

**DESIGN REVIEW COMMISSION  
AGENDA**

**Tuesday, February 4, 2020 7:00 PM.**  
Municipal Building, 355 East Central Street  
2<sup>nd</sup> Floor, Room 205

- 7:00 PM      I Have Coins – 13 Main Street**  
Install blade sign on new bracket.
- 7:05 PM      NRG Lab Fitness – 100 Franklin Village Drive – Unit 16**  
Replace existing CRUNCH FITNESS signs with new owner name.
- 7:10 PM      PJ Mart 2 – 150 Emmons Street – Suite 2**  
24” x 120” s/face carved signs with copy 1 mounted on Façade over entrance  
and 1 on outside wall on back of building.

**General Matters**

Approval of Minutes: 01/21/2020

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: January 30, 2020**

The next meeting of the Design Review Commission is scheduled for February 18, 2020

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: I have Coins

Property Address 13 Main St.

Assessors' Map # \_\_\_\_\_ Parcel # 279-172-000-000

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

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: 508-364-2905

Contact Person: Cam

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

Business Owner: Rob Property Owner: Mike Mouchane

Address: 13 Main St. 13 Main St.  
Franklin, MA Franklin, MA

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

[Signature]  
Signature of Owner

Sam A Ponsu  
Print name of Applicant

Mike  
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: \_\_\_\_\_ Initial blade sign on  
new bracket.  
\_\_\_\_\_

**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
 

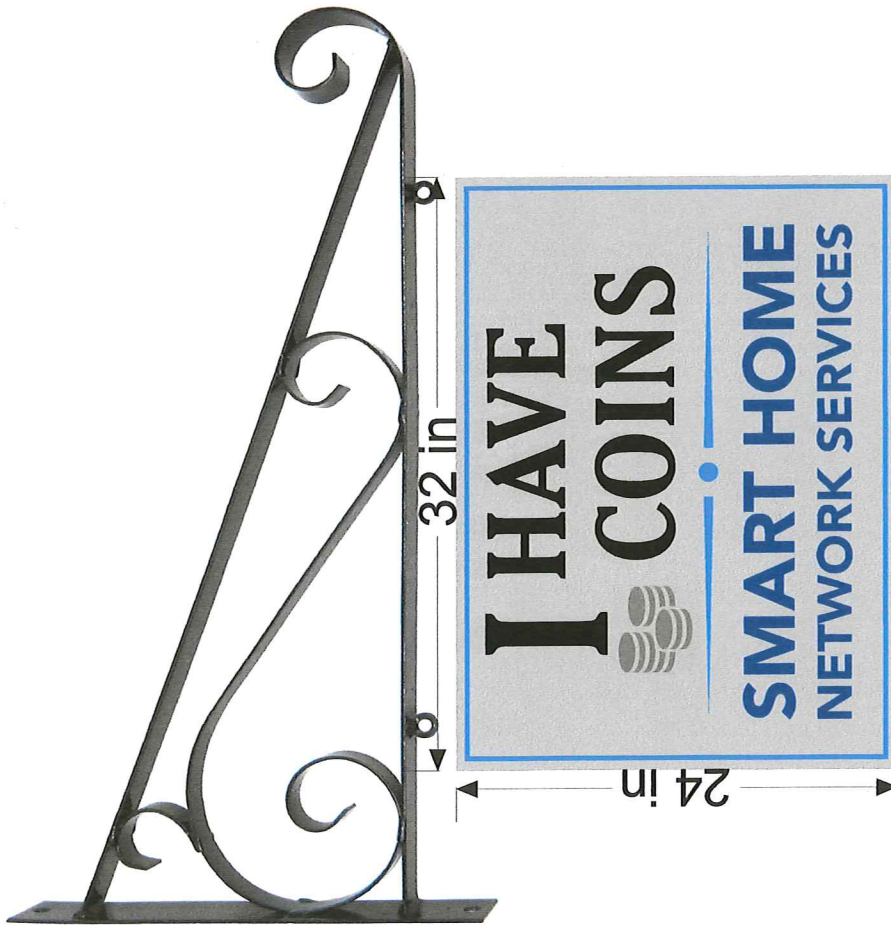
type of sign (wall, pylon etc.)	colors
size/dimensions	materials
style of lettering	lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously existing location)

**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.



**\*no lighting**



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

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COLOR SPECS:  
BACKGROUND:  
COPY:

OUTLINE:  
SHADOW:  
BORDER:  
T.O.C.C.

