

**DESIGN REVIEW COMMISSION  
AGENDA**

Tuesday, December 3, 2019 7:00 PM  
Municipal Building, 355 East Central Street  
2<sup>nd</sup> Floor, Room 205

TOWN OF FRANKLIN  
TOWN CLERK  
2019 NOV 26 P 2:45  
RECEIVED

- 7:00 PM** Enclave of Franklin – 656 King Street  
By Telephone: Tina Robinson – (804) 218-0103  
Refacing monument sign with new panels
- 7:05 PM** Dollar Tree – 303 East Central Street  
By Telephone: Valerie O’Kane – (631) 388-4457  
Install 1 set of internally-illuminated individual channel letters on raceway  
and 1 set of replacement panels for existing double-sided pylon
- 7:10 PM** SportClips – 471 West Central Street  
Install channel letters and pylon sign faces
- 7:15 PM** All State – 70 East Central Street  
Install monument sign and building sign
- 7:20 PM** Franklin Brewing Company – 158 Grove Street  
Wall sign and directory slots on roadside
- 7:25 PM** Pro Clean Auto Wash – 520 West Central Street  
Replace existing sign on directory with LED internally illuminated sign
- 7:30 PM** ABD American’s Best Defense – 25 Grove Street  
Install 4x8 aluminum/PVC sign on the front of the building

**General Matters**

Approval of Minutes:           11/05/2019  
  11/19/2019

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: November 26, 2019**  
The next meeting of the Design Review Commission is scheduled for December 17, 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: ENLLAVE OF FRANKLIN  
Property Address 656 KING ST. FRANKLIN, MA  
Assessors' Map # 313 Parcel # 063  
Zoning District (select applicable zone): \_\_\_\_\_  
Zoning History: Use Variance \_\_\_\_\_  
Non-Conforming Use \_\_\_\_\_

B) Applicant Information:

Applicant Name: TINA ROBINSON  
Address: 2036 DABNEY RD.  
RICHMOND, VA 23230  
Telephone Number: (804) 218-0103 } call at 7:00 pm  
Contact Person: TINA ROBINSON } info@i360rva.com

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

Business Owner: BRIDGE INVESTMENT GROUP Property Owner: BRIDGE INVESTMENT  
Address: 1200 CORPORATE DR. GROUP  
SUITE 225  
BIRMINGHAM, AL 35242

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

CHRISTINA ROBINSON  
Signature of Applicant

CHRISTINA ROBINSON  
Print name of Applicant

Kimberly Stanford  
Signature of Owner

Kimberly Stanford  
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: IMAGE 300 - RVA  
Contact Person: TINA ROBINSON  
Address 2030 DABNEY ROAD, RICHMOND, VA 23230  
Telephone Number: (804) 270 4003

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

Business Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Address N/A  
Telephone Number: \_\_\_\_\_

**E) Work Summary**

Summary of work to be done: REFACING MONUMENT SIGN W/ NEW PANELS

**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.

# ACM Panels with IJ35 Applied

## COLOR SPECIFICATIONS:

- PANTONE 7474 C
- PANTONE 534 C



**NOTES:** Panels will be adhered to existing monument sign. The panels are ACM with IJ35 vinyl and a gloss laminate.



Graphics > Signage > Displays  
www.i360nva.com

Order #: 63865

Job #: 63865-1-2

Client: Somerby

Sales Person: Christina Robinson

Date: 10/28/2019

Version #: 1

### APPROVAL PROCESS

**TO APPROVE:**  
click the green "Approve" button above

**TO UPLOAD NEW ARTWORK:**  
use the green pull-down button above and select "New Revision"

**TO REQUEST A CHANGE:**  
or comment, click the blue "Add New Comment" button to the right

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All rights reserved.

It is the client's responsibility to ensure that the proof is correct in all areas. Please be sure to double-check spelling, grammar, layout, color, sizes, quantities and design before APPROVING the proof. We are happy to fix any errors before APPROVAL or answer any questions. The final product will look like as shown on this proof with the exception of some logos/art may appear blurry because the proof is low resolution. We can email a screen shot of any areas you are concerned about at 100% size to show how it will print. If a proof containing errors is approved by the client, it is the client's responsibility for payment of all original costs of printing, including corrections and reprints.



65.00"

44.25"

THE ENCLAVE  
- OF FRANKLIN -  
SENIOR LIVING

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: Dollar Tree

Property Address <sup>B</sup> 303 E Central Street, Franklin, MA 02038

Assessors' Map # 285 Parcel # 107

Zoning District (select applicable zone): C2

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

B) Applicant Information:

Applicant Name: Anchor Sign, Inc.

Address: 2200 Discher Avenue  
Charleston, SC 29405

Telephone Number: (843)576-3209

Valerie O'Kane  
631-388-4457  
7:05 pm

Contact Person: Megan Jackson mjackson@anchorsign.com

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

Business Owner: Dollar Tree Stores, Inc. Property Owner: Franklin Shoppers Fair, Inc  
Address: \_\_\_\_\_ 90 Marcia Alevizos  
mailing address 396 Washington St #305  
Wellesley MA 02481

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

Signature Marcia Alevizos Date Submitted 10/3/19  
Print Name: Marcia S. Alevizos  
Franklin Shoppers Fair, Inc

**\*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: Anchor Sign, Inc.  
Contact Person: Megan Jackson  
Address 2200 Discher Avenue, Charleston, SC 29405  
Telephone Number: (843)576-3209

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

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

**E) Work Summary**

Summary of work to be done: install (1) set of 26" internally-illuminated Dollar Tree individual channel letters on raceway and (1) set of replacement panels for the existing double-sided pylon sign

