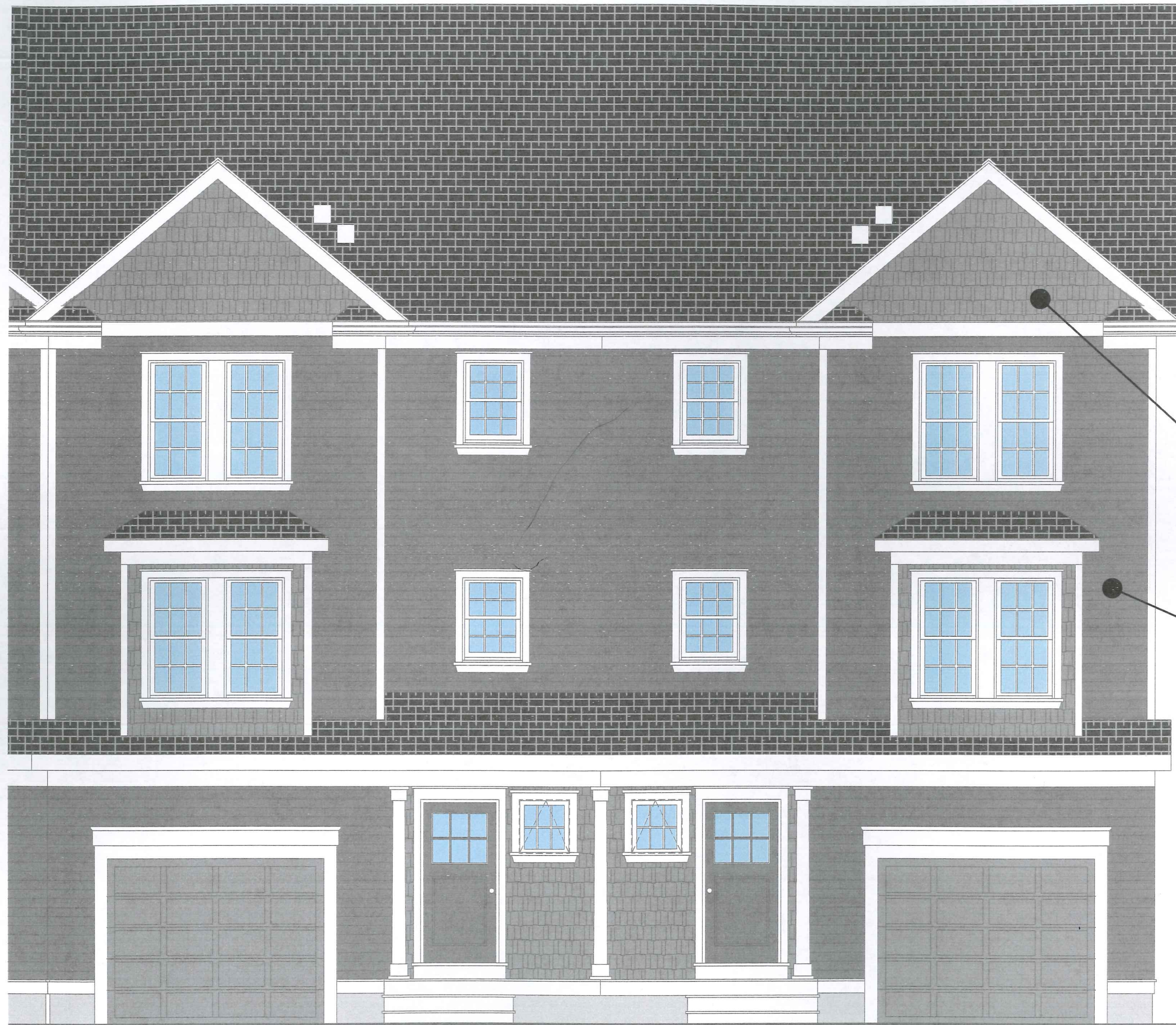
FRANKLIN, MA



DRAWING LIST

ARCHITECTURAL

- A1 EXTERIOR FINISHES
- A2 EXTERIOR FRONT ELEVATION
- A3 EXTERIOR SIDE ELEVATION
- A4 GROUND FLOOR PLAN
- A5 FIRST FLOOR PLAN
- A6 SECOND FLOOR PLAN