**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* Inc

**Sign & Graphic Solutions • Uncompromising Integrity**

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)

**Cam Afonso**  
 837 Upper Union St., Suite C-18  
 Franklin, MA 02038

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: NR6 Lab Fitness  
Property Address: 100 Franklin Village Dr. - Unit #16  
Assessors' Map # 270-014-000-000 Parcel # 000  
Zoning District (select applicable zone): Business  
Zoning History: Use Variance \_\_\_\_\_  
Non-Conforming Use \_\_\_\_\_

B) Applicant Information:

Applicant Name: Signify Enterprises, Inc. DBA/Sign Plus  
Address: 89 South Main St  
Milford, MA 01757  
Telephone Number: 508-478-5077  
Contact Person: Karen Mullen

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

Business Owner: Luther White Property Owner: CSC Franklin Village, LP  
NR6 Lab Fitness 44 S. Bayles Ave  
Address: 100 Franklin Village Dr. #16 Port Washington, NY 11050  
Franklin MA 02038

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

Executed as a sealed instrument this 24 day of Jan. 2020

Karen Mullen  
Signature of Applicant

Casey Fennell (Director, Construction)  
Signature of Owner

Karen Mullen  
Print name of Applicant

Casey Fennell  
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: Signify Ent. Inc. / DBA Signs Plus  
Contact Person: Karen Miller  
Address: 89 S. Main St. Milford  
Telephone Number: 508-478-5077

**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 CRUNCH FITNESS signs w/ new owner name.

**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**

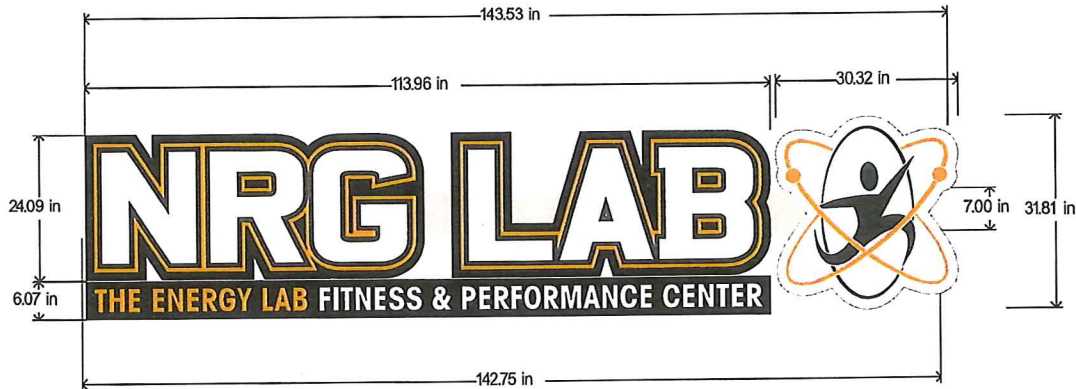
1. Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide
2. Lighting Plan indicating lighting levels & specifications of proposed lights
3. Building drawings, indicating size and height of building(s); front, rear and side elevations (when there 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.