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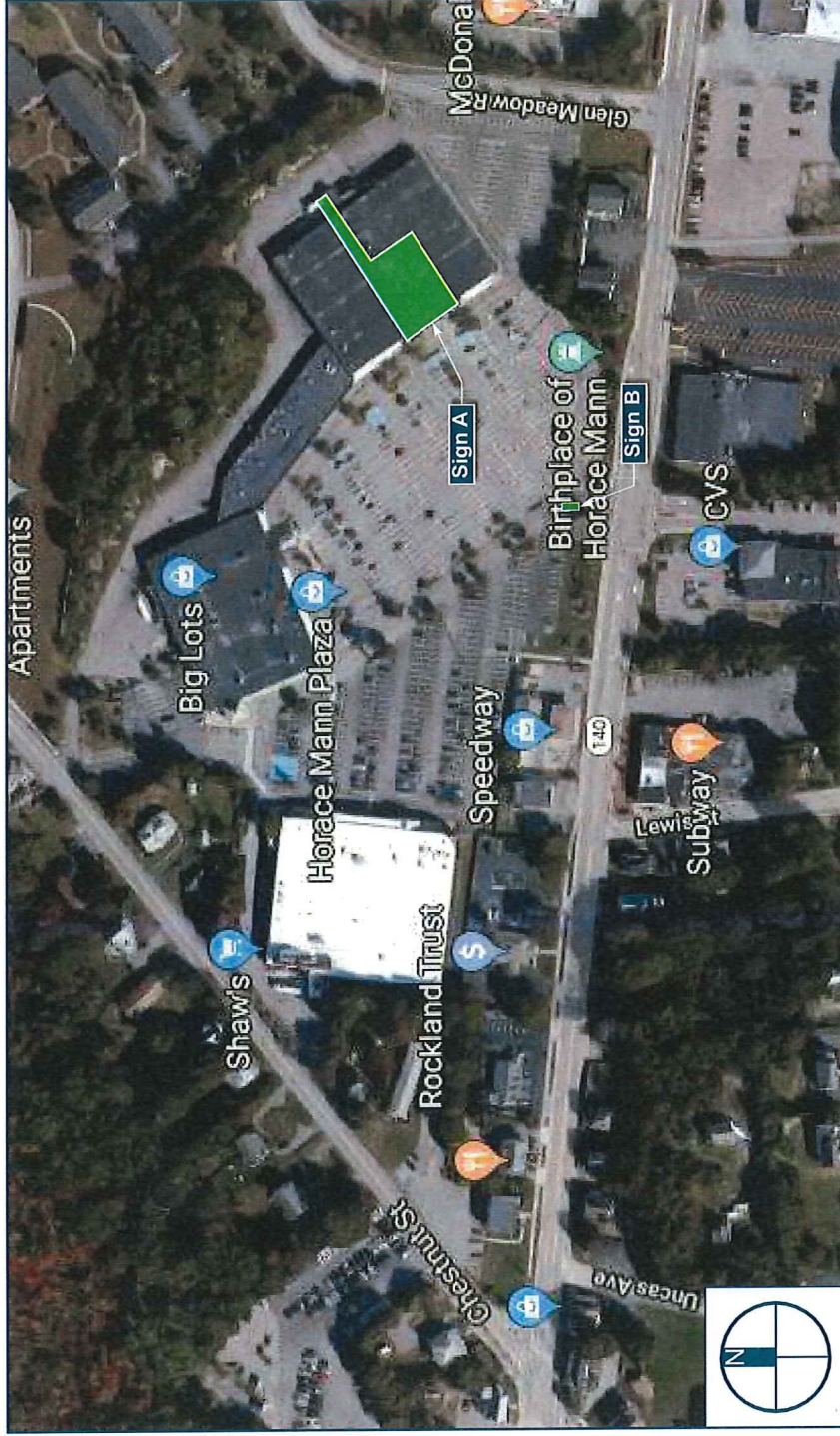
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Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.

# DOLLAR TREE

Franklin, MA

<b>SIGN A</b>	26" Dollar Tree [Linear]
Type:	Individual Channel Letters on a Raceway
Illumination:	Internally Illuminated LED
Square Footage:	46.81 Boxed
To Grade:	Top of Sign to Grade = 17'-4 1/2" Bottom of Sign to Grade = 15'-2 1/2"
<b>SIGN B</b>	Dollar Tree
Type:	New Lexan Panel w/ Applied Vinyl
Actual Size:	47' 1/4" x 190 3/7"
Viewable Size:	45' x 188"
Square Footage:	62.59



# DOLLAR TREE

Client: Dollar Tree  
 Site #: DL-8342  
 Address: 303 E Central Street  
 Franklin, MA 02038

REVISION INFO

SD	Original Renderings	09/12/2019
SD	Added Stripes to Facade	09/16/2019
SD	Updated Store Number	10/03/2019
DP	Updated Facade	10/07/2019
MA	Updated Raceway Color and Pylon Dimensions	10/30/2019
KB	Updated SignA	11/20/2019

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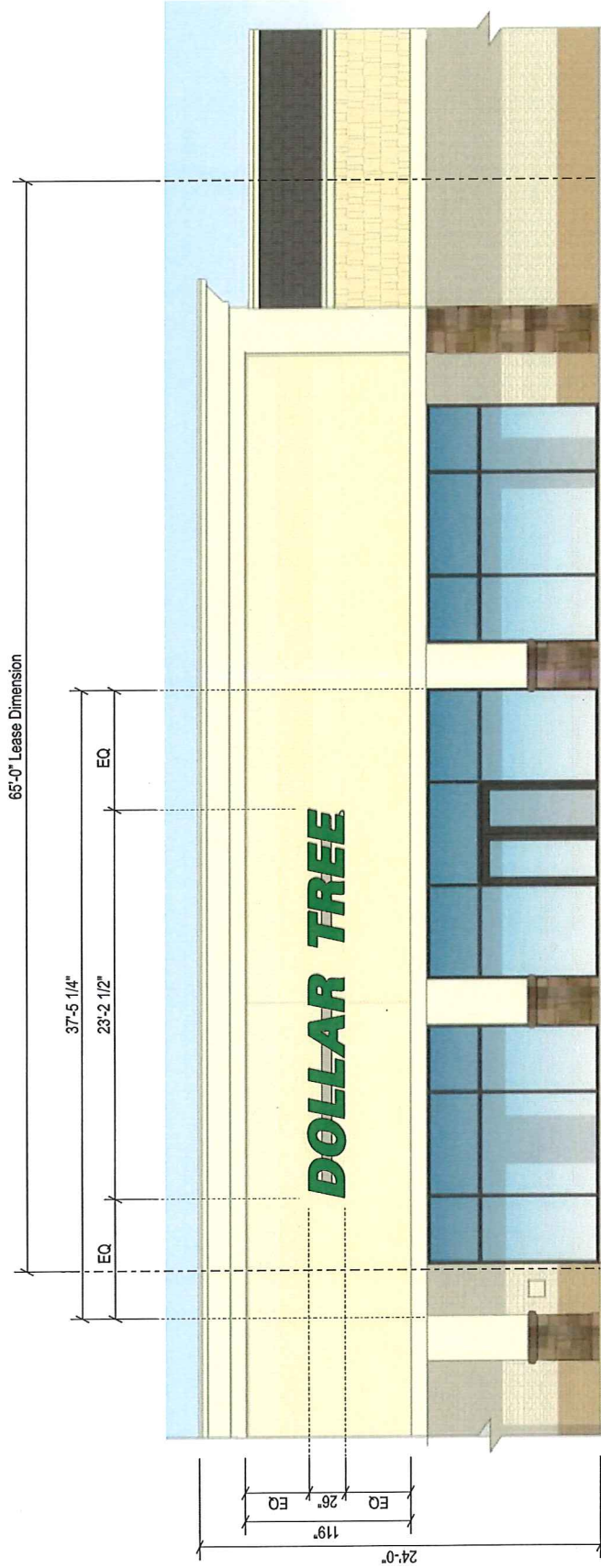
**AnchorSign**  
 1.800.213.3331



