

**DESIGN REVIEW COMMISSION
AGENDA**

Tuesday, September 10, 2019 7:00 PM
Municipal Building, 355 East Central Street
2nd Floor, Room 205

7:00 PM Dean at Franklin Station 117 – 117 Dean Avenue
Installation of Main ID, Leasing Center and building
numbers as shown on supporting documents

RECEIVED
2019 SEP -5 A 10:53
TOWN OF FRANKLIN
TOWN CLERK

General Matters

Approval of Minutes: 08/20/2019

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: September 5, 2019
The next meeting of the Design Review Commission is scheduled for September 10, 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: Dean at Franklin Station 117

Property Address 117 Dean Ave

Assessors' Map # 279 Parcel # 150

Zoning District (select applicable zone): General Residential 5

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Mainline Graphics, LLC

Address: 1 High St PO Box 301
Antrim NH 03440

Telephone Number: 603 588 3177 ext 318

Contact Person: Denise M Jobe

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

Business Owner: _____

Property Owner: Fairfield Dean Limited Partnership

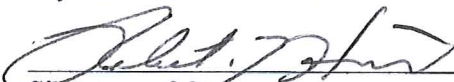
Address: _____

1 Edgewood Dr. Ste 107
Norwood, MA 02062

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

GREG PUGLIESE, MLG P.M.

Print name of Applicant

Robert D. Hewitt

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: _____

Contact Person: _____

Address _____

Telephone Number: _____

E) Work Summary

Summary of work to be done: Installation of Main ID, Leasing
Center and building numbers as shown on
Supporting documents

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.

LAYOUT AND MATERIAL NOTES

1. EXISTING CONDITIONS INFORMATION IS DERIVED FROM THE SURVEY AND FIELD EXISTING CONDITIONS PLAN OF THE PROJECT AND SHALL BE USED TO VERIFY THE LOCATION AND DIMENSIONS OF ALL EXISTING UTILITIES AND STRUCTURES. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY INFORMATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. TO CONTACT THE PROVIDER AUTHORITY SHALL BE DONE BY THE CONTRACTOR.
2. CONTRACTOR SHALL THOROUGHLY INVESTIGATE ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION AND SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS REGULATORY BOARD'S REGULATIONS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES PRIOR TO CONSTRUCTION.
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8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES PRIOR TO CONSTRUCTION.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES PRIOR TO CONSTRUCTION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES PRIOR TO CONSTRUCTION.

FOR LAYOUT AND DIMENSIONS OF UTILITIES SEE ARCHITECTURAL DRAWINGS.
 TO VERIFY EXISTING CONDITIONS, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DIMENSIONS OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
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COORDINATE LANDSCAPE, SET OF WORK WITH CIVIL ENGINEERING DRAWINGS.