# Proposed Layout

NRG LAB, 100 FRANKLIN VILLAGE DRIVE, UNIT #16, FRANKLIN, MA  
LED LIT CHANNEL LETTERS, #19462, DETAIL 1 OF 2

## TWO SETS



### NRG LAB W. CAPSULE & LOGOS

- 2 Set(s) of Preformed Front Lit Channel Raceway reading NRG LAB W. CAPSULE & LOGOS with LED lighting
  - Logo 1: Qty 1 - 23.52 in (H) x 55.12 in (W) Custom Letter READS NRG
    - Faces: 7328 White 3/16" (.177) 7328 72 x 120 Acrylic
    - Cut Vinyls Include: Arlon 2500 Color TBD Trans Cast 48" Translucent Vinyls, Arlon 2500 Color TBD Trans Cast 48" Translucent Vinyls,
    - Trimcap: Gemini - 3/4 " TBD
    - 4 in return Aluminum CL Coil 4.3" 040 TBD
    - Aluminum Sheet Backs: Aluminum - .050 White 48 x 120
    - LEDs: of LED- Principal QwikMod PLQM2-TW150-P
  - Logo 2: Qty 1 - 23.52 in (H) x 51.45 in (W) Custom Letter READS- LAB
    - Faces: 7328 White 3/16" (.177) 7328 72 x 120 Acrylic
    - Cut Vinyls Include: Arlon 2500 Color TBD Trans Cast 48" Translucent Vinyls, Arlon 2500 Color TBD Trans Cast 48" Translucent Vinyls,
    - Trimcap: Gemini - 3/4 " TBD
    - 4 in return Aluminum CL Coil 4.3" 040 TBD
    - Aluminum Sheet Backs: Aluminum - .050 White 48 x 120
    - LEDs: of LED- Principal QwikMod PLQM2-TW150-P
  - Logo 3: Qty 1 - 6.37 in (H) x 111.23 in (W) Capsule READS- THE ENERGY LAB FITNESS & PERFORMANCE CENTER
    - Faces: 7328 White 3/16" (.177) 7328 72 x 120 Acrylic
    - Cut Vinyls Include: Arlon 2500 Color TBD Trans Cast 48" Translucent Vinyls, Arlon 2500 Color TBD Trans Cast 48" Translucent Vinyls,
    - Trimcap: Gemini - 3/4 " TBD
    - 4 in return Aluminum CL Coil 4.3" 040 TBD
    - Aluminum Sheet Backs: Aluminum - .050 White 48 x 120
    - LEDs: of LED- Principal QwikMod PLQM2-TW150-P
    - Rails: Mounted to Raceway with Square Tube Rails
  - Logo 4: Qty 1 - 31.85 in (H) x 29.89 in (W) Contour Shape
    - Faces: 7328 White 3/16" (.177) 7328 72 x 120 Acrylic
    - Cut Vinyls Include: Arlon 2500 Color TBD Trans Cast 48" Translucent Vinyls, Arlon 2500 Color TBD Trans Cast 48" Translucent Vinyls,
    - Trimcap: Gemini - 1 " TBD
    - 4 in return Aluminum CL Coil 4.3" 040 TBD
    - Aluminum Sheet Backs: Aluminum - .050 White 48 x 120
    - LEDs: of LED- Principal QwikMod PLQM2-TW150-P
- Mounting 1: Extrusion Raceway 4.5" Raceway Extrusion-WE-RW4.5.7: 7 in (H) x 142.74 in (L) x 4.5 in (D) - TBD MAP Satin
- Power Supply: LED Power Supply-Principal PL-60-12-U 100-277VAC
- Other Electrical Parts: 1 - Electrical Toggle Switch- 15A, 120V
- Mount Type: Raceway
  - Mounting Hardware: Mounting Clips-WE-MT-6 - Adjustable
  - Outdoor UL Listed

## SignsPlus

89 South Main Street, Milford, Massachusetts 01757

Phone: 508-478-5077  
Fax: 508-634-9825  
E-mail: info@signs-plus.net  
Website: www.signs-plus.net

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**ANY AND ALL SIGNAGE PERMITS ARE THE RESPONSIBILITY OF THE CUSTOMER.**

# Proposed Layout

NRG LAB, 100 FRANKLIN VILLAGE DRIVE, UNIT #16, FRANKLIN, MA  
LED LIT CHANNEL LETTERS, #19462, EXISTING CONDITIONS 2 OF 2