<b>SIGNA</b>	26" Dollar Tree [Linear]
Type:	Individual Channel Letters on a Raceway
Illumination:	Internally Illuminated LED
Square Footage:	46.81 Boxed
To Grade:	Top of Sign to Grade = 17'-4 1/2" Bottom of Sign to Grade = 15'-2 1/2"



Existing



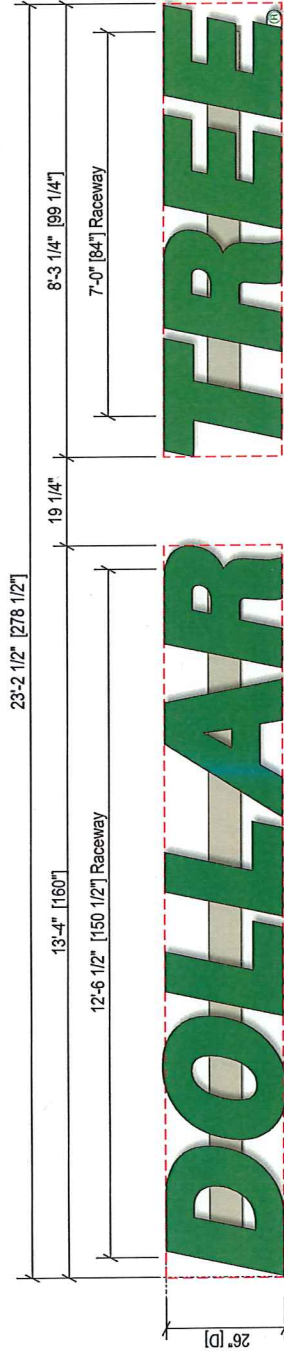
**Front Elevation (Southwest)**

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

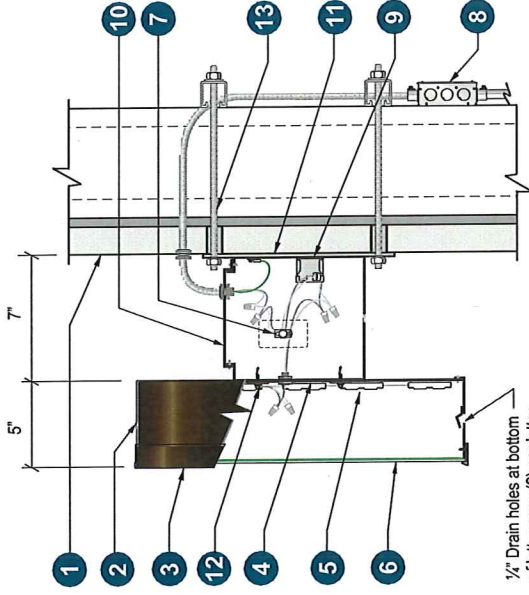
Allowable Square Footage this Elevation:	48
Formula: TBD	
Actual Square Footage this Elevation:	46.81

<b>DOLLAR TREE</b>	Client: Dollar Tree	Original Renderings	SD	This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and is not to be distributed, reproduced or exhibited without the written consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.
	Site #: DL-8342	09/12/2019	SD	
<b>DOLLAR TREE</b>	Address: 303 E Central Street Franklin, MA 02038	Added Stripes to Facade	DP	AnchorSign 1 . 8 0 0 . 2 1 3 . 3 3 3 1
		Updated Store Number	MA	
		Updated Facade	KB	
		Updated Raceway Color and Pylon Dimensions		
REVISION INFO		Updated SignA		

<b>SIGN A</b>	26" Dollar Tree [Linear]
Type:	Individual Channel Letters on a Raceway
Illumination:	Internally Illuminated LED
Square Footage:	46.81 Boxed
To Grade:	Top of Sign to Grade = 17'-4 1/2" Bottom of Sign to Grade = 15'-2 1/2"



**Sign Layout Detail**  
Scale: 3/8" = 1'-0"



**Section @ LED Channel Letter Raceway (Center)**  
Scale: N.T.S.

**Electrical Detail:**

P-LED Green LEDs  
(1) 60w Transformers @ 1.1 amps each  
Total Amps: 1.1  
(1) 20 amp 120V Circuit Req.



**General Notes:**

- This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer\*  
\*For multiple signs, a disconnect is permitted but not required for each section

**Specifications: Channel Letters on a Raceway**

- Existing Facade: Hardie Plank/Plywood/Wood Studs
- 0.040" Aluminum letter returns painted to match Bronze
- 1" Jewellite trimcap (Bronze) bonded to face and #8 pan head screws to returns
- 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration. (interior of sign can painted white for maximum illumination)
- Green LEDs
- 3/16" Clear lexan faces w/ second surface vinyl  
 3M 3630-156 Vivid Green (Translucent)  
 3635-70 diffuser
- Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
- Primary electrical feed in UL conduit / customer supplied UL junction box
- Transformers
- 0.080" Aluminum raceway painted: Benjamin Moore Old Soul
- 15" x 2" x 0.1875" Aluminum mounting tabs welded to raceway - Maximum 6" from each end and every 48" o.c.
- #12 x 1" TEK screws with 1 1/4" fender washers
- Mounting hardware: 3/8" Thru Bolts w/ 1 5/8" x 1 5/8" 12 gauge Uni-Strut backer

<b>DOLLAR TREE</b>	Client: Dollar Tree
	Site #: DL-8342
	Address: 303 E Central Street Franklin, MA 02038

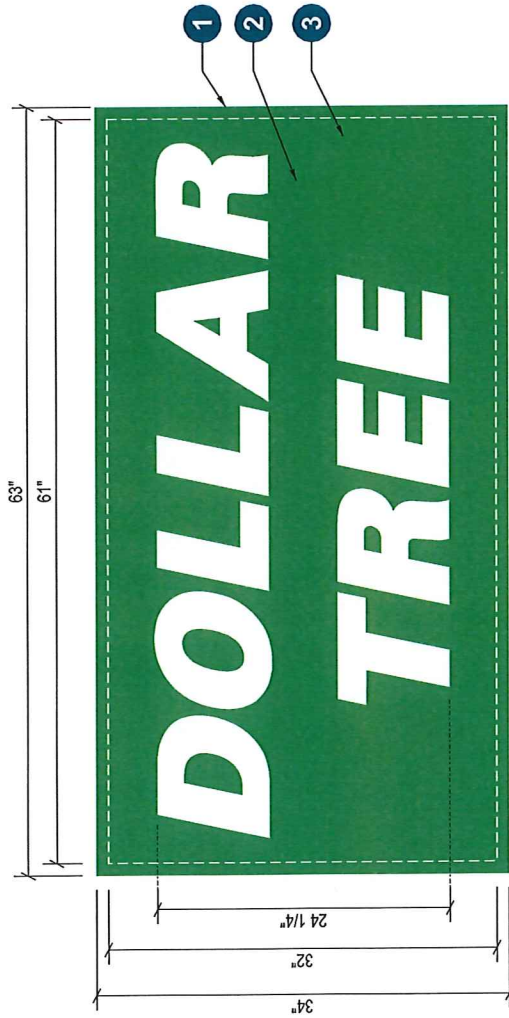
REVISION INFO	
09/12/2019	Original Renderings
09/16/2019	Added Stripes to Facade
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11/20/2019	Updated SignA