LEASING CENTER

MBTA COMMUTER RAIL
 LEASING ID - Canopy Sign
 200 PARK ST. RESIDENT RETEN TO US
 200 PARK ST. RESIDENT RETEN TO US



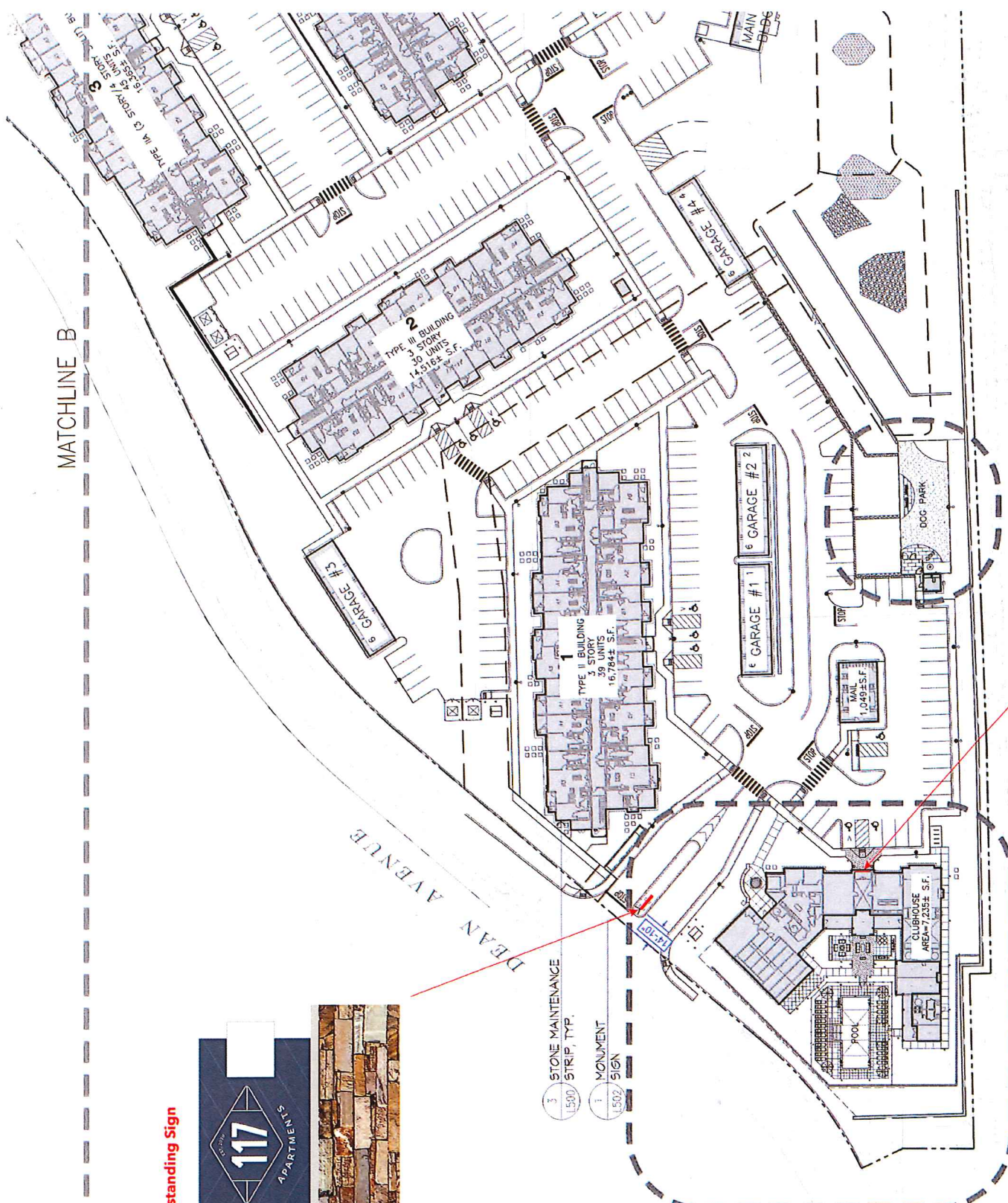
MATCHLINE B

Main ID - Freestanding Sign



3 STONE MAINTENANCE
1500 / STRIP, TYP.

1 MONUMENT
1500 / SIGN



DOG PARK ENLARGEMENT, REFER TO L101

MBTA COMMUTER RAIL

CLUBHOUSE ENLARGEMENT, REFER TO L101

Leasing ID - Canopy Sign

LEASING CENTER



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info@MLGsigns.com

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Fairfield Residential
Station 117

117 Dean Avenue
Franklin, MA 02038

Designer/Project Manager
R. Harrison/G. Pugliese

Production will not begin without a signed and checked approval on all final layouts.

Please proof this layout carefully, check the appropriate box, sign and date.

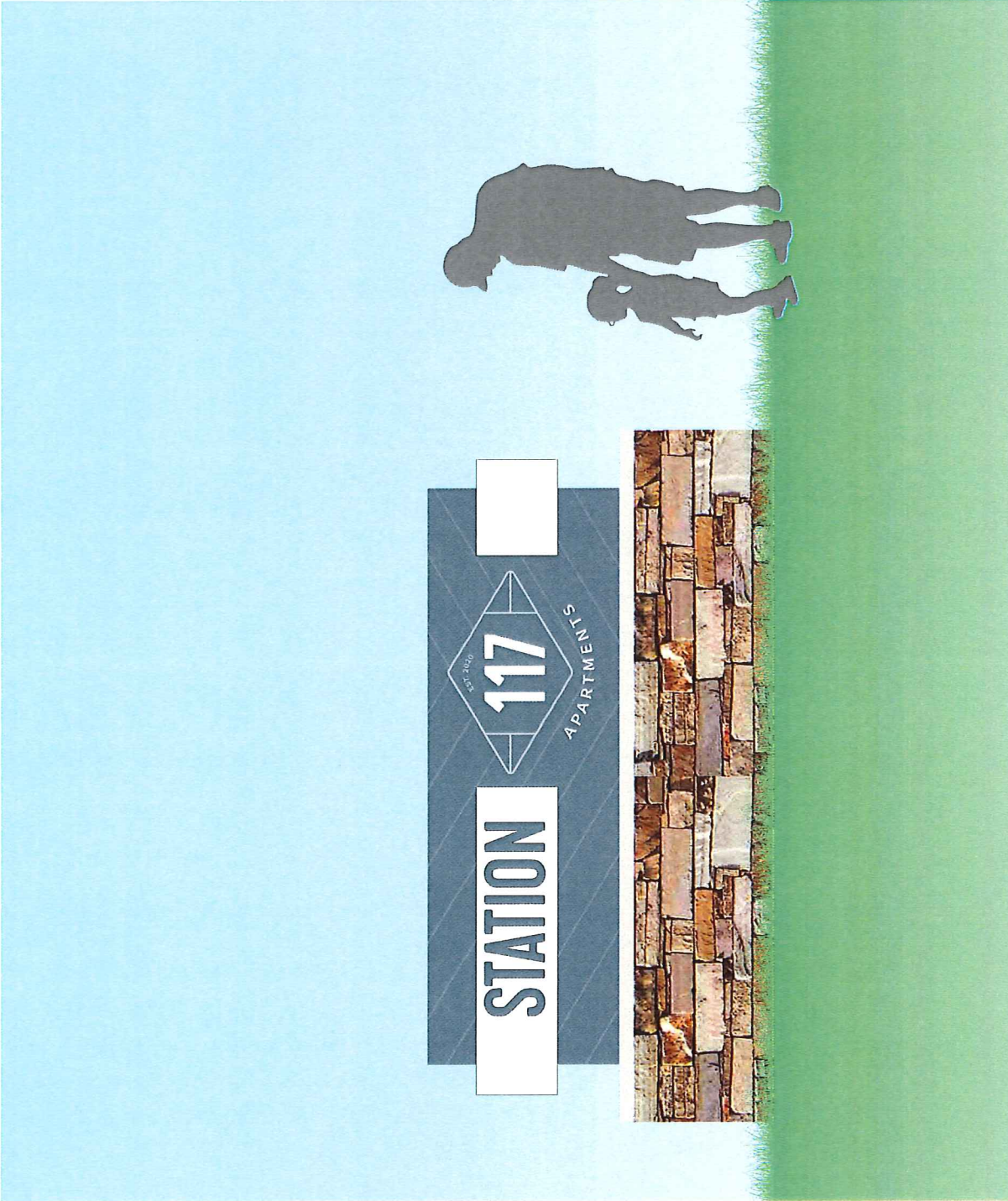
Return layout(s) directly to your Project Manager or info@MLGsigns.com