EXISTING

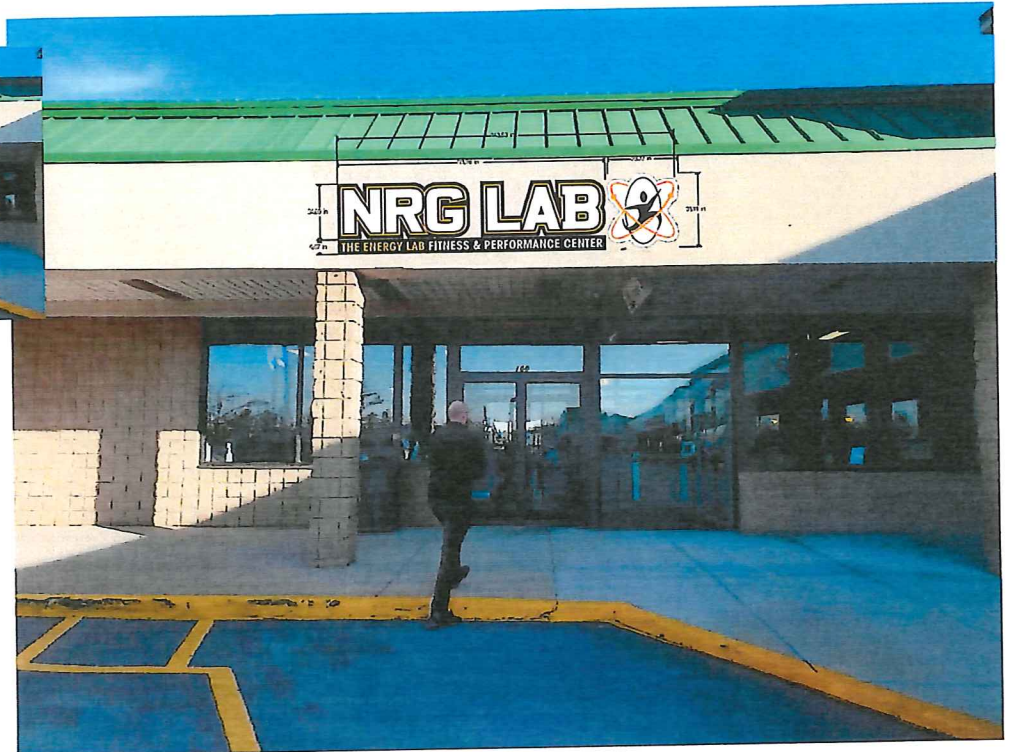


PROPOSED



PROPOSED

EXISTING



## SignsPlus

89 South Main Street, Milford, Massachusetts 01757

Phone: 508-478-5077

Fax: 508-634-9825

E-mail: info@signs-plus.net

Website: www.signs-plus.net

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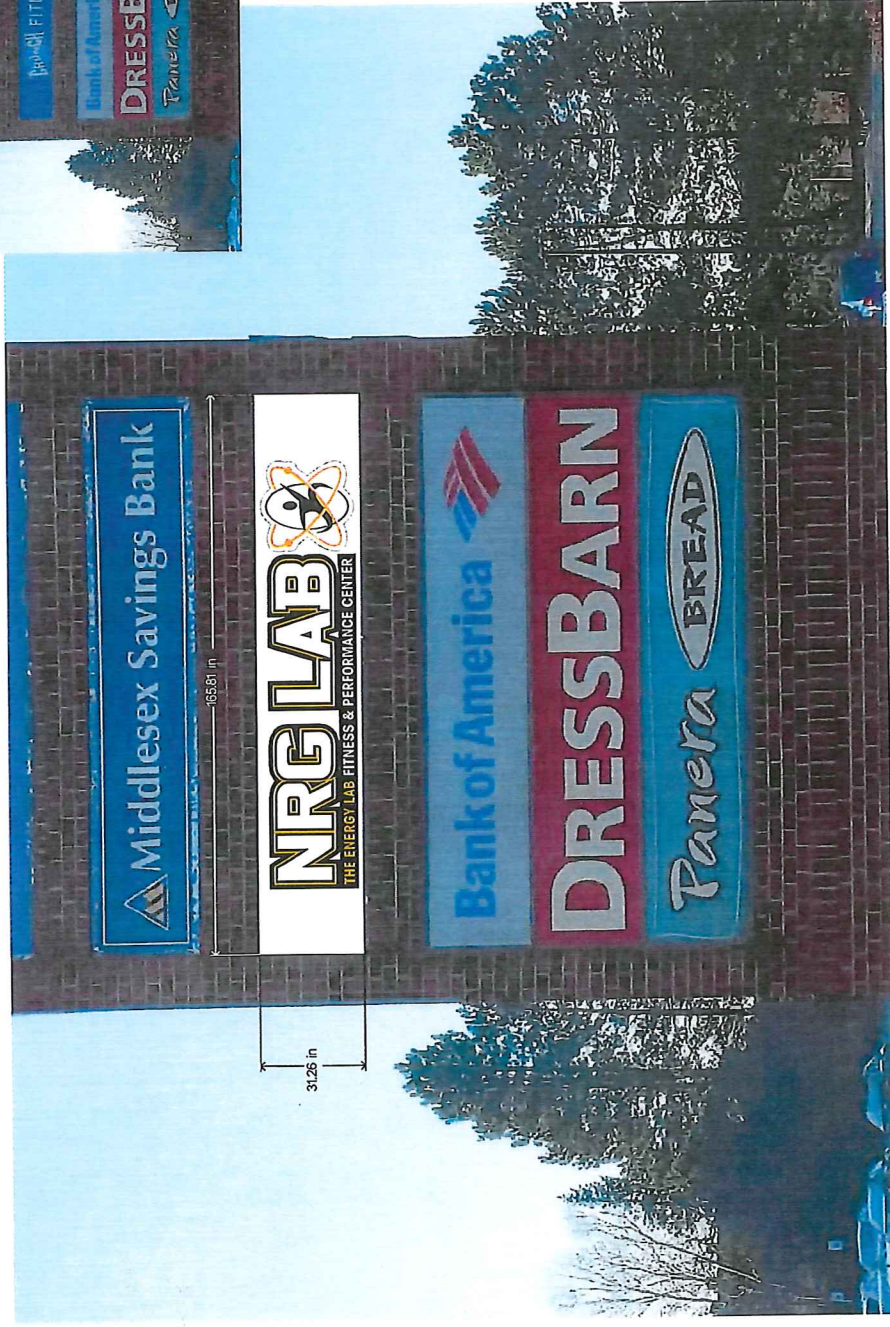
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# Proposed Layout