SD	
SD	
SD	
DP	
MA	
KB	

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<b>SIGN B</b>	Dollar Tree
Type:	New Lexan Panel w/ Applied Vinyl
Actual Size:	34" x 63"
Viewable Size:	32" x 61"
Square Footage:	14.88

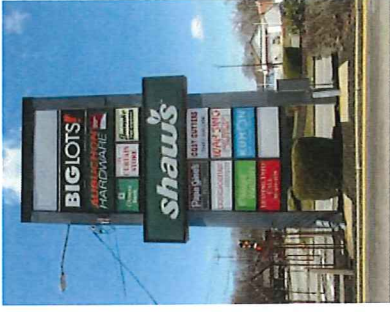


**Panel Replacement On Existing D/F Pylon**  
**QTY 2 (1 SET)**

Scale: 1" = 1'-0"

**Specifications:**

1. New 3/16" white lexan
2. Applied vinyl
3. Existing Retainers



Existing



**Multi-Tenant Pylon Elevation**  
 Scale: N.T.S.

**DOLLAR TREE**

Client: Dollar Tree  
 Site #: DL-8342  
 Address: 303 E Central Street  
 Franklin, MA 02038

**REVISION INFO**

Date	Description
09/12/2019	Original Renderings
09/16/2019	Added Stripes to Facade
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11/20/2019	Updated SignA

SD	
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SD	
DP	
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KB	

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**AnchorSign**  
 1.800.213.3331

FORM Q

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

# Permit  
95188

A) General Information

Name of Business or Project: Sports Clips

Property Address 471 West Central St.

Assessors' Map # \_\_\_\_\_ Parcel # 270-033-000-000

Zoning District (select applicable zone): C2

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: \_\_\_\_\_

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

Business Owner: Paula Griffin  
Address: 471 West Central Unit B  
Franklin MA 02038

Property Owner: Roger Calorese  
471 West Central Unit A  
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\_\_\_\_

Paula Griffin  
Signature of Applicant

Roger Calorese  
Signature of Owner

Paula Griffin  
Print name of Applicant

Roger Calorese  
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 Letters &  
\_\_\_\_\_ pylon Sign Faces.  
\_\_\_\_\_

**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.
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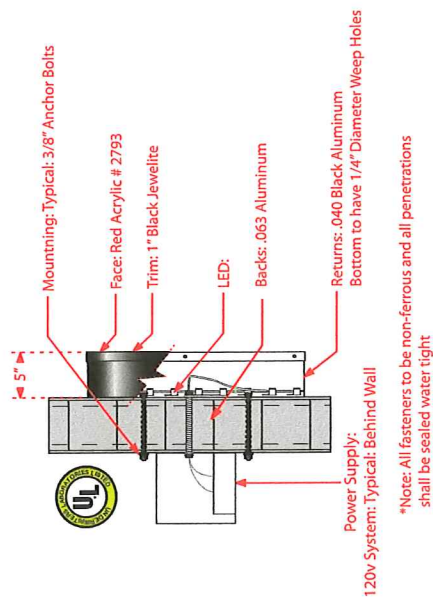
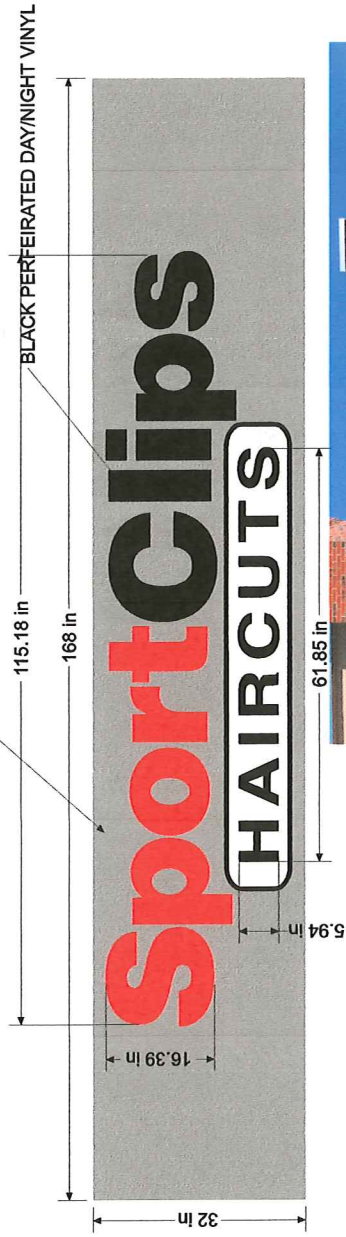
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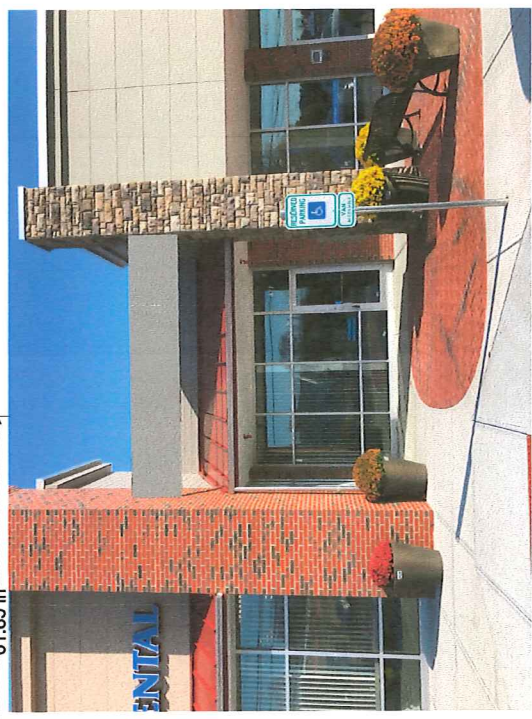
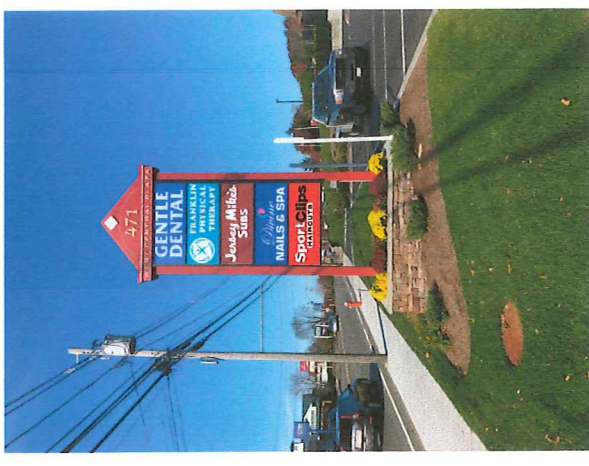
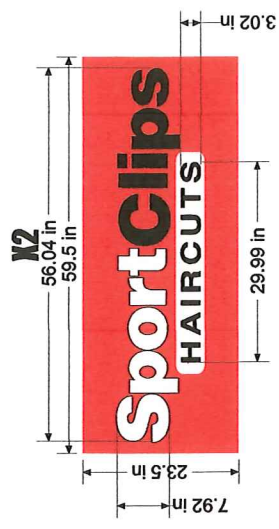
PAINTED RACEWAY TO MATCH BUILDING FACADE



