

**DESIGN REVIEW COMMISSION  
AGENDA**

Tuesday, October 22, 2019 7:00 PM  
Municipal Building, 355 East Central Street  
2<sup>nd</sup> Floor, Room 205

- 7:00 PM** Coldwell Banker Residential Brokerage – 250 Franklin Village Drive  
Led lighted channel letters
- 7:05 PM** WW Studio – 289 East Central Street  
Replace existing Weight Watcher signage with new Name/Logo

RECEIVED  
2019 OCT 17 A 9:07  
TOWN OF FRANKLIN  
TOWN CLERK

**General Matters**

Approval of Minutes: 10/08/2019

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: October 17, 2019**

The next meeting of the Design Review Commission is scheduled for November 5, 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: Coldwell Banker Residential Brokerage

Property Address 250 Franklin Village Drive

Assessors' Map # \_\_\_\_\_ Parcel # 270-014-000-000

Zoning District (select applicable zone): Business

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

B) Applicant Information:

Applicant Name: Classic Signs Inc.

Address: 13 Columbia Drive  
Amherst N.H. 03031

Telephone Number: 603-883-0384

Contact Person: PAUL TRIPP

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

Business Owner: Coldwell Banker Residential Brokerage Property Owner: CSC Franklin Village LP  
Address: \_\_\_\_\_ e/p Cedar Realty Trust Partnership, LP

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

PAUL S. TRIPP  
Print name of Applicant

Christine Smith  
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: Classic Signs Inc.  
Contact Person: PAUL TRIPP  
Address: 13 Columbia Drive Amherst MA. 03031  
Telephone Number: 603-883-0384

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

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

**E) Work Summary**

Summary of work to be done: LED lighted channel letters  
\_\_\_\_\_  
\_\_\_\_\_

**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.



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

Print Form

Workers' Compensation Insurance Affidavit: General Businesses

**Applicant Information**

Please Print Legibly

Business/Organization Name: Classic Signs Inc

Address: 13 Columbia Drive

City/State/Zip: Amherst, NH 03031

Phone #: 603-883-0384

**Are you an employer? Check the appropriate box:**

- 1.  I am an employer with 12 employees (full and/or part-time).\*
- 2.  I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required]
- 3.  We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]\*\*
- 4.  We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]

**Business Type (required):**

- 5.  Retail
- 6.  Restaurant/Bar/Eating Establishment
- 7.  Office and/or Sales (incl. real estate, auto, etc.)
- 8.  Non-profit
- 9.  Entertainment
- 10.  Manufacturing
- 11.  Health Care
- 12.  Other \_\_\_\_\_

\*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

\*\*If the corporate officers have exempted themselves, but the corporation has other employees, a workers' compensation policy is required and such an organization should check box #1.

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

Insurance Company Name: Acadia Insurance

Insurer's Address: C/O HPM Insurance 101 Ponemah Road

City/State/Zip: Amherst, NH 03031

Policy # or Self-ins. Lic. # WCA 5320149 -11

Expiration Date: 10/01/19

**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: 6/20/19

Phone #: 603-883-0384

**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. Licensing Board
- 5. Selectmen's Office
- 6. Other \_\_\_\_\_

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

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



May 15, 2019

Washington Center  
415 Egg Harbor Road  
Suite 21A  
Sewell, NJ 08080  
856.218.8677

Classic Signs Inc.  
13 Columbia Drive #16  
Amherst, NH 03031  
Attn: Paul Tripp

RE: Proposed Signage | Franklin Village Shopping Center | Coldwell Banker | Space #26  
Franklin, MA

Dear Paul,

On behalf of CSC Franklin Village LP and Cedar Realty Trust Partnership, LP, the proposed sign package for Coldwell Banker, provided by Classic Signs Inc., 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 Coldwell Banker sign(s).

Location: Coldwell Banker Residential Brokerage  
Franklin Village Shopping Center  
250 Franklin Village Drive  
Franklin, MA 02038

Owner: CSC Franklin Village LP  
44 S Bayles Ave, Ste 304  
Port Washington, NY 11050

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 CSC Franklin Village LP*

A handwritten signature in black ink, appearing to read 'Christine B. Smith', written over the typed name.