NRG LAB, 100 FRANKLIN VILLAGE DRIVE, UNIT #16, FRANKLIN, MA  
 NEW POLYCARBONATE SIGN FACE FOR EXISTING MONUMENT SIGN  
 \*\*\*NOTE INSTALLATION OF THIS SIGN BY OTHERS

PROPOSED



EXISTING



**SignsPlus** Phone: 508-478-5077  
 Fax: 508-634-9825  
 E-mail: info@signs-plus.net  
 Website: www.signs-plus.net  
 89 South Main Street, Milford, MA 01757

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# Proposed Layout

NRG LAB, 100 FRANKLIN VILLAGE DRIVE, UNIT #16, FRANKLIN, MA  
 SIDEWALK SIGNS - EXISTING CANS AFFIXED TO CEILING ABOVE  
 SIDEWALK - NEW ALUMINUM PANELS FOR EXISTING SIGN HOLDERS  
 QUANTITY TWO, DOUBLE SIDED

PROPOSED



EXISTING



**SignsPlus**

Phone: 508-478-5077  
 Fax: 508-634-9825  
 E-mail: info@signs-plus.net  
 Website: www.signs-plus.net

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89 South Main Street, Milford, MA 01757

**ANY AND ALL SIGNAGE PERMITS ARE THE RESPONSIBILITY OF THE CUSTOMER.**

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



January 24, 2020

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

Signs Plus  
89 South Main Street  
Milford, MA 01757  
Attn: Karen Mullen

RE: Proposed Signage | Franklin Village Shopping Center | NRG Lab | Space #16  
Franklin, MA

Dear Karen,

On behalf of *CSC Franklin Village LP* and Cedar Realty Trust Partnership, LP, the proposed sign package for *NRG Lab*, provided by *Signs Plus*, is hereby approved as noted. 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 *NRG Lab* sign(s).

Location: NRG Lab  
Franklin Village Shopping Center  
250 Franklin Village Drive  
Franklin, MA 020238

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*

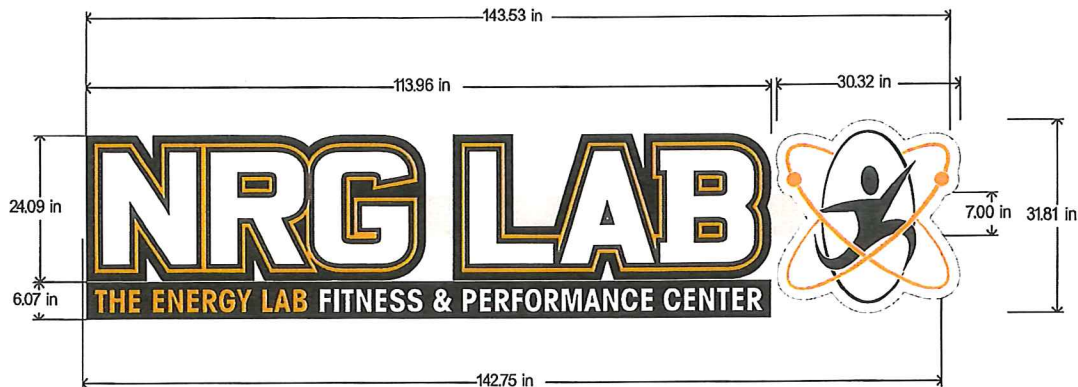
*C Smith*  
Christine B. Smith  
Construction Coordinator  
Cedar Realty Trust Partnership, LP