- Approved, as is
- Approved, with changes
- Requires New Layout
- Rejected

Customer Signature Required

Date Signed

- Preliminary
- For Production



Scale
3/8" = 1'

Sign Code E01

Main ID - Freestanding Sign

Qty

1

Production will not begin
 without a signed and
 checked approval on all
 final layouts.

Please proof this layout
 carefully, check the
 appropriate box, sign
 and date.

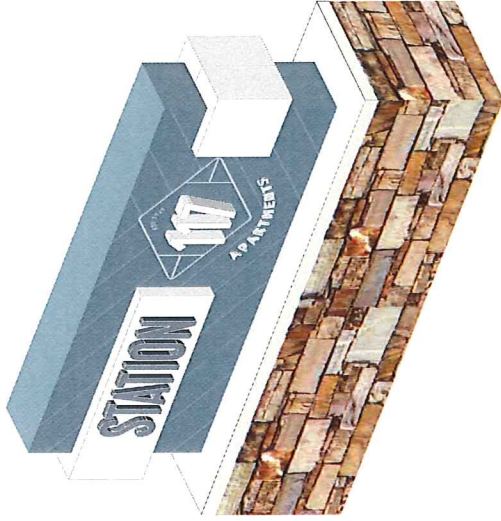
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 to your Project Manager
 or: info@MLGsigns.com

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- Rejected

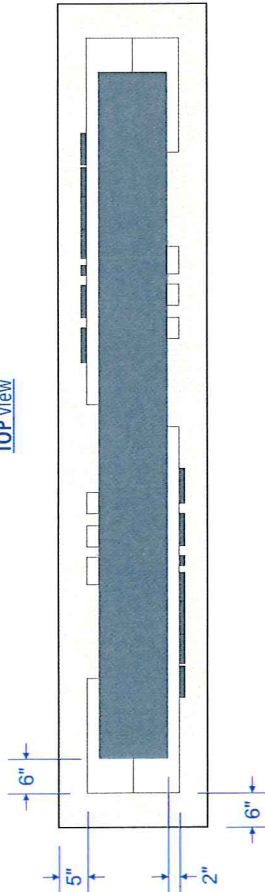
Customer Signature Required

Date Signed

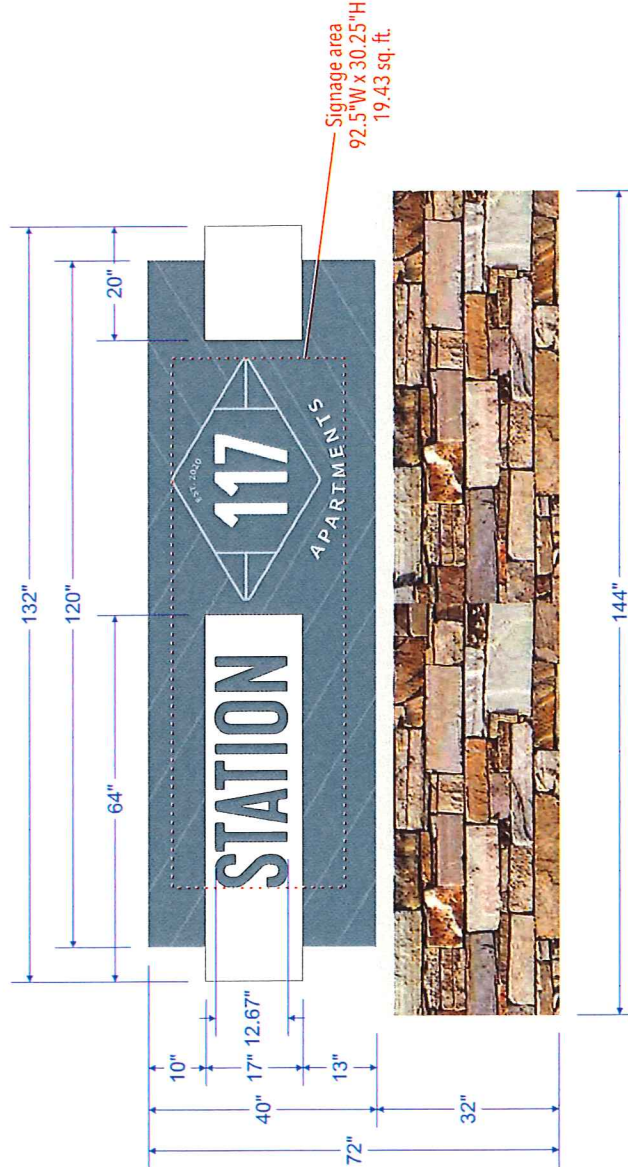
- Preliminary
- For Production



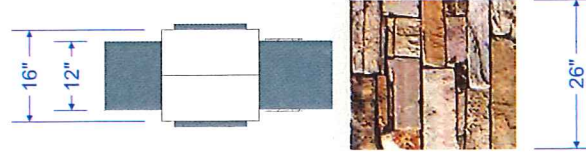
TOP view



FRONT & BACK view



PROFILE view





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- COLORS & FINISHES**
- PMS 7545 C (main cabinet)
 - 90% PMS 7545 C (chevron pattern)
 - PMS 7543 C (logo graphic, Est 2020)
 - White (all raised letter elements)
 - Clear coat