Christine B. Smith  
Construction Coordinator  
Cedar Realty Trust Partnership, LP

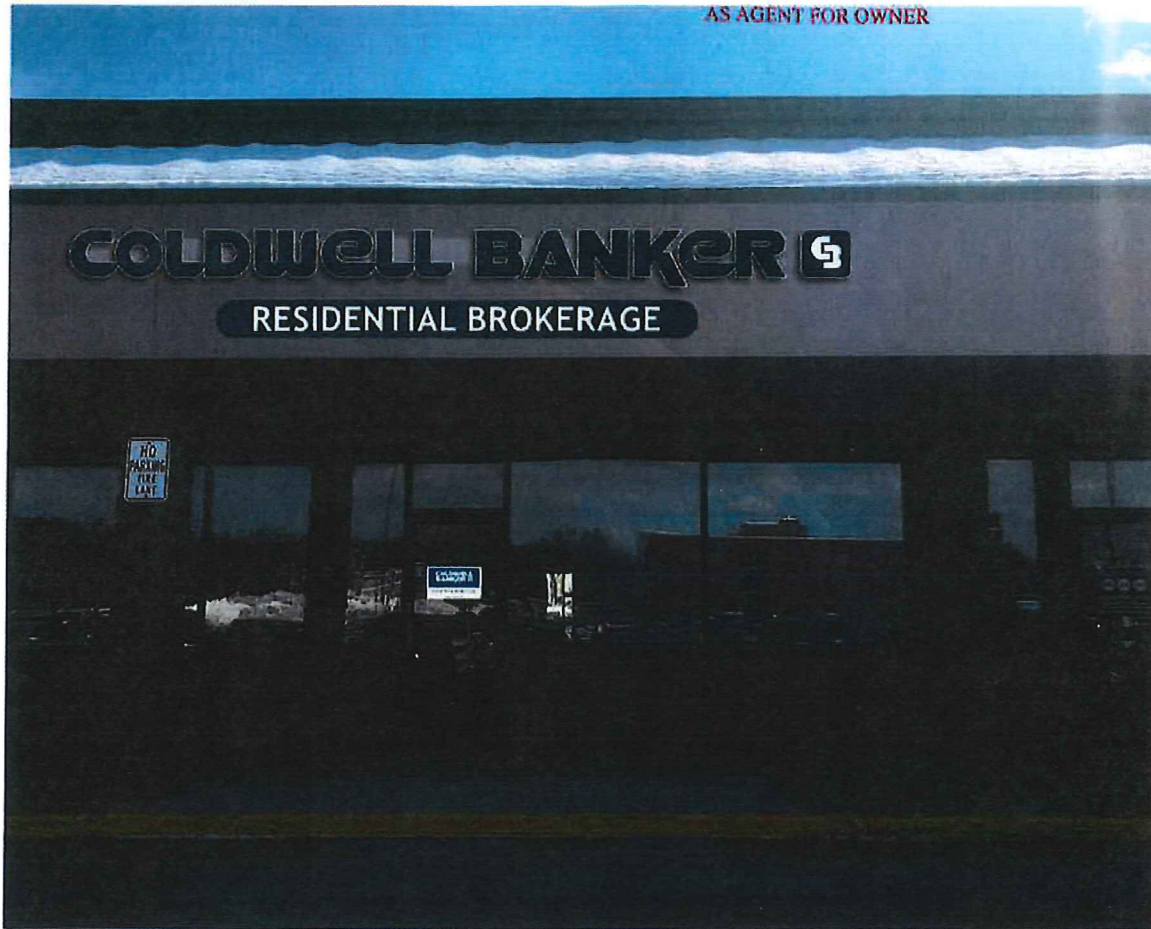
cc: Mike Amenabar, Casey Fennell, Project File

REVISION 3-13-2019

PROPERTY Franklin Village  
SPACE# 26 DATE 5/15/19  
 APPROVED  
 APPROVED AS NOTED  
 REVISE AND RESUBMIT  
 NOT APPROVED  
BY: [Signature]

35071

AS AGENT FOR OWNER



Measurements on this artistic rendering may vary slightly from the actual "AS BUILT" upon final engineering. Color and Resolution in proof are not representative of final project due to individual monitor settings.