ACCENT SIDING - GABLES
 CERTAINTED
 CEDAR IMPRESSION
 VINYL SIDING
 COLOR: STERLING GREY



FIELD SIDING - ALL BUT ACCENT
 CERTAINTED
 CLAPBOARD VINYL SIDING
 COLOR: FLAGSTONE

CORBIN STREET
 CONDOS
 21 CORBIN STREET
 FRANKLIN, MA

DRAWN: BRIAN J. FRIGON

SCALE: 1/8" = 1'-0"

DATE MAY 19, 2019

ISSUE: FOR REVIEW

PARTIAL
 EXTERIOR
 FINISHES

A1



T.O. ROOF
ELEV: 39'-9"

T.O. JOIST
ELEV: 26'-11"
SECOND FLOOR CLG
ELEV: 26'-0"

SECOND FLOOR
ELEV: 18'-8"
FIRST FLOOR CLG
ELEV: 17'-0"

SECOND FLOOR
ELEV: 9'-0"
FIRST FLOOR CLG
ELEV: 8'-0"

FIRST FLOOR
ELEV: 0'-0"
GARAGE FLOOR
ELEV: (-)2'-6"
AVERAGE GRADE
ELEV: (-)2'-6"

CORBIN STREET
CONDOS
21 CORBIN STREET
FRANKLIN, MA

DRAWN: BRIAN J. FRIGON