cc: Mike Amenabar, Casey Fennell, Project File

# Proposed Layout

NRG LAB, 100 FRANKLIN VILLAGE DRIVE, UNIT #16, FRANKLIN, MA  
LED LIT CHANNEL LETTERS, #19462, DETAIL 1 OF 2

## TWO SETS



### NRG LAB W. CAPSULE & LOGOS

- 2 Set(s) of Preformed Front Lit Channel Raceway reading **NRG LAB W. CAPSULE & LOGOS** with LED lighting
  - **Logo 1: Qty 1 - 23.52 in (H) x 55.12 in (W) Custom Letter READS NRG**
    - Faces: 7328 White 3/16" (.177) 7328 72 x 120 Acrylic
    - Cut Vinyls Include: Arlon 2500 Color TBD Trans Cast 48" Translucent Vinyls, Arlon 2500 Color TBD Trans Cast 48" Translucent Vinyls,
    - Trimcap: Gemini - 3/4 " TBD
    - 4 in return Aluminum CL Coil 4.3" 040 TBD
    - Aluminum Sheet Backs: Aluminum - .050 White 48 x 120
    - LEDs: of LED- Principal QwikMod PLQM2-TW150-P
  - **Logo 2: Qty 1 - 23.52 in (H) x 51.45 in (W) Custom Letter READS- LAB**
    - Faces: 7328 White 3/16" (.177) 7328 72 x 120 Acrylic
    - Cut Vinyls Include: Arlon 2500 Color TBD Trans Cast 48" Translucent Vinyls, Arlon 2500 Color TBD Trans Cast 48" Translucent Vinyls,
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    - Aluminum Sheet Backs: Aluminum - .050 White 48 x 120
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    - Aluminum Sheet Backs: Aluminum - .050 White 48 x 120
    - LEDs: of LED- Principal QwikMod PLQM2-TW150-P
    - Rails: Mounted to Raceway with Square Tube Rails
  - **Logo 4: Qty 1 - 31.85 in (H) x 29.89 in (W) Contour Shape**
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    - LEDs: of LED- Principal QwikMod PLQM2-TW150-P
- **Mounting 1:** Extrusion Raceway 4.5" Raceway Extrusion-WE-RW4.5.7: 7 in (H) x 142.74 in (L) x 4.5 in (D) - TBD MAP Satin
- **Power Supply:** LED Power Supply-Principal PL-60-12-U 100-277VAC
- **Other Electrical Parts:** 1 - Electrical Toggle Switch- 15A, 120V
- **Mount Type:** Raceway
  - Mounting Hardware: Mounting Clips-WE-MT-6 - Adjustable
  - Outdoor UL Listed

## SignsPlus

89 South Main Street, Milford, Massachusetts 01757

**Phone:** 508-478-5077  
**Fax:** 508-634-9825  
**E-mail:** info@signs-plus.net  
**Website:** www.signs-plus.net

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**ANY AND ALL SIGNAGE PERMITS ARE THE RESPONSIBILITY OF THE CUSTOMER.**

# Proposed Layout

NRG LAB, 100 FRANKLIN VILLAGE DRIVE, UNIT #16, FRANKLIN, MA  
LED LIT CHANNEL LETTERS, #19462, EXISTING CONDITIONS 2 OF 2

EXISTING



PROPOSED



EXISTING



PROPOSED



## SignsPlus

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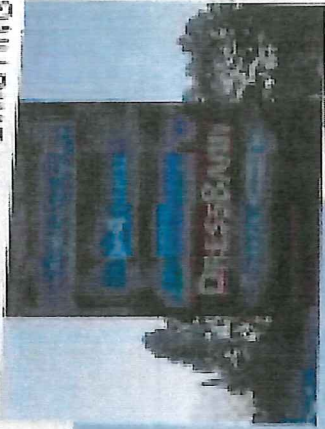
**ANY AND ALL SIGNAGE PERMITS ARE THE RESPONSIBILITY OF THE CUSTOMER.**

NRG LAB, 100 FRANKLIN VILLAGE DRIVE, UNIT #16, FRANKLIN, MA  
 NEW POLYCARBONATE SIGN FACE FOR EXISTING MONUMENT SIGN  
 \*\*\*NOTE INSTALLATION OF THIS SIGN BY OTHERS

**PROPOSED**



**EXISTING**



PROPERTY: Franklin  
 SCALE: 1/8" = 1'-0" DATE: 12-22-00  
 APPROVED  
 APPROVED AS SHOWN  
 REVISE AND RESUBMIT  
 NOT APPROVED  
 BY: *[Signature]*  
 AT AGENT FOR OWNER

*Handwritten notes:*  
 Approved for sign  
 to sign owner  
 and sign for  
 and sign for