Power Supply:  
120v System: Typical: Behind Wall

\*Note: All fasteners to be non-ferrous and all penetrations shall be sealed water tight

Front-Lit L.E.D Channel Letter - Flush Mount  
TYPICAL - Section Detail



APPROVED FOR PRODUCTION: \_\_\_\_\_

X

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**JOB INFORMATION**

JOB TITLE: \_\_\_\_\_  
CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
FAX: \_\_\_\_\_  
JOB DESCRIPTION: \_\_\_\_\_

**SIGN MATERIAL SPECS**

BANNER:  COROPLAST:  WOOD:   
ACRYLIC:  MAGNETIC:  URETHANE:   
PVC:  ALUMINUM:  NUEDGE:   
SINGLE SIDED:  DOUBLE SIDED:

COLOR SPECS:  
BACKGROUND:  
COPY:

OUTLINE:  
SHADOW:  
BORDER:

**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)



24 in

**CUTTING SOON!**

**SportClips**  
HAIRCUTS

YOU WATCH SPORTS.  
WE CUT HAIR.

**NOW HIRING**  
STYLISTS & MANAGERS

**APPLY NOW AT**  
SportsClipsJobs.com  
800-434-0757

36 in

24 in

**SportClips**  
HAIRCUTS

**HOURS:**  
OPEN SEVEN DAYS  
A WEEK  
9AM - 5PM

23.31 in

**SPORTS ON TV**  
EVERYWHERE

**OPEN EVERY DAY**

**NO APPOINTMENTS**

**GUY-SMART**  
— STYLISTS —

**6 sq ft total**

**FINAL**

**FINAL**

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: All State

Property Address 70 East Central

Assessors' Map # \_\_\_\_\_ Parcel # 286-034-000-000

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: 508-364-2905

Contact Person: Cam

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

Business Owner: Ann Sulowski Property Owner: Brod Choffee  
Address: 70 East Central St. 220 East 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 Afous  
Signature of Applicant

[Signature]  
Signature of Owner

Cam Afous  
Print name of Applicant

Brod Choffee  
Print name of Owner

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

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Summary of work to be done: \_\_\_\_\_ Install Monument Sign  
+ Building Sign

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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

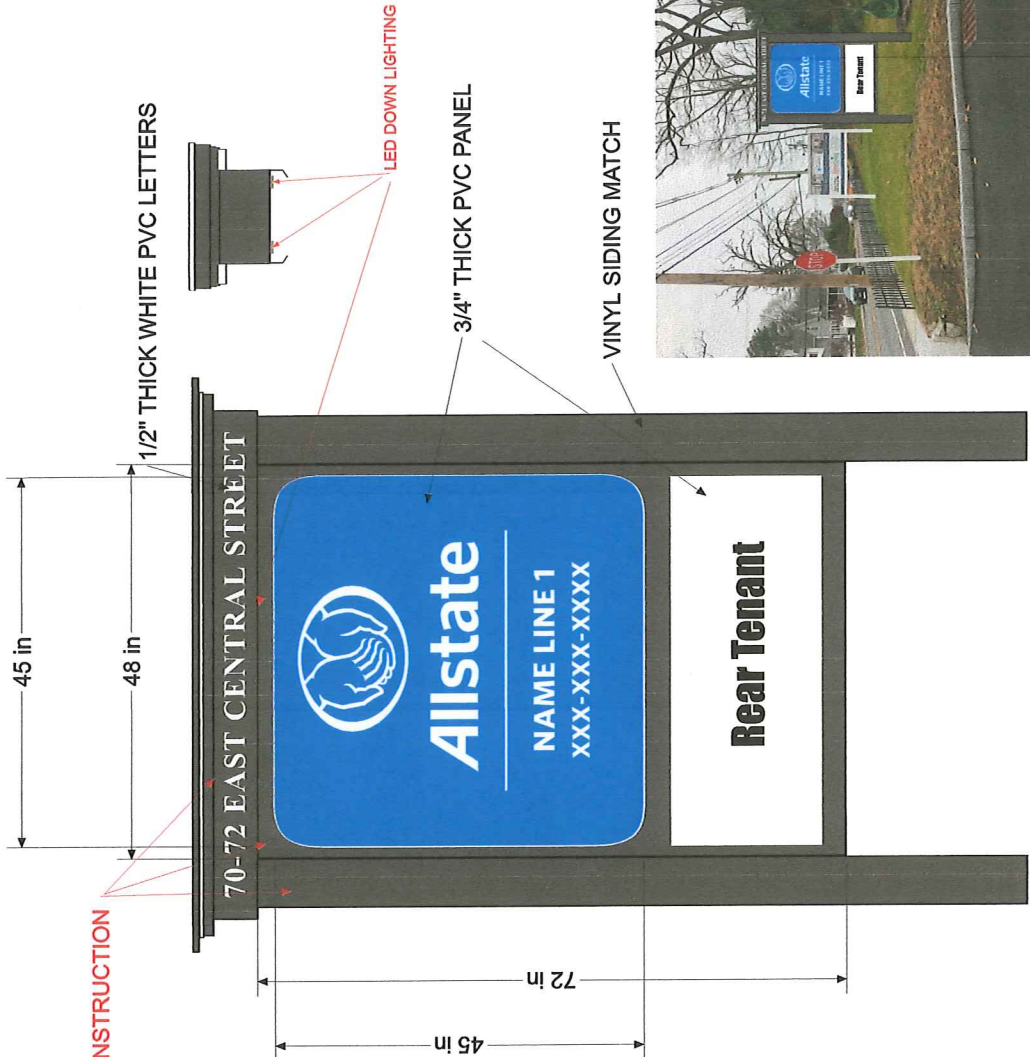
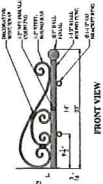
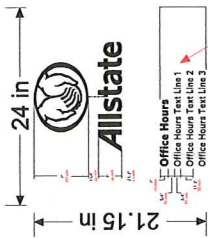
Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.