This drawing protected by U.S. copyright laws. Any use, reproduction, copying or exhibiting this drawing without the express written consent of Classic Signs is illegal.



Please complete the following information regarding the property where your sign is to be installed. This will assist us in properly completing the Sign Permit Application required in order to place a sign on your property. Thank you.

Sign Location: Franklin Village Shopping Center  
Street Address: 250 Franklin Village Drive #26  
City: Franklin MA. State: MA Zip Code: \_\_\_\_\_

Customer/Tenant Name: \_\_\_\_\_

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

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Owner of Record Name: CSC Franklin Village LP

Mailing Address: 44 South Bayles Ave Suite 304

Phone: 516-767-6492 Email: Port Washington, NY 11050

Zone/District: Business

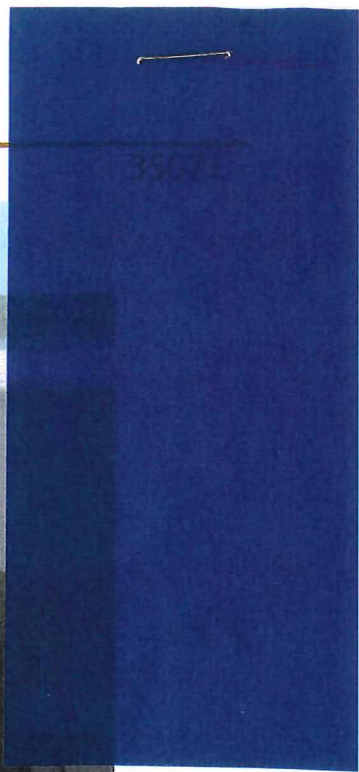
Overlay District: \_\_\_\_\_

Historic District:  Yes  No

Map #/Lot #/Parcel #/Plot #: Parcel # 270-014-000-000

Other information regarding the location of the property where sign is to be installed:

\_\_\_\_\_  
\_\_\_\_\_



Measurements on this artistic rendering may vary slightly from the actual "AS BUILT" upon final engineering.  
**Color and Resolution in proof are not representative of final project due to individual monitor settings.**



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: WW STUDIO

Property Address 289 CENTRAL

Assessors' Map # 285 Parcel # 107

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

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

B) Applicant Information:

Applicant Name: BOB LANIGAN

Address: 87 FAY RD  
FRAMINGHAM MA.

Telephone Number: 508 405 0912

Contact Person: BOB LANIGAN

Email Address: INFO@BOBSSIGNSERVICE.COM

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

Business Owner: WW STUDI

Property Owner: FRANKLIN SHOPPERS FAIR

Address: 999 STEWART AVE  
BETHPAGE NY 11714

396 WASHINGTON ST.  
WOLLESTLEY MA 02481

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

Executed as a sealed instrument this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Robert Lanigan  
Signature of Applicant

Robert Lanigan  
Signature of Owner AGENT

ROBERT LANIGAN  
Print name of Applicant

SEAN COAKLEY 908 868 2988  
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: BOB'S SIGN SERVICE INC  
Contact Person: BOB / GENA  
Address: 87 FAY RD FRAMINGHAM MA 01702  
Telephone Number: 508 405 0912

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

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

**E) Work Summary**

Summary of work to be done: REPLACE EXISTING WEIGHT WATCHERS SIGNAGE WITH NEW NAME/LOGO WW STUDIO

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

**a) FOR SIGN SUBMISSIONS ONLY:**

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1. Drawing of Proposed Sign which must also include  
type of sign (wall, pylon etc.)      colors  
size/dimensions      materials  
style of lettering      lighting-illuminated, non-illuminated and style
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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.

**LANDLORD AUTHORIZATION**

Today's date 9-24-19

RE: Store Name Weight Watchers

Store Number #10535

Store Address 289 East Central St  
Franklin MA 02038

To Whom It May Concern:

Please accept this as a Letter of Authorization providing BOB'S SIGN SERVICE and their contractors  
(Company name)

the authority to act on behalf of Weight Watchers in pursuit of upgrading our  
(Store name)

signage. This pertains to the following tasks in regard to signage for the Weight Watchers  
(Store name)

#10535, 289 East Central St.  
(Store number) (Store address) Franklin MA 02038

- Obtain all necessary permits and variance approvals.
- Engineering.
- Removals, patching, and painting.
- Installation.
- Electrical work.
- Any additional work as per the job specifications.