colors shown are representation only

SPECIFICATIONS

- A Main cabinet (Non-illuminated)**
Aluminum construction, painted
No internal illumination
Chevron pattern, logo graphic are painted on face
- B Wrap-around band**
Fabricated aluminum, painted
- C "STATION" letters**
Fabricated aluminum, painted, in a sans-serif style font
- D "117" Numerals**
Fabricated aluminum, painted, in a serif style font
- E "APARTMENTS" letters**
3/8" acrylic, painted, in a sans-serif style font
- F Monument base**
Constructed by others

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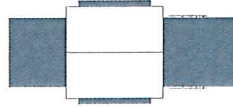
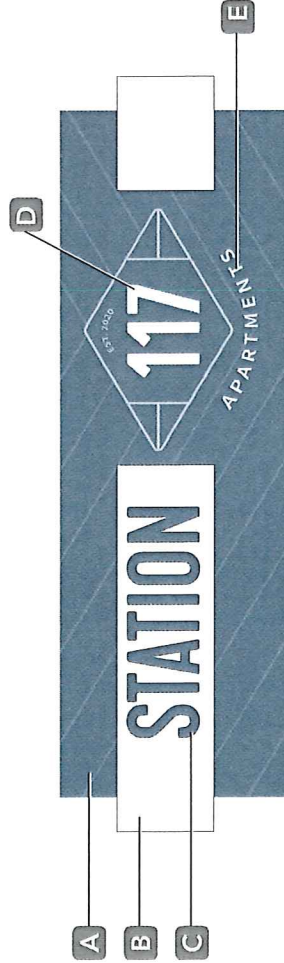
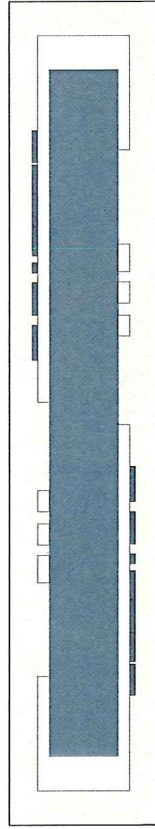
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- Approved, as is
- Approved, with changes
- Requires New Layout
- Rejected

Customer Signature Required

Date Signed

- Preliminary
- For Production



Scale
3/8" = 1'

Sign Code **E01**
Main ID - Freestanding Sign

Qty
1



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Customer Signature Required

Date Signed

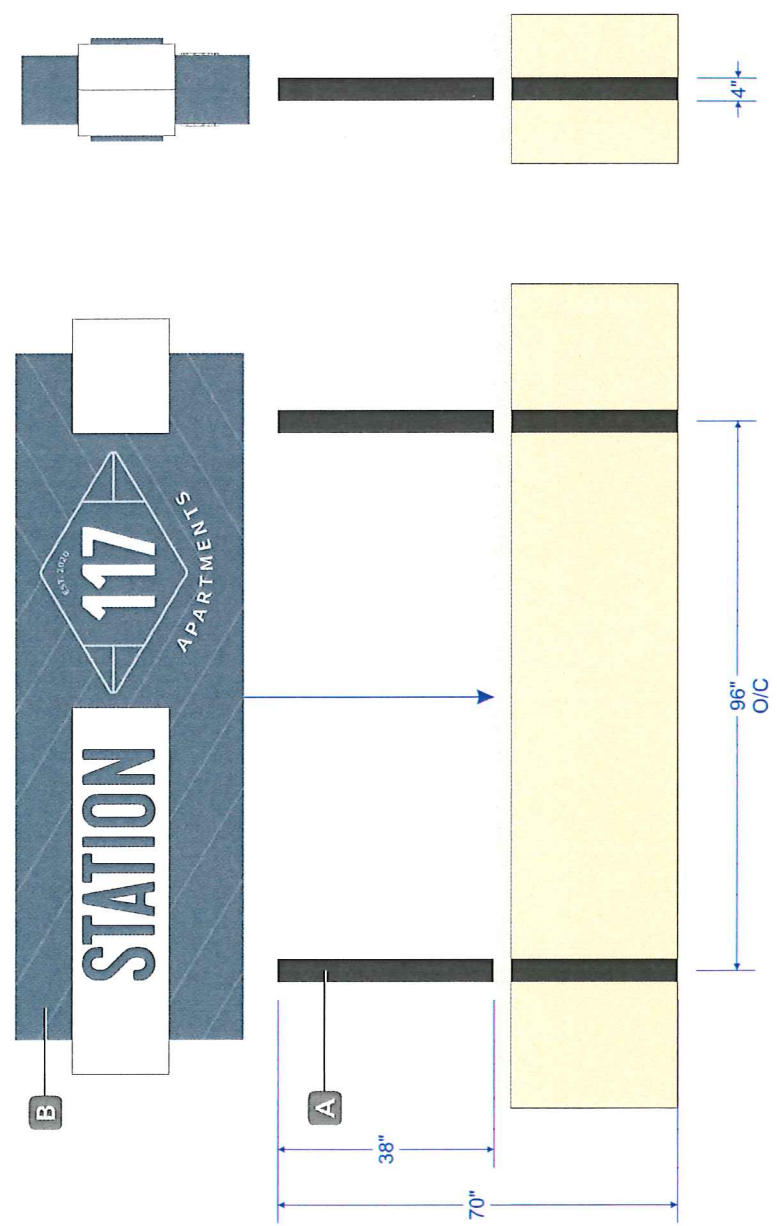
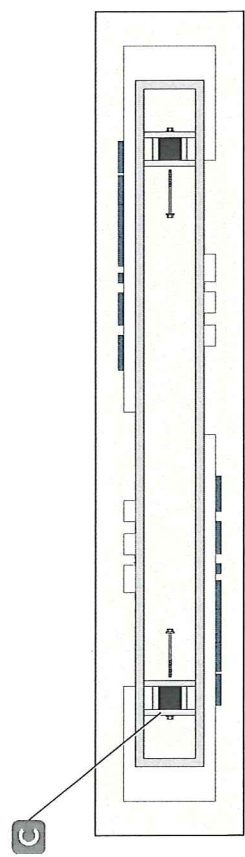
- Preliminary
- For Production