3/4" thick pvc-double sided

ALL ALUMINUM CONSTRUCTION



maximum allowed



APPROVED FOR PRODUCTION:

X

**© COPYRIGHT**  
 ALL DRAWINGS ARE PROPERTY OF SIGNS BY CAM. 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:**

**SIGN MATERIAL SPECS**  
**BANNER:**  COROPLAST:  WOOD:   
**ACRYLIC:**  MAGNETIC:  URETHANE:   
**PVC:**  ALUMINUM:  NUEDGE:   
**SINGLE SIDED:**  **DOUBLE SIDED:**

**JOB INFORMATION**  
**JOB TITLE:**  
**CONTACT:**  
**PHONE:**  
**FAX:**  
**JOB DESCRIPTION:**

**Signs By Cam**  
**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

Rocco Cavallaro 1 @ Verizon.net

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 Brewing Company

Property Address 158 Grove Street

Assessors' Map # 300 Parcel # 001 000 000

Zoning District (select applicable zone): Industrial

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

B) Applicant Information:

Applicant Name: CAVALLARO SIGNS

Address: 305 Union St.  
Franklin, MA 02038

Telephone Number: 508-528-6545

Contact Person: Rocco Cavallaro

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

Business Owner: Olivier Edouard Property Owner: Albert Lewis  
Address: 8 Brian Rd 7 UNION BROOK ROW  
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\_\_\_\_

✓ Rocco Cavallaro  
Signature of Applicant

Olivier Edouard  
Signature of Owner

✓ Rocco Cavallaro  
Print name of Applicant

Olivier Edouard  
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: Cavallaro Signs Inc.  
Contact Person: Rocco Cavallaro  
Address: 305 Union Street / 30 Dean Ave Franklin  
Telephone Number: 508-538-6545

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

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

**E) Work Summary**

Summary of work to be done: Wall Sign and Directory  
slots on Roadside

**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.



**Cavallaro Signs**  
INCORPORATED

305 Union Street, Franklin, MA 02038 Phone/Fax 508-528-6545

10/24/19

**48" x 48" Alupanel sign with custom colors**



Logo cut from alupanel  
(22) Pieces  
Printed details overlayed  
All pieces raised on surface

Colors

Light Moss Green : Pantone 577 C (90%)

Dark Brown : Pantone 447 C

Door Lettering WHITE vinyl

FRANKLIN BREWING  
COMPANY

Road side signs

FRANKLIN BREWING  
COMPANY

Dark Brown vinyl letters



**Cavallaro Signs**  
INCORPORATED

305 Union Street, Franklin, MA 02038 Phone/Fax 508-528-6545

11/13/19

Subject/Artwork: Wall Sign

Franklin Brewing Company

48" Dimensional sign with logo variation

Alupanel .25" (2) layers

With clear acrylic .5" standoffs and studs

Aluminum edge frame 1.75" thick

Logo colors are used with color prints and overlay added





**Cavallaro Signs**  
INCORPORATED

305 Union Street, Franklin, MA 02038 Phone/Fax 508-528-6545

Subject/Artwork: Roadside directory sign inserts

Franklin Brewing Company

Photo overlay drawing

(2) Polycarbonate faces 18" x 72"



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: Pro Clean Auto Wash

Property Address 520 West Central Street

Assessors' Map # 270-012-000-000 Parcel # \_\_\_\_\_

Zoning District (select applicable zone): Business

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

B) Applicant Information:

Applicant Name: Express Sign + Graphics Inc.

Address: 93 Kidder Rd  
Cholmeford Ma 01824

Telephone Number: 978 250 9890

Contact Person: Anna Dursu

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

Business Owner: Pro Clean Car Wash Property Owner: Renaissance Development Corp  
Address: 4 Lan Drive  
Westford, MA 02151

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

Anna Dursu  
Signature of Applicant

Robert M Allen  
Signature of Owner

ANNA M DURSU  
Print name of Applicant

Robert M Allen  
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: Express Sign + Graphics, Inc.  
Contact Person: Ann Duro  
Address: 92 Kiader Road Chalmersford MA 01824  
Telephone Number: 978 250 9890

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

Business Name: \_\_\_\_\_  
Contact Person: N/A  
Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_

**E) Work Summary**

Summary of work to be done: Replace existing non-illuminated signs on directory with LED internally illuminated signs. overall frame to remain and size to be the same as current sign

**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.



9B Kidder Road  
Chelmsford, MA 01824  
978-250-9890  
Fax: 978-250-0975  
E-Mail: [arn@signs123.net](mailto:arn@signs123.net)

**THIS IS YOUR PROOF FOR APPROVAL SIGN OFF ON THIS ARTWORK CONSTITUTES YOUR APPROVAL OF SIZE, COLORS, INSTALL METHOD TEXT, ETC. ONCE APPROVED, EXPRESS SIGN IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS. PLEASE REVIEW CAREFULLY.**

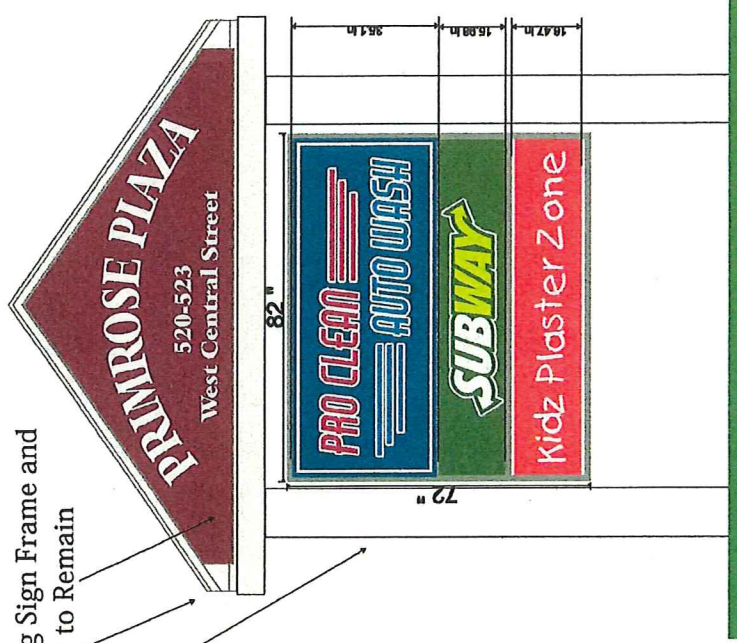
# SUBMITTAL

520 West Central Street  
Franklin, MA 02038

## Proposed Sign



Existing Sign Frame and Header to Remain



Customer Approval: \_\_\_\_\_

Date: \_\_\_\_\_



98 Kidder Road  
Chelmsford, MA 01824  
978-250-9890  
Fax: 978-250-0975  
E-Mail: ann@signs123.net

**THIS IS YOUR PROOF FOR APPROVAL SIGN OFF ON THIS ARTWORK CONSTITUTES YOUR APPROVAL OF SIZE, COLORS, INSTALL METHOD TEXT, ETC. ONCE APPROVED, EXPRESS SIGN IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS. PLEASE REVIEW CAREFULLY.**