Sincerely,

Marcia S. Alvezos  
Your SIGNATURE

MARCIA S. Alvezos  
Your PRINTED name

Treasurer  
Your title

Franklin Shoppers Fair Inc  
Your company

396 Washington St #305  
Your Physical address Wellesley MA 02481

mzos@yahoo.com  
Your Email address

617 817 3895  
Your Telephone number

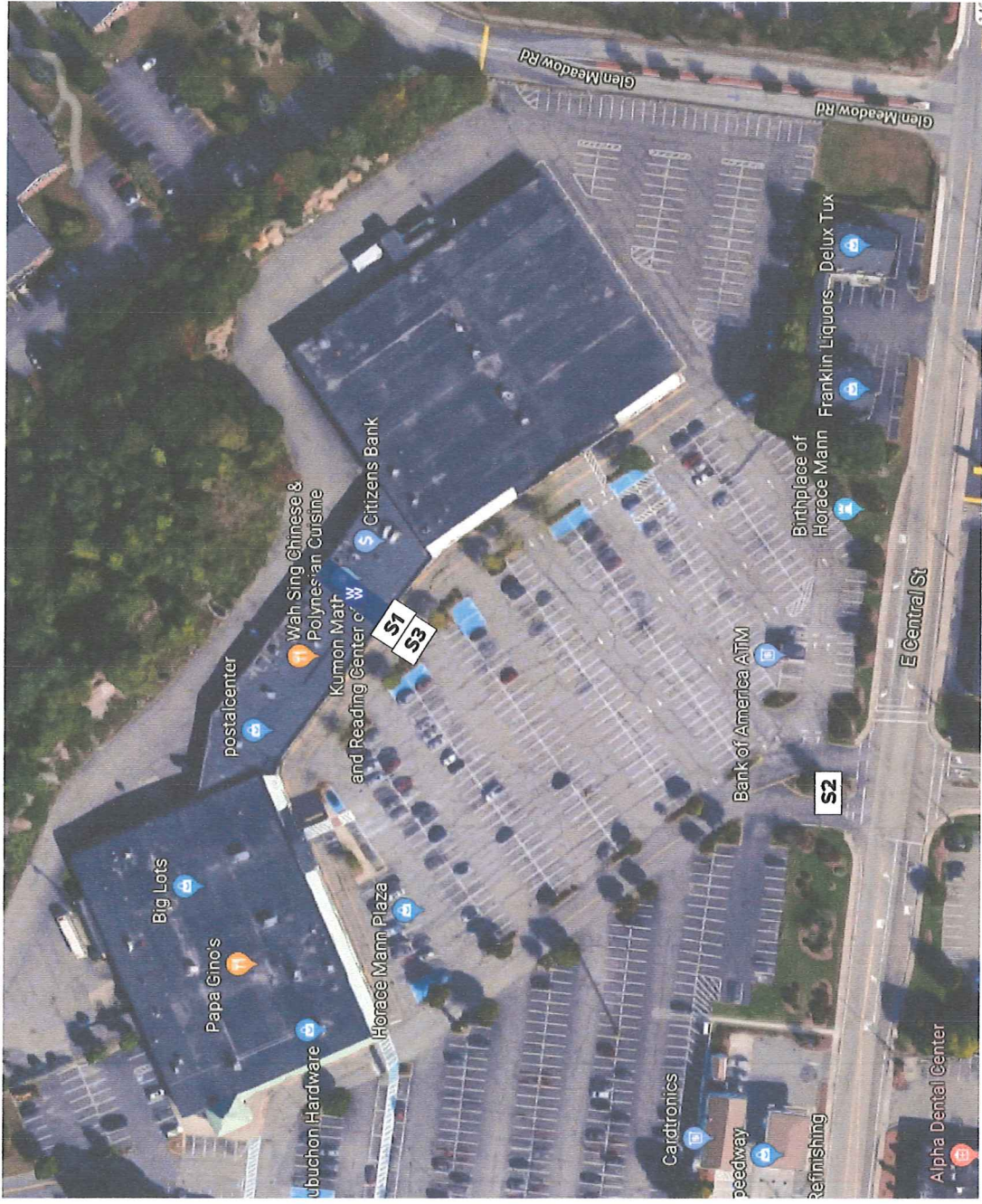
\_\_\_\_\_  
Your Fax number



Proposed Branding For:  
City, State: Franklin MA  
Address: 289 East Central Street  
Site ID: 10535-Franklin  
Creation Date: 09/20/2019