Scale 3/8" = 1'	Sign Code E01	Qty 1
Main ID - Freestanding Sign		

INSTALLATION

- A Posts**
4" aluminum tubes built into base
Posts provided by MLG
Base constructed by others
- B Cabinet**
Both faces of cabinet are removable
Wrap-around elements are split on the sides
- C** Cabinet is lowered into place onto posts

Fastening
 Internal saddle mounts
 Secured with through bolts





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- Approved, as is
- Approved, with changes
- Requires New Layout
- Rejected

Customer Signature Required

Date Signed

- Preliminary
- For Production

Scale 1/16" = 1'
Sign Code E15B
Leasing ID - Canopy Sign
Qty 1

PMS 7545 C
COLORS & FINISHES

colors shown are representation only

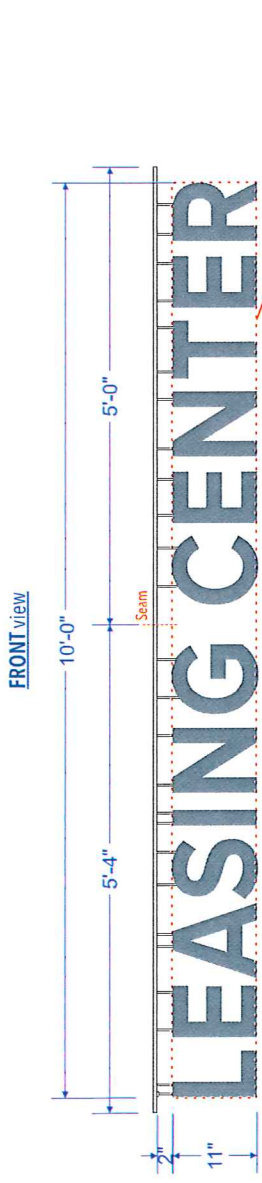
Dimensional letters (non-illuminated)
1.25" deep fabricated aluminum letters in sans-serif font style.

Closed face, returns and reinforced backs
0.5" x 1.5" C-channel for mounting
Letters are suspended from mounting plate with threaded rods and spacers

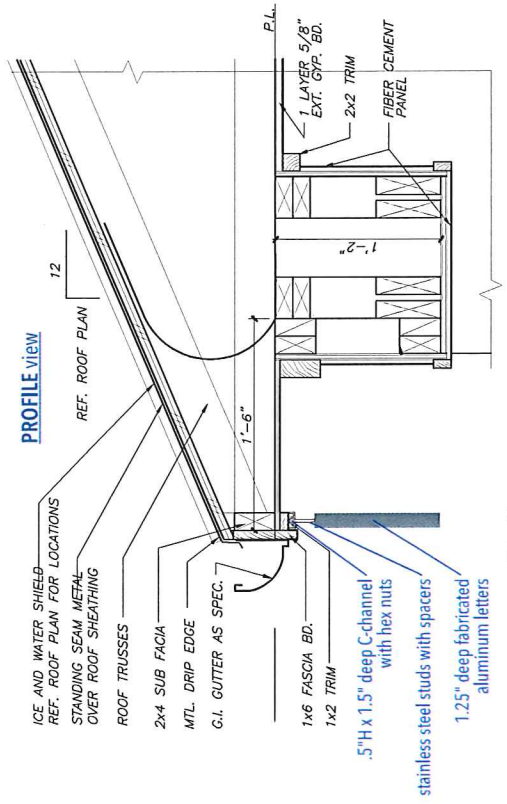
SPECIFICATIONS

Mount method
Letters are mounted to underside of canopy with lag bolts through mounting plate