# SUBMITTAL

520 West Central Street  
Franklin, MA 02038

Existing Sign



Proposed Replacement  
of panels with a lighted box  
sign

Sign to be installed on existing posts/framing  
Similar size to existing panel signs

Proposed Sign



Type Of Sign: Freestanding Directory  
Size: 82" x 72" x 12" Deep  
Lettering: Varies by Tenant  
Colors: Varies by Tenant  
Materials: Aluminum Frame, LED Illumination, Lexan Faces with Vinyl Graphics

Replace Existing Non-Illuminated Panels with  
82 x 72 x 12" Double Sided Lightbox Sign  
Mounted on Existing Posts  
Custom to supply power to the sign  
3 Sections as shown  
Includes lettering all panels as shown

Sign Cost	\$7,500.00
Installation	2,500.00
Sign Permit	200.00 + Fees to City
Tax	468.75
Total	\$10,668.75

Customer Approval: \_\_\_\_\_

Date: \_\_\_\_\_

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: ABD America's Best Defense  
Property Address 25 Grove Street, Franklin, MA.  
Assessors' Map # 276-026 Parcel # 276-026-000 / 276-027-000  
Zoning District (select applicable zone): Business  
Zoning History: Use Variance \_\_\_\_\_  
Non-Conforming Use \_\_\_\_\_

B) Applicant Information:

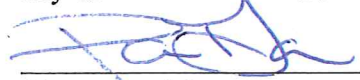
Applicant Name: Paul Garcia - managing partner / United Ventures, LLC  
Address: 51 Robinson Ave.  
Attleboro Falls, MA 02763  
Telephone Number: 508-699-0800  
Contact Person: Paul Garcia

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

Business Owner: Paul Garcia Property Owner: United Ventures, LLC  
Address: 51 Robinson Ave Same  
Attleboro Falls, MA 02763

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

Paul Garcia  
\_\_\_\_\_  
Print name of Applicant

Paul Garcia  
\_\_\_\_\_  
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 Tomorrow

Contact Person: Dave Quin

Address 400 Old Colony Road (Rte 123), Norton, MA 02766

Telephone Number: 508-222-1900

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

Business Name: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number: \_\_\_\_\_

**E) Work Summary**

Summary of work to be done: 4x8 Aluminium/PVC sign on the front of the building.

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

**a) FOR SIGN SUBMISSIONS ONLY:**

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type of sign (wall, pylon etc.)      colors  
size/dimensions                              materials  
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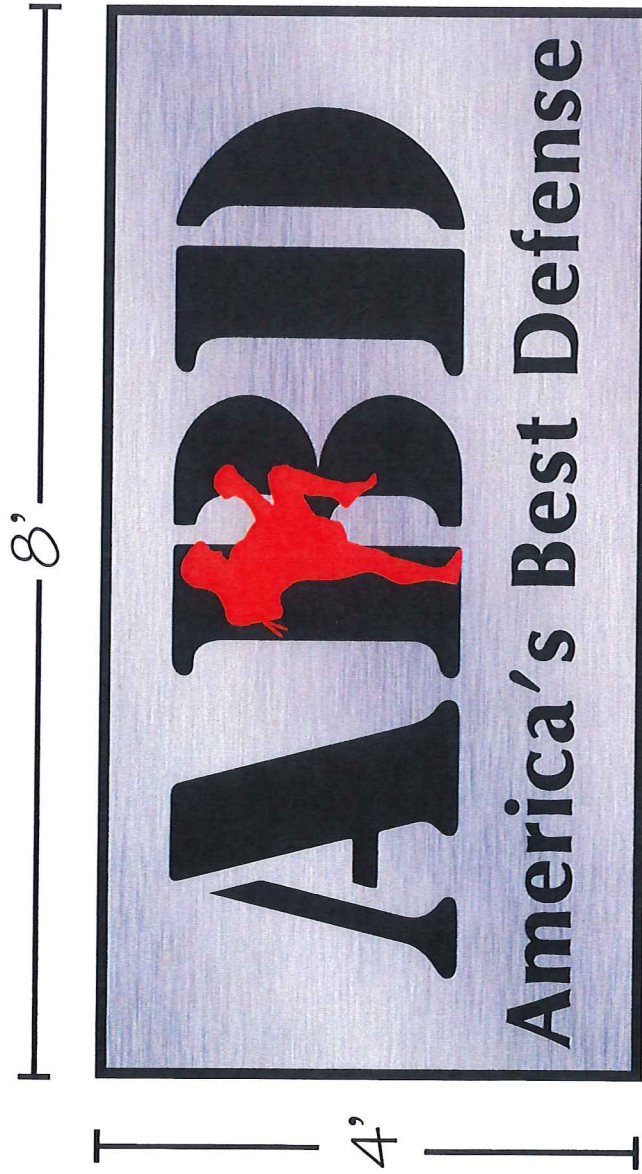
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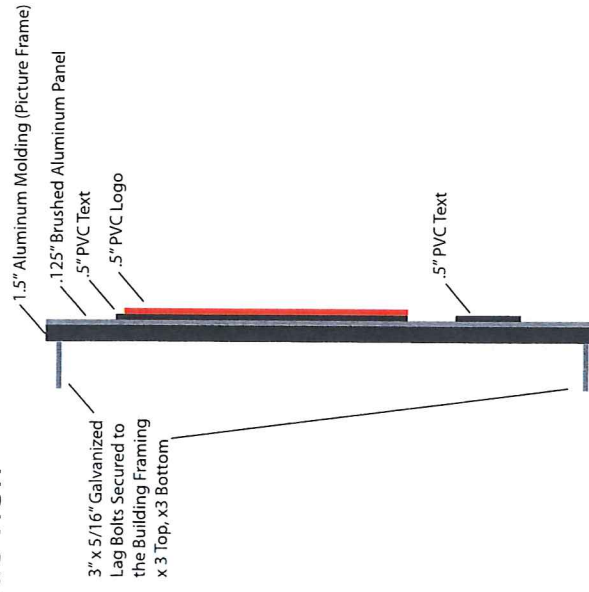
Non-Illuminated 4' x 8' Aluminum Picture Framed Sign with 1/2" Thick PVC Letters / Logo



Front View



Side View



## Town of Franklin



### Design Review Commission

**Tuesday, November 5, 2019**  
**Meeting Minutes**

Vice Chair Chris Baryluk 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, Sam Williams. Members absent: Mark Fitzgerald, James Bartro.