**Site** Site Plan



Revisions:  
 X  
 X  
 X

Revisions:  
 X  
 X  
 X

File Location:  
 Drive/Client/WW

STND  X  
 CSTM

AS  AS  CR  EN  EN

Date: 09/20/2019  
 Designer: AS  
 P/N: KM

City/State: Franklin MA  
 Address: 289 East Central Street

Drawing # **C63870**  
 OE # **128562**

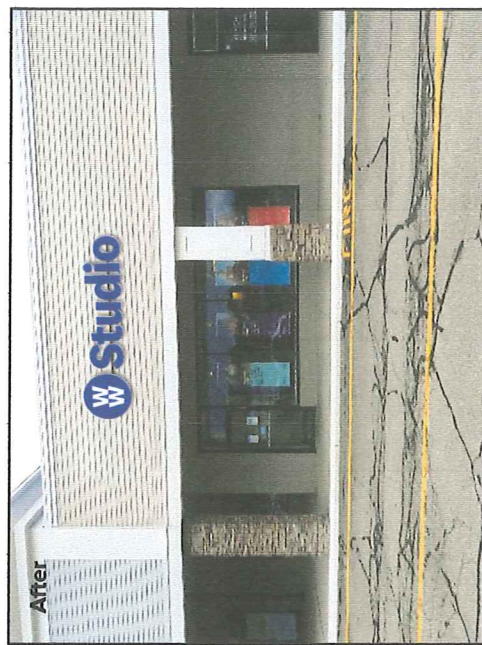
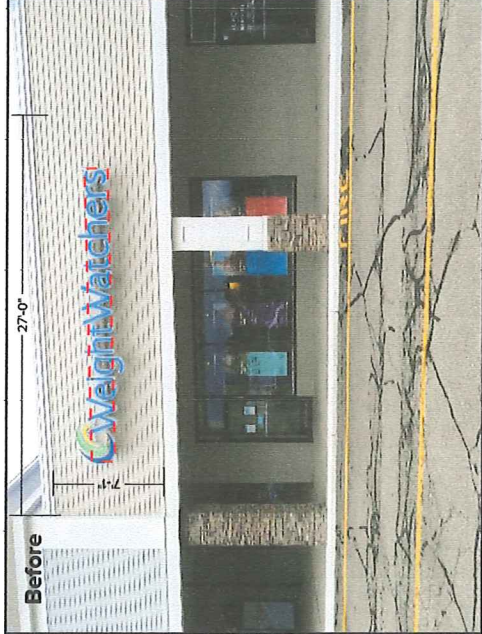
Revisions:  
 X  
 X  
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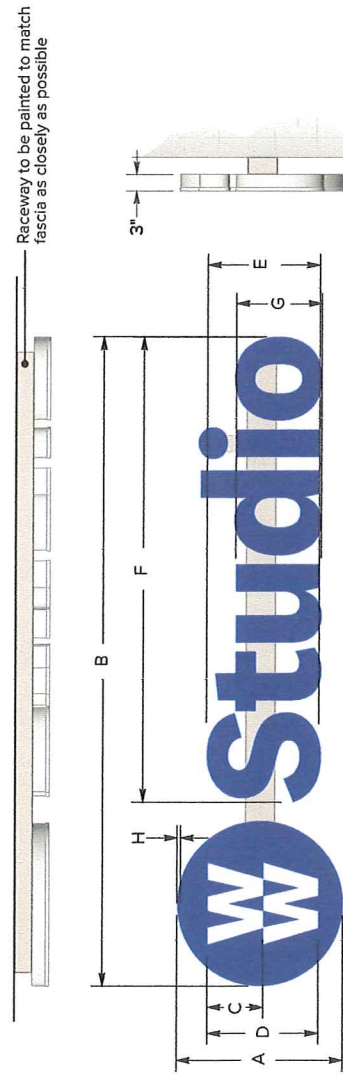
**S1**

**Main Building Sign (WW-RWY-P)**

- Remove existing letterset, patch and repaint fascia seam to seam, to like new condition (note: color match to be performed at time of installation)
- Install new raceway wired illuminated letterset as shown

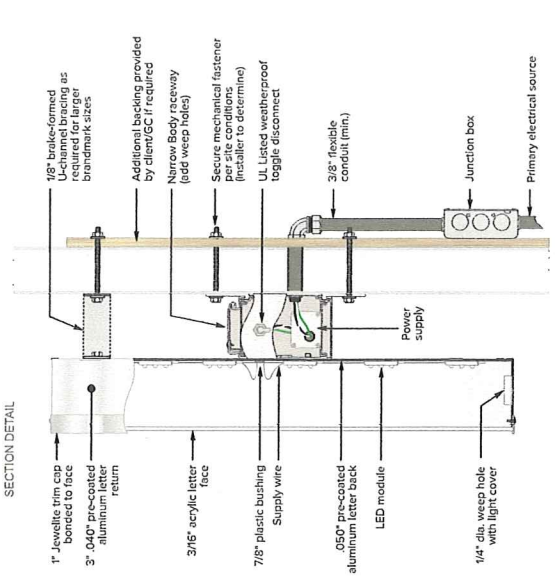


existing sign / restoration area: 2'-10" x 18'-0" (51 sf)



WW-RWY-P-36	A	B	C	D	E	F	G	H	SQ. FT.
	3'-0"	11'-9 1/2"	1'-0"	2'-0"	2'-0 3/8"	8'-5 7/16"	1'-6 9/16"	3/4"	35.38

**SECTION DETAIL**



Face: #7328 White acrylic  
 Film: #3635-210 Dual-Color film custom printed to match PMS 2738C (first surface); Dual-Color laminated to 3M #3645-22B Black Blockout film  
 Returns: Pre-coated Brushed Aluminum  
 Trim cap: 1" Brushed Chrome  
 Backs: Pre-coated white aluminum  
 LEDs: White modules  
 Stand-offs: Painted white



Faces: #7328 White acrylic  
 Film: #3635-210 Dual-Color film custom printed to match PMS 2738C (first surface)  
 Returns: Pre-coated Brushed Aluminum  
 Trim cap: 1" Brushed Chrome  
 Backs: Pre-coated white aluminum  
 LEDs: White modules  
 Stand-offs: Painted white



Revisions:

X	
X	
X	

Revisions:

X	
X	
X	

File Location: STND\_X  
 Dwg:ChensWW  
 CSTM

Date: 09/20/2019  
 Designer: AS  
 PKT: KM  
 City/State: Franklin MA  
 Address: 289 East Central Street

Drawing # C63870  
 OE # 128562

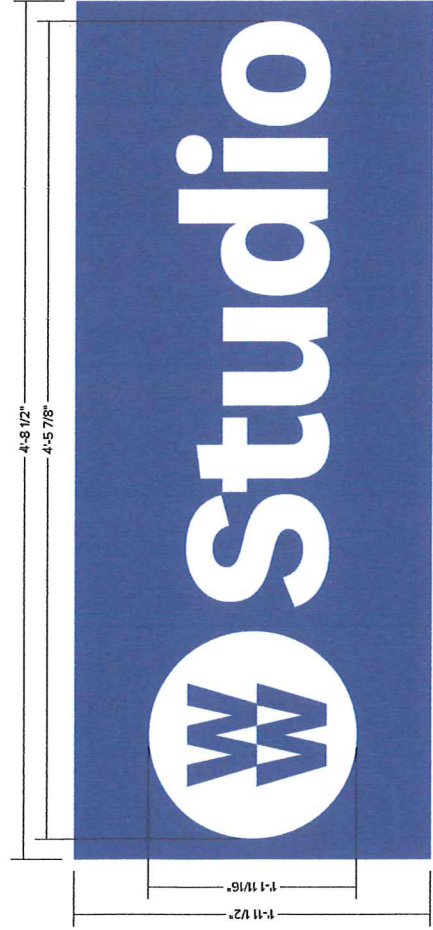
**S2**

**Tenant Panel (Qty. 2)**

- Remove existing tenant panels
- Verify illumination is in good working order
- Install new 3/16" white polycarbonate panels decorated first surface with vinyl as shown
- **Cut size to be determined**