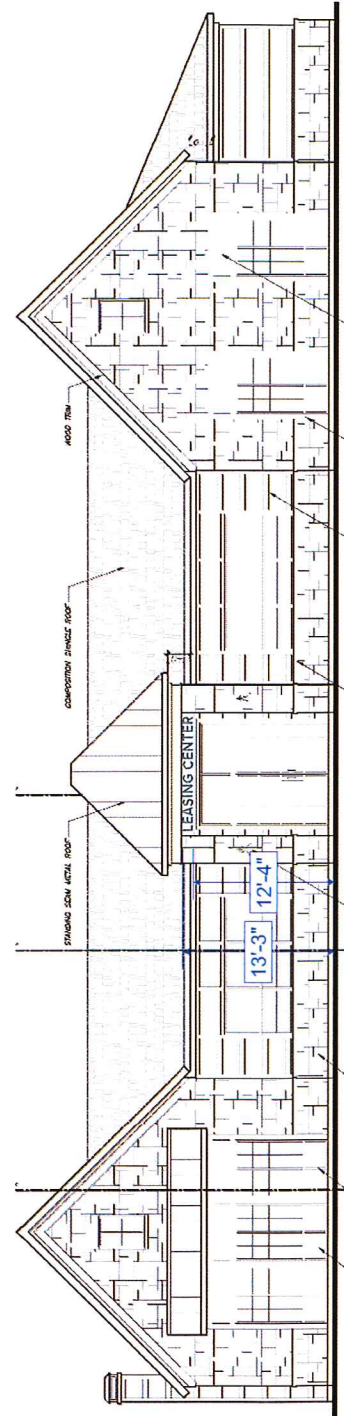
INSTALLATION



Signage area
120" W x 11" H
9.16 sq. ft.

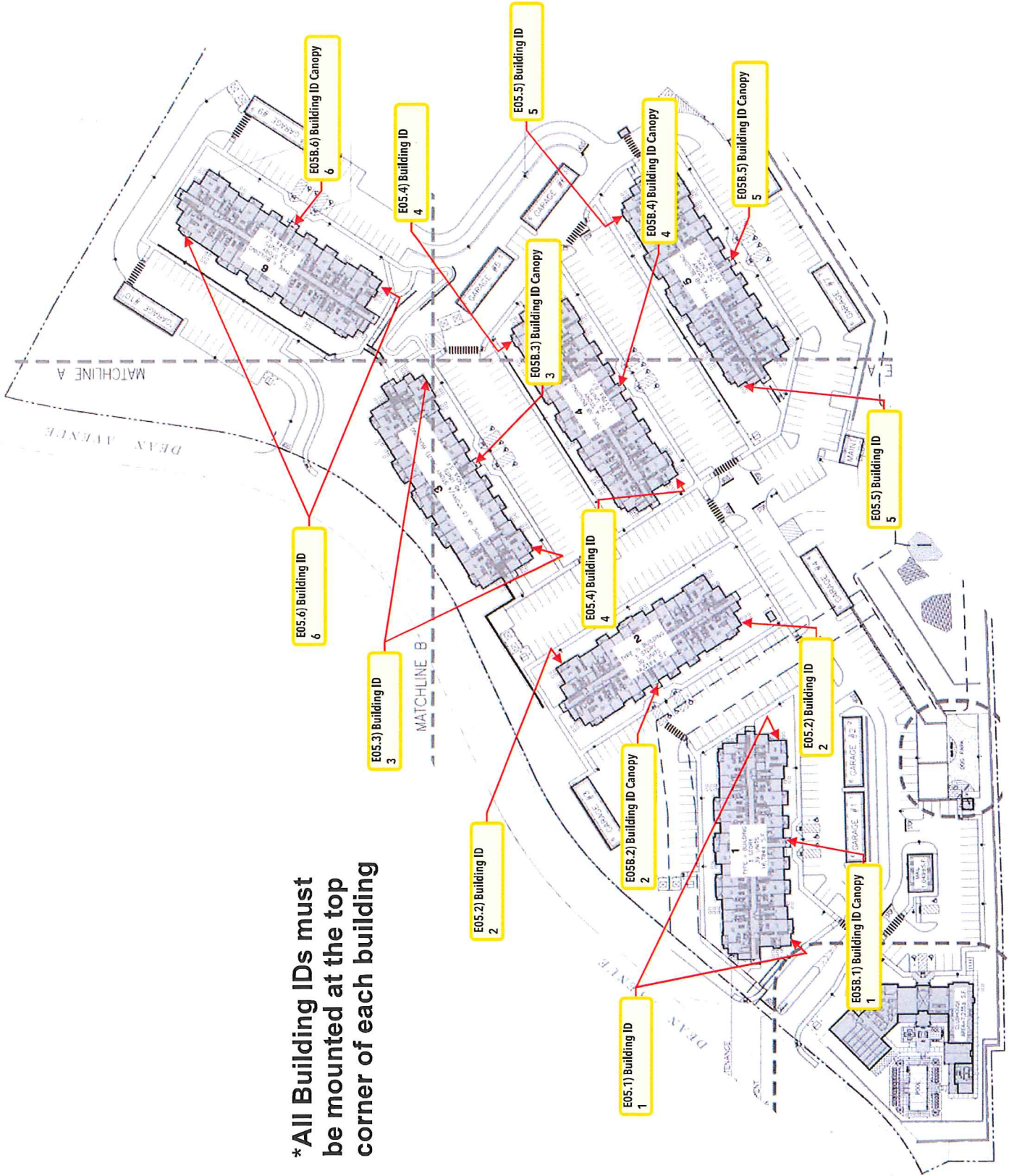


09 ROOF DETAIL
Scale: 3/4" = 1'



Scale 1/16" = 1'

Sign is centered over doors



***All Building IDs must be mounted at the top corner of each building**



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Franklin, MA 02038

Designer/Project Manager
H. Harvey/ G. Pugliese

Production will not begin without a signed and checked approval on all final layouts.