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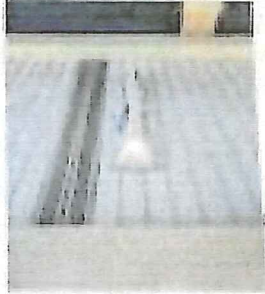
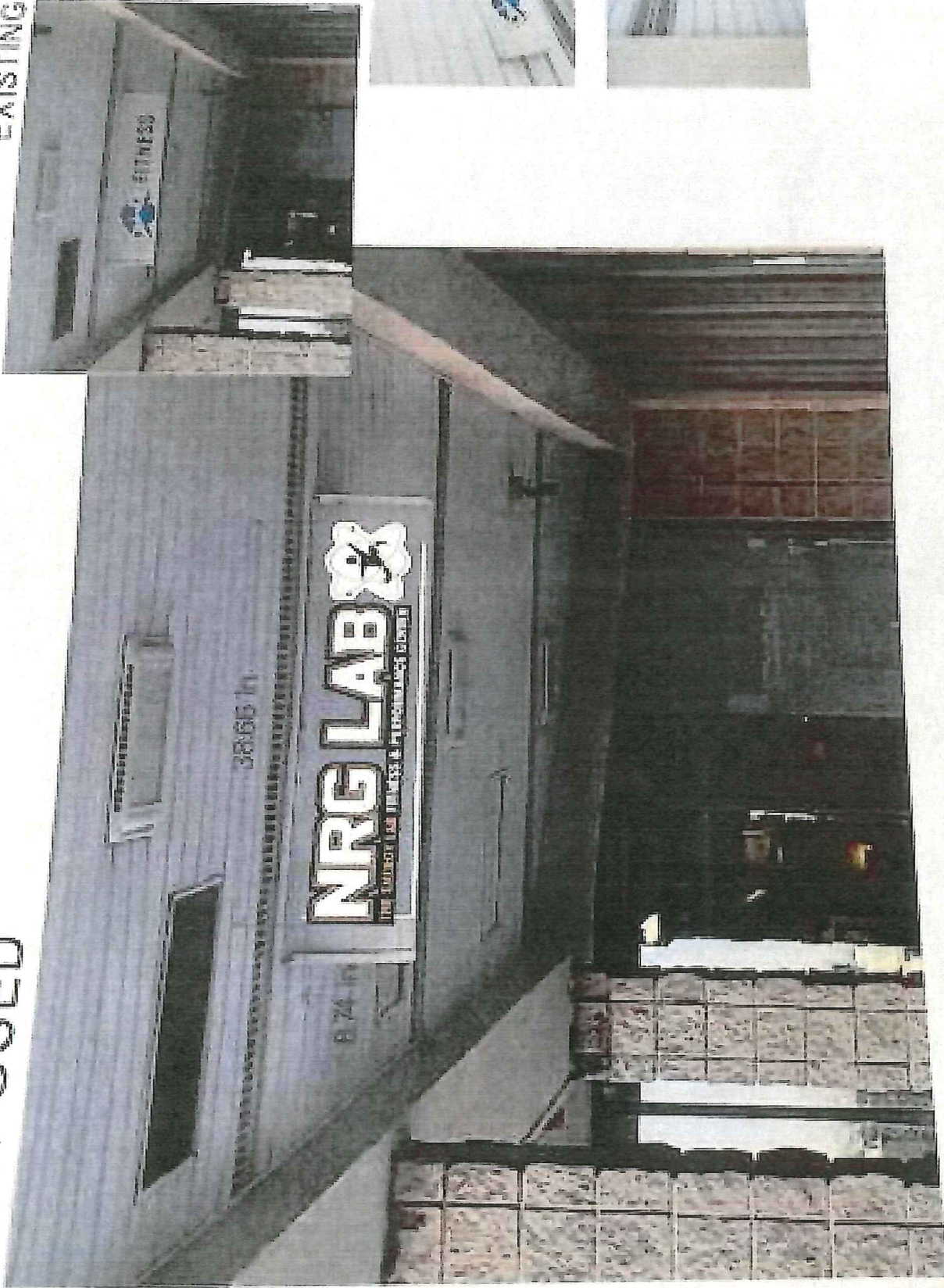
508-678-5073  
 508-634-9825  
 info@sign-plus.net  
 www.sign-plus.net

Phone:  
 Fax:  
 E-mail:

**onsplus** **AGENTS ARE THE RESPONSIBILITY OF THE CUSTOMER.**

REWORKED

EXISTING



Phone: 508-478-5077  
 Fax: 508-634-9825  
 info@signs-plus.net  
 www.signs-plus.net

...WE ARE THE RESPONSIBILITY OF THE CUSTOMER.

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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: PI Mart 2

Property Address 150 Emmons St. Suite 2

Assessors' Map # 279 Parcel # 036

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

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

B) Applicant Information:

Applicant Name: Claudia Jaldin

Address: 553 Hickory Rd.  
North Attleborough, MA 02760

Telephone Number: 401-6991013

Contact Person: Patricia Jaldin 401-572 1322

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

Business Owner: Navdeep Arora Property Owner: \_\_\_\_\_  
Address: 5 Cedar St #607 \_\_\_\_\_  
Hopkinton, MA 01748 \_\_\_\_\_

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

Claudia Jaldin  
Signature of Applicant

Navdeep Arora  
Signature of Owner

Claudia Jaldin  
Print name of Applicant

Navdeep Arora  
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: GIORDANO SIGNS  
Contact Person: KIM GIORDANO  
Address: 8-shore Drive NORFOLK MA  
Telephone Number: 508-243-1918

**b. Architect/Engineer (when applicable) NOT APPLICABLE**

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

**E) Work Summary**

Summary of work to be done: 2) 24x120" S/FACE CARVED SIGNS with COPY (B) MOUNTED on FACADE over ENTRANCE + 1 on outside wall on BACK OF BLDG

**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.

## DESIGN STANDARDS

Explain how each of the design standards outlined below has been incorporated into the design of the proposed development. Fill in the information in the spaces provided or use a separate sheet.