SCALE: 1/8" = 1'-0"
DATE MAY 19, 2019
ISSUE: FOR REVIEW

EXTERIOR
FRONT
ELEVATION

A2

EXTERIOR FRONT ELEVATION



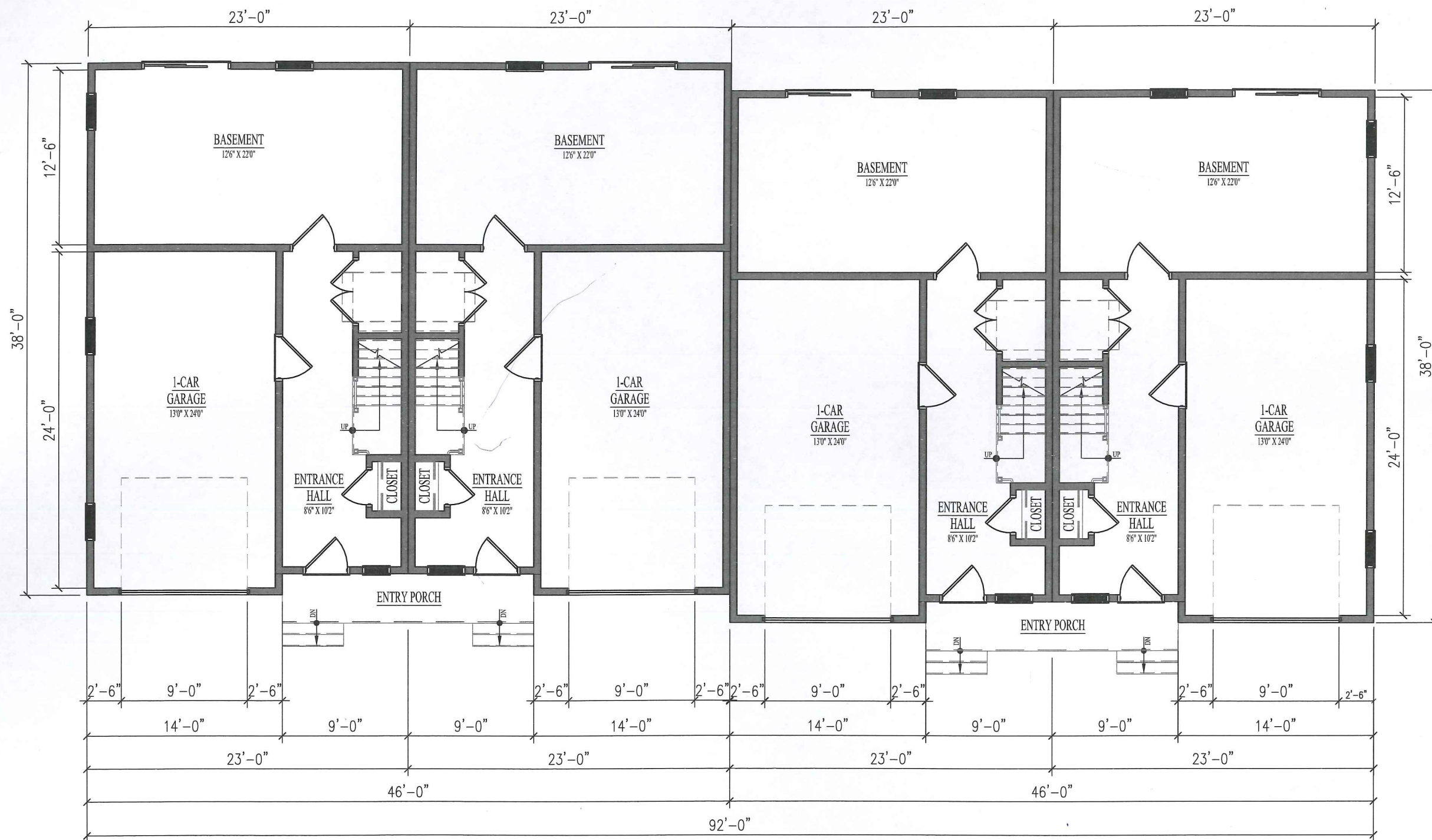
CORBIN STREET
CONDOS
21 CORBIN STREET
FRANKLIN, MA

DRAWN: BRIAN J. FRIGON
SCALE: 1/8" = 1'-0"
DATE MAY 19, 2019
ISSUE: FOR REVIEW

EXTERIOR
SIDE
ELEVATION

A3

EXTERIOR SIDE ELEVATION



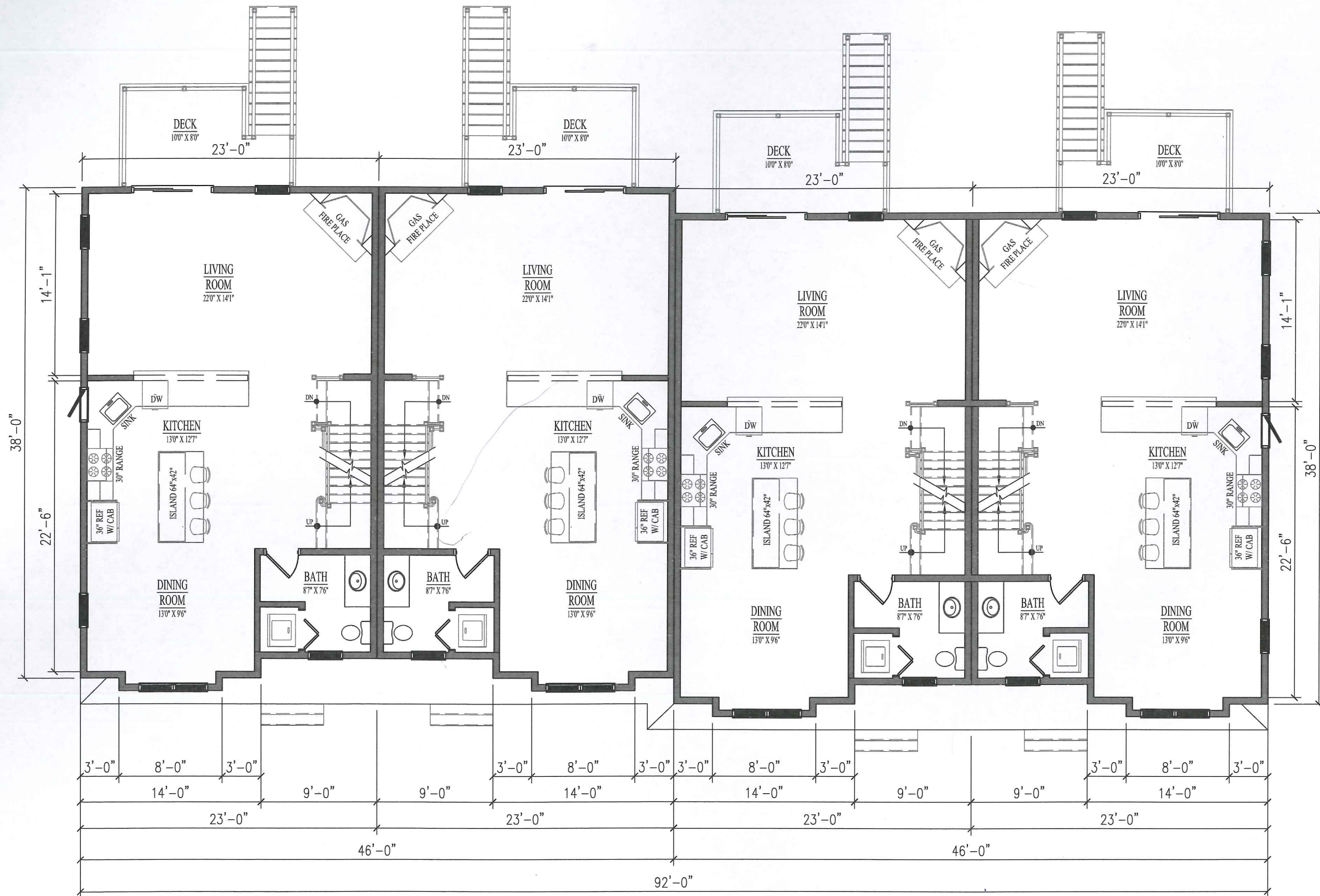
GROUND FLOOR PLAN

CORBIN STREET
CONDOS
21 CORBIN STREET
FRANKLIN, MA

DRAWN: BRIAN J. FRIGON
SCALE: 1/8" = 1'-0"
DATE MAY 19, 2019
ISSUE: FOR REVIEW

GROUND
FLOOR
PLAN

A4



FIRST FLOOR PLAN

CORBIN STREET
CONDOS
21 CORBIN STREET
FRANKLIN, MA

DRAWN: BRIAN J. FRIGON

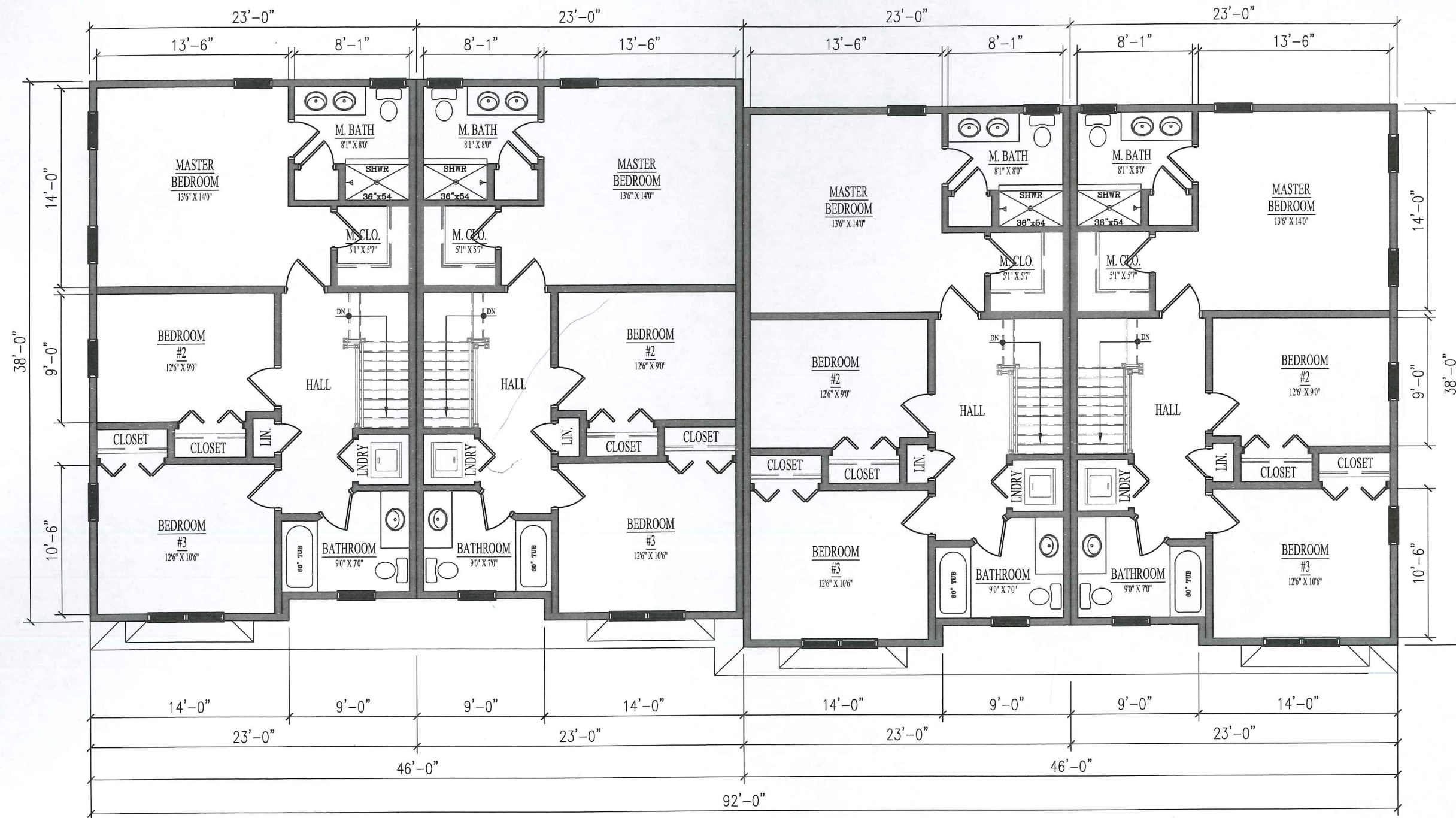
SCALE: 1/8" = 1'-0"

DATE MAY 19, 2019

ISSUE: FOR REVIEW

FIRST
FLOOR
PLAN

A5



SECOND FLOOR PLAN

CORBIN STREET
CONDOS
21 CORBIN STREET
FRANKLIN, MA

DRAWN: BRIAN J. FRIGON

SCALE: 1/8" = 1'-0"

DATE MAY 19, 2019

ISSUE: FOR REVIEW

SECOND
FLOOR
PLAN

A6

**DESIGN REVIEW COMMISSION
MINUTES OF MEETING
June 18, 2019**

A meeting of the Design Review Commission was held on Tuesday, June 18, 2019, at 7:00 PM, at the Franklin Municipal Building, 355 East Central Street, Room 205, Franklin, Massachusetts. Members present were Mark Fitzgerald, Chris Baryluk, Ralph Niemi, and Sam Williams.

Mark Fitzgerald, Chairman, opened the meeting at 7:00 PM.

1. Altitude Trampoline Park – 272 East Central Street - Install Sign Faces & Channel Letter Style Sign
Cam Afonso of Signs by Cam reviewed the proposed signage. He stated the pylon sign is temporary as it is going to be redone. Chairman Fitzgerald stated he has talked with Building Commissioner Gus Brown about this. He noted he is not trying to cut the applicant down on signage; the Commission is about making it less ugly, less obtrusive, and spreading it across. He discussed the overall square footage across the front of the entire Horace Mann Plaza. Mr. Afonso stated the applicant is trying to stay with the existing structure which is about 40 years old. An engineer is supposed to look at the structure and the footings.

Motion: To **Approve** the sign package as submitted. Motioned by S. Williams. Seconded by C. Baryluk. Voted 4-0-0.

2. Gentle Dental – 471 West Central Street - Install Window Signs 7.5 sq. ft. per Window
Cam Afonso of Signs by Cam stated the applicant had four big posters in the windows. Building Commissioner Gus Brown made them take down the posters; Gentle Dental complied right away. Mr. Afonso said they were under square footage for building signage. If the Commission agrees, they will do two posters: one on the corner facing the street and one facing the parking lot. They are trying to work with Mr. Brown, the Building Department, and Design Review. Chairman Fitzgerald stated they are allowed 10 percent of the window surface or 6 sq. ft. Mr. Afonso said the posters are 7.5 sq. ft. each. The signs are for an introductory offer so they will probably be up for a couple of months and then be taken down. He noted Gentle Dental is on the corner and they have a lot of glass windows. Chairman Fitzgerald stated they are considering these window applications are of a temporary nature given that this is a professional office and this is an introduction to the neighborhood and to the Town of Franklin; once they have a steady business going, they would be removed. If that is unacceptable to the applicant, he would ask that the applicant come to talk to the Commission and explain why their approach to a dental practice requires such intensive local advertising when that is uncommon for any other professional practice. Mr. Afonso stated he thinks that is fair. Chairman Fitzgerald made a recommendation to accept the negotiated window signage that has been gone through with Building Commissioner Gus Brown

Motion: To **Approve** the sign package as submitted with the stipulation that it is of a temporary nature for community introduction for 60 business days at which point the applicant should be well established, and if not, they can come before the Commission and say we are having trouble meeting our enrollment goals and then the Commission can work with them. Motioned by M. Fitzgerald. Seconded by R. Niemi. Voted 4-0-0.

3. Ira C. Yellin, Law – 13 Main Street - Install Blade Sign and 3D Letters
Cam Afonso of Signs by Cam stated this will be replacing an existing sign. He reviewed the proposed signage and colors. He stated this is standard stuff. He said there is no lighting for this. There is an existing bracket.

Motion: To **Approve** the sign package as submitted. Motioned by S. Williams. Seconded by C. Baryluk. Voted 4-0-0.

4. NHS Print – 333 East Central Street - Refacing (3) Existing Signs – Printed Graphics Only
Chairman Fitzgerald stated the applicant cancelled and will reschedule.

5. Dollar Tree – 500 Franklin Village Drive - Installation of Store Front Signage

A representative of Dollar Tree addressed the Commission. She stated they will take over everything from the corner to the beauty store on the right which is staying. Commission members discussed the existing façade and noted there will be other signs currently in this spot that will be coming out. The representative stated it is not part of their contract, but the signs will be taken down. Chairman Fitzgerald stated the owner of the building is very particular about sign mounting. The representative described the raceway and the proposed mounting. She confirmed internal LEDs will be used.

Motion: To **Approve** the sign package as submitted. Motioned by S. Williams. Seconded by R. Niemi. Voted 4-0-0.

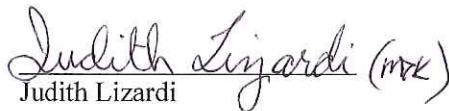
General Matters: Chairman Fitzgerald stated he has an action item to see if Design Review Commission member Melissa Devito is coming back as she has not been present. As well, he needs to get back in touch with a person who expressed interest in joining the Commission and get him vetted through the Town. He noted he will also speak with Design Review Commission member James Bartro. He will keep the Commission members posted.

Meeting Minutes: May 21, 2019

Motion: To **Approve** the May 21, 2019 Meeting Minutes as presented. Motioned by S. Williams. Seconded by R. Niemi. Voted 4-0-0.

Motion to Adjourn by R. Niemi. Seconded by S. Williams. Voted 4-0-0. Meeting adjourned at 7:28 PM.

Respectfully submitted,


Judith Lizardi
Recording Secretary