#### **Vice Chair Baryluk opened the meeting at 7:00 PM.**

1. **WW Studio – 289 East Central Street** – Replace existing Weight Watchers signage with new Name/Logo

Bob Lanigan, Bobs Sign Service, discussed the replacement signage. He stated the Weight Watchers brand has been rebranded to WW Studio. The existing sign will be changed to the new logo and brand name; the new sign will be smaller. He stated any holes remaining from the previous sign will be patched and painted. He noted the sign on the large pylon is the same size as it is a direct replacement panel.

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

2. **HMEA – 750 Union Street** – Fabricate and Install New 4' x 6' Single-Sided Internally Illuminated Sign

Stephanie Guitard, HMEA, and Karen Mullen, Signs Plus, discussed the proposed signage. Ms. Guitard stated HMEA is a company that supports children and adults with developmental disabilities. Two locations in Hopedale and Bellingham will be combined into a more cost effective and newer property. They have rented about 10,000 sq. ft. at 750 Union Street. The proposed move-in date is mid-December. They would like to have a sign for people to know where they are located. Vice Chair Baryluk stated the Commission has been led to believe from the Building Inspector that this is not a compliant situation in terms of the signage on the property. Commission members discussed the zoning bylaws for industrial property with multiple tenants regarding signage that allows a single sign with multiple tenants on it, or if there was a secondary entrance, a sign could be put there, but it would have to be smaller. An option would be to get a zoning variance. Ms. Guitard asked if she or the landlord would apply to the ZBA. Commission members stated they could not provide a definitive answer and suggested the applicant speak to the Building Commissioner for the next steps; the Commission cannot approve the sign package as submitted. However, the Commission can discuss the sign details and provide recommendations in the event this can be approved at some point. Commission members agreed the sign looked good. It was noted the Commission does not like white signs that shine brightly. Ms. Guitard provided a description of the sign and the lighting. Ms. Mullen stated they could possibly tone down the background to make it a softer white, or they could switch around the colors. Ms. Guitard asked for a copy of the regulations. Ms. Mullen stated she had performed research and thought they were in C1 and B zones and were compliant. Commission member stated the Building Inspector was referring to Section 185 Attachment10, freestanding signs with multiple establishments on the same property, Commercial



Business Corridor District. Commission members reviewed said section. Ms. Guitard discussed possibly stacking the signs would not require a variance.

**Motion:** To **Table** the sign package as submitted pending a revised submission that basically creates a single sign. Motioned by S. Williams. Seconded by R. Niemi. Voted 3-0-0.

**Meeting Minutes: October 22, 2019**

**Motion:** To **Approve** the October 22, 2019 Meeting Minutes as presented. Motioned by S. Williams. Seconded by R. Niemi. Voted 3-0-0.

**General Matters:** None.

**Motion to Adjourn** by S. Williams. Seconded by R Niemi. Voted 3-0-0. Meeting adjourned at 7:15 PM.

Respectfully submitted,

---

Judith Lizardi  
Recording Secretary

# Town of Franklin



## Design Review Commission

### Tuesday, November 19, 2019 Meeting Minutes

Chairman 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: Ralph Niemi, James Bartro. Members absent: Chris Baryluk, Sam Williams.

Chairman Mark Fitzgerald opened the meeting at 7:00 PM. He authorized James Bartro to vote.

1. **HMEA – 750 Union Street** – Fabricate and Install One 10’ x 5’ x 9” Deep Single-Faced Internally Illuminated Sign

Karen Mullen of Signs Plus, representing HMEA, discussed the proposed signage. Chairman Fitzgerald noted Ms. Mullen was before the Design Review Commission two weeks ago. He confirmed the site has one existing pylon sign. Ms. Mullen stated that at the last Commission meeting, she presented an additional sign for HMEA, but was told that was not acceptable; as it is a multi-tenant property, there can only be one pylon sign displaying all tenants. She stated the sign was redesigned. Chairman Fitzgerald stated that apparently the Design Review Commission’s portion of the Town’s website references an out-of-date sign bylaw. The Town’s actual bylaw is shown correctly under the Zoning Board of Appeals webpage. He apologized for the confusion and stated he has requested the old information be removed from the Design Review Commission’s webpage. He reviewed the current sign bylaw information stating that for multiple establishments on the same property one shared sign of 50 sq. ft. for first establishment and 10 sq. ft. for each additional establishment, not to exceed a total of 80 sq. ft., and no more than 20 ft. high is allowed. He noted that if the pylon Ms. Mullen is working with is going to be designed for three tenants, there can be 70 sq. ft. Ms. Mullen stated the design is currently at 50 sq. ft.; the property owner and tenants are happy. She does not think she should now tell them they have another 20 sq. ft. She confirmed it is a single-sided internally illuminated sign. She stated the sign is mostly white and cannot be shielded. She stated she has provided two background color options. Chairman Fitzgerald told Ms. Mullen the design she provided that does not have the white background is great. He noted the Design Review Commission did not receive a color rendering of the proposed sign. He asked Ms. Mullen to email the color rendering to the town’s Planning Department tomorrow. He stated the rest of the sign package looks good.

**Motion:** To **Accept** the sign package as submitted with the agreed upon color rendering to be emailed to Maxine Kinhart on November 20, 2019. Motioned by R. Niemi. Seconded by R. Niemi. Voted 3-0-0.

2. **Dollar Tree – 303 East Central Street** – Install One Set of 36’ Internally-Illuminated Dollar Tree Individual Channel Letters on Raceway and One Set of Replacement Panels for the Existing Double-Sided Pylon Sign

Applicant requested to be contacted via telephone: Valerie O’Kane – (631) 388-4457

Chairman Fitzgerald stated he was unable to get the speaker phone to work during the phone call. He stated he and the applicant discussed the Dollar Tree submission. The applicant was looking for some wiggle room. Chairman Fitzgerald said there is no way the Commission can grant 60-plus sq. ft. He stated the applicant was provided with some recommendations and noted the applicant must be in the range of 48 sq. ft. He stated the applicant indicated they would be providing another submission by next Wednesday for the next meeting on December 3, 2019.

Chairman Fitzgerald stated the decision was to **Table** the Dollar Tree submittal until the next meeting. No motion, no second, and no vote was provided.

3. **Enclave of Franklin – 656 King Street** – Refacing Monument Sign with New Panels  
Applicant requested to be contacted via telephone: Tina Robinson – (804) 218-0103

Chairman Fitzgerald stated the applicant was called and did not answer the telephone call. He left a message and gave the applicant 10 minutes to return the call. The applicant did not return the call.

### **Meeting Minutes: November 5, 2019**

Chairman Fitzgerald stated that the minutes appear to be technically correct; however, only Ralph Niemi was present for the meeting on November 5, 2019. Therefore, they are unable to vote on the meeting minutes.

**General Matters:** None.

**Motion to Adjourn** by R. Niemi. Seconded by J. Bartro. Voted 3-0-0. Meeting adjourned at 7:18 PM.

Respectfully submitted,

---

Judith Lizardi  
Recording Secretary