1. **Height**—The height of any proposed alteration shall be compatible with the style and character of the surrounding buildings, within zoning requirements. IN KEEPING WITH OTHER EXISTING SIGNS SAME SOLDIER COURSE

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. SIGN CENTER OVER ENTRANCE & UNDER EXISTING OVER HEAD GOOSE NECK LIGHTS

3. **Relations of Building Masses and Spaces** – The relationship of a structure to the open space between it and adjoining structures shall be compatible. Center Like a TRIANGLE

4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. NOT APPLICABLE

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. SIZE SAME AS OTHER SIGNS ON BLDG

6. **Façade, Line, Shape & Profile** – Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context: \_\_\_\_\_

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. SIGN IS CONFORMING TO EXISTING ARCHITECTURAL FEATURES -

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.

The wordage of the sign has been unmistakably reduced to make it look clean + simplistic

9. **Heritage** – Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable.

TRADITIONAL INCISED CARVING OF LETTERS + COLORS

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.

EXISTING OVERHEAD GOOSE NECK LIGHTS

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.

N/A

**SEE ADDENDA ATTACHED FOR INSTRUCTIONS TO ASSIST IN COMPLETING APPLICATION.**

**PJmart**  
THE LOTTERY CIGARS & MORE

SUITE 2

MASSLOTTERY.COM  
POWERBALL  
MILLION MILLION

**OPEN**

SUPPOSE A INSIDE!  
COME IN AND DRILL

02 PERFORM  
2/\$3  
THIRST QUENCHER

G2 G

PULL

**FJ** **mart**  
THE LOTTERY  CIGARS & MORE





24"

120"

WALL Sign:  
Single Sided  
HAND CARVED INCISED LETTERS  
HAND PAINTED  
STUD MOUNTED ON BRICK  
2 SIGNS - 1 FOR FRONT ENTRANCE  
1 ON BACKSIDE OF BUILDING

**GIORDANO**

Kim Giordano  
President  
kgart1234@gmail.com  
8 Shire Drive Suite 4  
Norfolk, MA 02056  
Rockman-Designs.com  
508-243-1918

## Town of Franklin



### Design Review Commission

#### Tuesday, January 21, 2020 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: James Bartro, Sam Williams.

1. **America’s Best Defense – 25 Grove Street** – Two single-sided 30” x 64” brushed aluminum sign panels installed back-to-back on black aluminum posts.

Trevi Berretta, representing the applicant, addressed the Commission. Chair Fitzgerald confirmed the posts are pre-existing from the previous owner, Gentle Giant. Ms. Berretta stated the new sign fits within the existing pylon. She confirmed they will use aluminum panels, there is no lighting, and it is double-sided. Chair Fitzgerald discussed the line of sight. Ms. Berretta noted a correction on the application. The applicant was listed as “United” Ventures; however, it is “Unified” Ventures, LLC.

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

2. **RKM Flooring Solutions – 511 East Central Street** – Replace sign faces and letter doors.

Cam Afonso of Signs by Cam reviewed the proposed signage. He stated it is a new business using the old pylon which is lit. The sign has an opaque face with blue letters; it is very standard. They will also replace the band on the non-lit awning. He stated it is mostly a storage facility; however, there is a showroom by appointment only.

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

#### Meeting Minutes: January 7, 2020

**Motion:** To **Approve** the January 7, 2020 Meeting Minutes as presented. Motioned by R. Niemi. Seconded by M. Fitzgerald. Voted 2-0-1. (Mr. Baryluk abstained.)

**General Matters:** Chair Fitzgerald discussed a new action item. He said he is going to send an email to Building Commissioner Gus Brown concerning the AT&T sign at the Stop & Shop plaza clock tower pylon. He believes they were before the Commission about two years ago. The sign is now bright white with blue letters; that is not something the Commission would have approved.

**Motion to Adjourn** by M. Fitzgerald. Seconded by R. Niemi. Voted 3-0-0. Meeting adjourned at 7:40 PM.

Respectfully submitted,

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Judith Lizardi  
Recording Secretary