Please proof this layout carefully, check the appropriate box, sign and date.

Return layout(s) directly to your Project Manager or info@MLGsigns.com

- Approved, as is
- Approved, with changes
- Requires New Layout
- Rejected

Customer Signature Required

Date Signed

- Preliminary
- For Production

Sign Code E05A
Building IDs - Large
Qty 12

- COLORS & FINISHES
- PMS 7545 C
 - White
 - Clear coat

colors shown are representation only

Panel
1/8" ACP
Painted faces only

Copy
Direct-to-board flat UV print on each face.
Font used is sans-serif style.

Additional Parts
1/8" ACP keyhole backer

INSTALLATION

Mount method
Keyhole backer, concealed screws and silicone adhesive

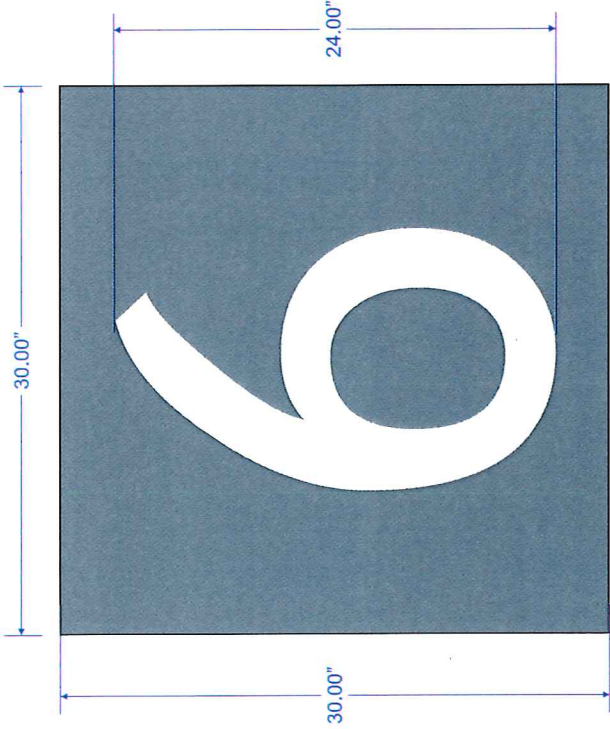
Mount surface
Exterior siding

Mount height
Upper corner of building to be viewed from access road

PHOTO

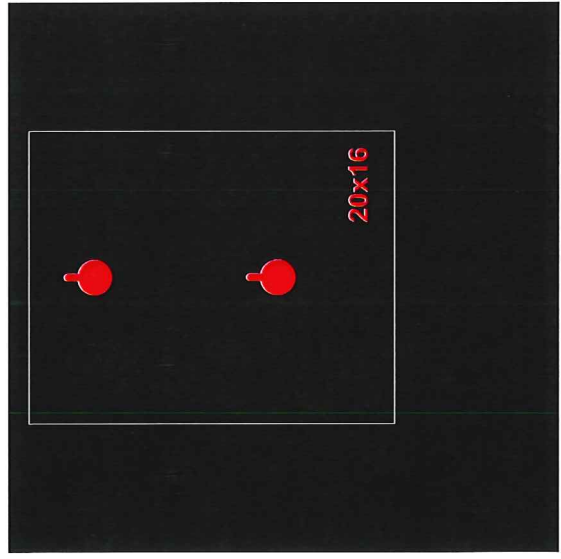
PROFILE view

FRONT view



E05A
x12
(copy will vary for each)

BACK view



RECOMMEND

Local codes may vary. Client is responsible for review of local codes and Fire Marshal approval.

Scale
1:10



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- Approved, as is
- Approved, with changes
- Requires New Layout
- Rejected

Customer Signature Required

Date Signed

- Preliminary
- For Production

Sign Code **E05B**
Building IDs - Small

Scale
1:10

Qty
6

- COLORS & FINISHES**
- PMS 7545 C
 - White
 - Clear coat

colors shown are representation only

PROFILE view

Panel
1/8" ACP
Painted faces only

Copy
Direct-to-board flat UV print on each face.
Font used is sans-serif style.

Additional Parts
1/8" ACP keyhole backer

SPECIFICATIONS

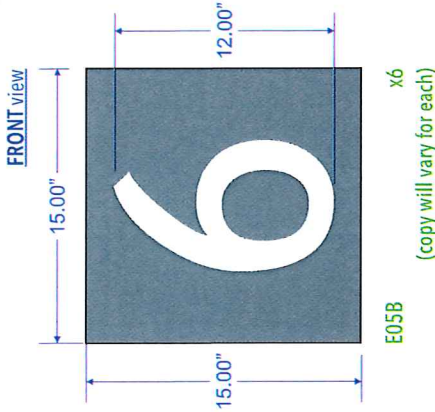
INSTALLATION

Mount method
Keyhole backer, concealed screws and silicone adhesive

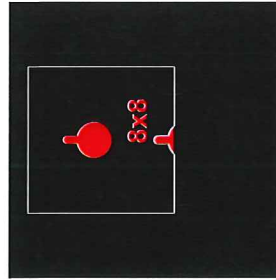
Mount surface
Exterior siding

Mount height
Above main entrance to each residential building.