**COLOR SPECIFICATIONS**

- White polycarbonate substrate
- Digitally printed translucent vinyl matching PMS 2738C



Scale 1 1/2" = 1'-0"



Revisions:

X	
X	
X	

Revisions:

X	
X	
X	

Revisions:

X	
X	
X	

File Location: Drive/Clients/ww

STND:  AS     CR     EN  
 CSTM:        

Date: 09/20/2019  
 Designer: AS    PK: KM

City/State: Franklin MA  
 Address: 289 East Central Street

Drawing # **C63870**  
 OE # **128562**

## Town of Franklin



### Design Review Commission

**Tuesday, October 8, 2019**  
**Meeting Minutes**

Chair Mark Fitzgerald called the above-captioned meeting to order this date at 7:00 PM, at the Franklin Municipal Building, 355 East Central Street, Room 205, Franklin, Massachusetts. Members in attendance: Chris Baryluk, Ralph Niemi. Members absent: Sam Williams, James Bartro.

#### **Chairman Fitzgerald opened the meeting at 7:00 PM.**

1. **Best Western Plus – 835 Upper Union Street** – Remove existing signage and install new front wall sign, rear wall sign, and monument sign on existing base

James Callahan of Callahan Sign, LLC, and Tom Walker of Hawthorn confirmed this is a rebranding of an existing building. Mr. Callahan stated the existing “Hawthorn” sign is rectangular at 7’ x 12’; the new “Best Western Plus” sign will be 9’ x 9’. The existing rear sign is 7’ x 12’; the new sign will be 7.4’ x 6.9’. The square footage will be less than what is existing. The signs will be internally illuminated like the existing signs. They will be removing the old sign and installing a new monument sign of 3’ x 11’ on the existing base; the square footage of the new sign area is less than what is currently existing.

**Motion:** To **Approve** the sign package as submitted. Motioned by C. Baryluk. Seconded by R. Niemi. Voted 3-0-0.

2. **Franklin Transmission & Auto Care – 505 East Central Street** – Replace existing awning and pylon faces

Cam Afonso of Signs by Cam reviewed the proposed signage. He stated the owner has a new logo and new design. The awning signage above the store front and the street sign will be replaced.

**Motion:** To **Approve** the sign package as submitted. Motioned by C. Baryluk. Seconded by R. Niemi. Voted 3-0-0.

3. **Chateau Italian Kitchen & Bar – 466 King Street** – Repairing sills, re-painting exterior walls and trim, new stone column covers at entry and new stone wainscot, new pylon sign and building signage

Gerry Fruggiero, Director of Operations for the Chateau Restaurant Group; Christopher Woodley, Landscaper of Christopher Woodley Company; and Bill Whitlock of Whitlock Design Group, addressed the Design Review Commission. They confirmed there was no change to the footprint of the building. They discussed the proposed landscaping as listed on the submitted plan. They will be keeping the outdoor seating. They confirmed the signage was approved by the Design Review Commission a few weeks ago. There is no drive-thru. They discussed the proposed colors.



**Motion:** To **Recommend** the project package, textures and finishes, as submitted. Motioned by C. Baryluk. Seconded by R. Niemi. Voted 3-0-0.

**Meeting Minutes: September 10, 2019 and September 24, 2019**

**Motion:** To **Approve** the September 10, 2019 Meeting Minutes as presented. Motioned by C. Baryluk. Seconded by R. Niemi. Voted 2-0-1. (M. Fitzgerald abstained as he did not attend this meeting.)

**Motion:** To **Approve** the September 24, 2019 Meeting Minutes as presented. Motioned by C. Baryluk. Seconded by R. Niemi. Voted 2-0-1. (M. Fitzgerald abstained as he did not attend this meeting.)

**General Matters:** None.

**Motion to Adjourn** by C. Baryluk. Seconded by R. Niemi. Voted 3-0-0. Meeting adjourned at 7:22 PM.

Respectfully submitted,

---

Judith Lizardi  
Recording Secretary