PHOTO



BACK view



RECOMMEND

Local codes may vary. Client is responsible for review of local codes and Fire Marshal approval.





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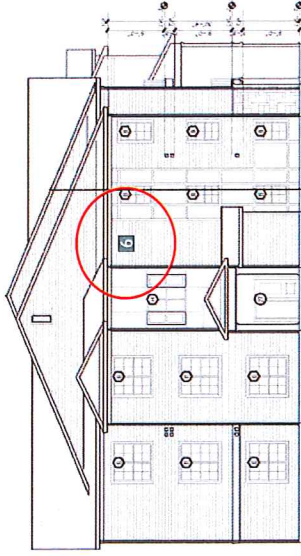
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- Approved, as is
- Approved, with changes
- Requires New Layout
- Rejected

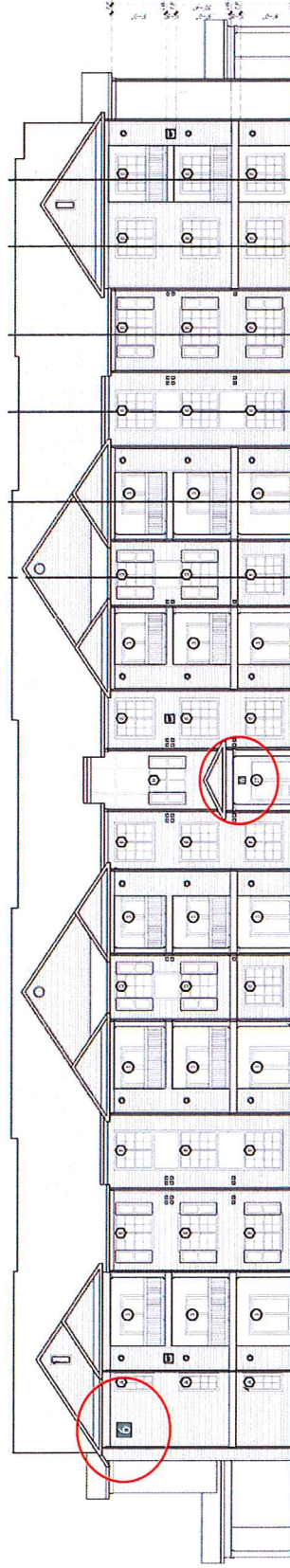
Customer Signature Required

Date Signed

- Preliminary
- For Production



Side Elevation



Front Elevation

RECOMMEND
Local codes may vary. Client is responsible for review of local codes and Fire Marshal approval.

Scale
1:350

Sign Code E05A & B
Building IDs - Install Locations

Town of Franklin



Design Review Commission

**Tuesday, August 20, 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, Sam Williams. Members absent: Chris Baryluk, James Bartro,

Chairman Fitzgerald opened the meeting at 7:00 PM.

1. Dacey's Market & Deli – 353 Lincoln Street – Install Street Sign and Awnings

Cam Afonso of Signs by Cam reviewed the proposed signage. He stated the new owner is rebranding back to the old market and deli. The building will be painted and the colors will be tied into the signs. There will be awnings with initials over each window and door. The existing street sign will be replaced with the same size.

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

2. Glen Pharmer Distillery – 860 West Central Street – Install Street Sign and Building Sign

Cam Afonso of Signs by Cam reviewed the proposed signage. He stated the street sign is carved urethane to look like grains of wood. He stated the background color is oak-like and the letters will be raised; the sign will be a little taller than the current sign for better visibility and new poles will be used. He reviewed the attachment method for the large building sign to be through bolted into the new pressure treated beam with a bracket at the bottom; it will not move. He stated the 300 lb. sign will be brushed aluminum letters on an aluminum panel, double-sided, and halo lit. He stated he will make sure Building Commissioner Gus Brown gets a copy of the engineering drawing with the permit application.

Motion: To **Approve** the sign package as submitted provided the engineering drawing is submitted to Building Commission Gus Brown with the package. Motioned by S. Williams. Seconded by R. Niemi. Voted 3-0-0.

3. Hilltop Canine – 507 East Central Street – Install Pylon Sign and Awning Graphic

Cam Afonso of Signs by Cam reviewed the proposed signage. He stated this is a replacement of an existing pylon sign. It is acrylic and will be backlit to 50 percent. The existing graphic on the awning will be changed to the current graphic. The existing directional sign will also be changed; it will be aluminum. He stated no signs will be put in the windows.

Motion: To **Approve** the sign package as submitted with the stipulation that the directional sign is solely a directional sign; no other advertising or other additions are authorized. Motioned by S. Williams. Seconded by R. Niemi. Voted 3-0-0.

Meeting Minutes: July 23, 2019 and August 6, 2019

Motion: To **Approve** the August 6, 2019 Meeting Minutes as presented. Motioned by M. Fitzgerald. Seconded by S. Williams. Voted 3-0-0.

Motion: To **Approve** the July 23, 2019 Meeting Minutes as presented. Motioned by M. Fitzgerald. Seconded by R. Niemi. Voted 3-0-0.

General Matters: Chairman Fitzgerald noted the Commission is down two members. He stated the first new Commission member applicant in the cue was not available. He will speak with the next two applicants in the cue to see if they are interested in coming to the next meeting.

Motion to Adjourn by M. Fitzgerald. Seconded by S. Williams. Voted 3-0-0. Meeting adjourned at 7:17 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary