

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: LAN Connect Systems

Property Address 186 Grove Street

Assessors' Map # 306 Parcel # 010

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Rocco Cavallaro Cavallaro Signs

Address: 305 Union Street
Franklin, MA 02038

Telephone Number: 508-528-6545

Contact Person: Rocco Cavallaro

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

Business Owner: Peter Kokinda Property Owner: No Shoes on Grove, LLC
Address: LAN Connect Systems, Inc 186 Grove St
186 Grove St Franklin, MA 02038

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this 10th day of June 2020

Rocco Cavallaro
Signature of Applicant

Peter Kokinda
Signature of Owner

Rocco Cavallaro
Print name of Applicant

Peter Kokinda
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



Cavallaro Signs

I N C O R P O R A T E D

From the Desk of; Rocco Cavallaro

305 Union St., Franklin, Ma phone/fax 508-528-6545

DRC and permit sign elevation sketch

Date.....6/10/20.....

Drawing change...

Adjusted spacing with letters

(more space between logo and line 2)

- (1) DBL side Cabinet 36" x 72" x 12" Aluminum .060 fabricated)
- Polycarbonate plastic faces
- Blue translucent vinyl back ground/
- LED Internal illumination
- Decal oval number below

36" x 72" aluminum cabinet 12" thick
20" x 44" base skirt

57" total height on
(average on small grade)





Cavallaro Signs
I N C O R P O R A T E D

305 Union St., Franklin, Ma phone/fax 508-528-6545

Date.....6/10/20.....

Photo overlay for sign position
LAN Connect Systems



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: Tegus Medical

Property Address 16 Forge Parkway

Assessors' Map # _____ Parcel # 275-005-000-000

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: Brian Rua Property Owner: Forge Parkway LLC

Address: 16 Forge Parkway 16 Forge Parkway
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 Rua
Signature of Applicant

X Brian Rua
Signature of Owner

Cam Rua
Print name of Applicant

BRIAN RUA (Rep)
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.
837 Upper Union Street
Contact Person: _____ Suite C-18
Address _____ 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 3D 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.



Where medical devices come to life.®

1" THICK SOLID WHITE PVC LETTERS WITH FRONT APPLIES VINYL GRAPHICS



Signs By Cam
Inc

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

APPROVED FOR PRODUCTION:

X

JOB INFORMATION

JOB TITLE:

CONTACT:

PHONE:

FAX:

JOB DESCRIPTION:

SQUARE FOOTAGE: =

SIGN MATERIAL SPECS

BANNER: ☐ COROPLAST: ☐ WOOD: ☐

ACRYLIC: ☐ MAGNETIC: ☐ URETHANE: ☐

PVC: ☐ ALUMINUM: ☐ NUEDGE: ☐

SINGLE SIDED: ☐ DOUBLE SIDED: ☐

OTHER: _____

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ALL DRAWINGS ARE PROPERTY OF SIGNS BY CAM, Inc.
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:

LOGO:

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: Former Uptown Pub / No New Tenant yet

Property Address 2-8 MAIN ST

Assessors' Map # 279 Parcel # 022

Zoning District (select applicable zone): DCD

Zoning History: Use Variance Conforming
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Ed BISSANTI / Jeremy BALLARINO

Address: 2 Wheelock Circle
Franklin, MA 02038

Telephone Number: 508-566-5494

Contact Person: SAME

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

Business Owner: SAME Property Owner: SAME

Address: _____

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

Executed as a sealed instrument this 16th day of July 2020

Jeremy Ballarino
Signature of Applicant

Ed Bissanti
Signature of Owner

Jeremy Ballarino
Print name of Applicant

Ed BISSANTI
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: N/A

Contact Person: _____

Address _____

Telephone Number: _____

b. Architect/Engineer (when applicable)

Business Name: N/A

Contact Person: _____

Address _____

Telephone Number: _____

E) Work Summary

Summary of work to be done: Replace front windows to
MATCH EXACTLY How the Bamboo House front
is Arranged.

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. N/A

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.

yes See PLANS

3. **Relations of Building Masses and Spaces** — The relationship of a structure to the open space between it and adjoining structures shall be compatible. yes/See plans

4. **Roof Shape** — The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. N/A

5. **Scale** — The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. yes/see PLANS

6. **Façade, Line, Shape & Profile** — Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context: yes / see PLANS

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. yes / see PLANS

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. yes / See Plans

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

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. yes / Windows Are Energy Efficient

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.

ADDENDA

INSTRUCTIONS FOR COMPLETION OF FORM Q-DESIGN REVIEW APPLICATION

A. General Information

- Please list name of Business as it will appear on sign or name of project or development, as the case may be, as well as the property address
- Assessors' Map & Parcel numbers may be obtained from tax bill, Town website @ www.franklin.ma.us/Town/Assessors/PropertyTax or from the computer located outside the Assessor's Office, first floor, Municipal Building, 355 East Central Street.
- Zoning District and Zoning History information may be obtained at the Building Department, 1st floor, Municipal Building

B. Applicant Information – complete and include name of contact person w/ phone number

C. Owner Information – if business owner and property owner are not the same, please include information for both. If signage is within a shopping plaza—obtain letter of approval of sign changes from plaza owner.

Page 2 –

D. Architect/Engineer or Sign Company Information:

- Signs only – Name of Sign Company and Contact Person
- Developments & Projects – Engineer and Architect Information as well

E. Work Summary: Include brief summation of work to be done

Pages 3 & 4

F. Information & Materials to be Submitted w/Application

a) SIGNS ONLY –

- Nine (9) Copies of sign drawings and photos, which include information listed on Page 2 of the application

b) SITE PLAN APPLICATIONS FOR BUILDINGS/DEVELOPMENTS/PROJECTS.

- Nine (9) Copies of all plans including information listed on Page 2 of application.
- Please bring samples of siding and roofing materials and paint color samples to the meeting when scheduled.

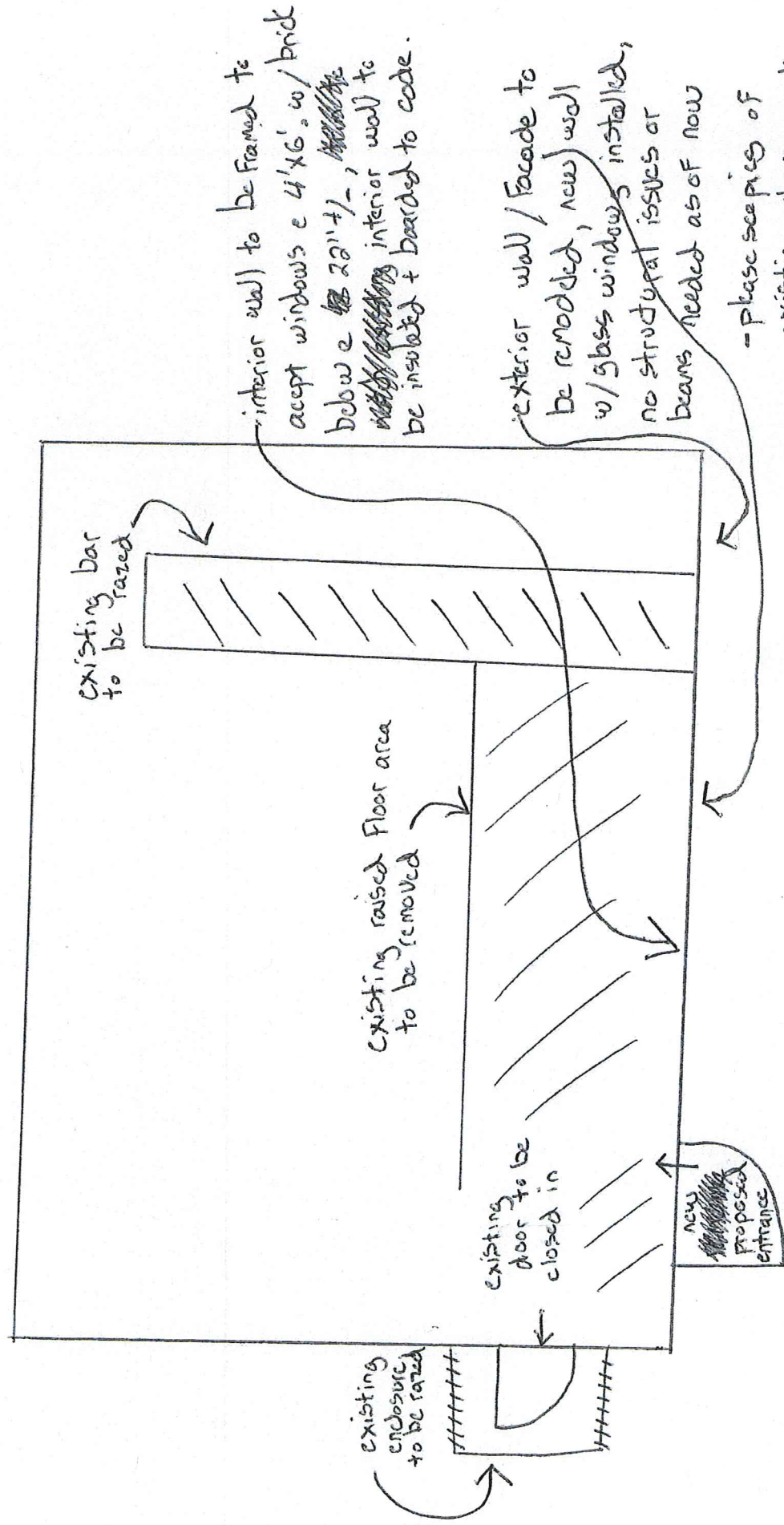
DESIGN STANDARDS – For Buildings/Projects and Developments, please complete Pages 3 and 4 as they apply to your project.

ALL APPLICATIONS WITH NINE (9) COPIES OF SUPPLEMENTARY INFORMATION MUST BE FILED BY CLOSE OF BUSINESS ON WEDNESDAY PRIOR TO THE FOLLOWING TUESDAY MEETING. MEETINGS ARE GENERALLY TWICE A MONTH THE 2ND & 4TH TUESDAY OF THE MONTH.

FOR SIGN APPLICATIONS ONLY, YOU NEED ONLY COMPLETE PAGES 1 & 2 OF APPLICATION.

Former Uptown Pub e 5-7 Main Street
Ballarino Corp / Jeremy Ballarino
(508) 509-2992

6/26/20



- please see pics of existing exterior wall and pics of the unit next door where it is glass, that will match









Town of Franklin



Design Review Commission

Tuesday, June 16, 2020 Meeting Minutes

Chair Fitzgerald called the above-captioned meeting to order this date at 7:00 PM, **as a Remote Access Virtual Zoom Meeting**. Members in attendance: Mark Fitzgerald, Chris Baryluk, Ralph Niemi, Sam Williams, James Barto. Members absent: None. Chair Fitzgerald authorized Associate Member James Barto to vote.

As stated on the agenda, due to the growing concerns regarding the COVID-19 virus, this meeting will be conducted as a Remote/Virtual Design Review Commission meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link provided on the agenda.

1. **Stop & Shop – 40 Franklin Village Drive** – Repaint designated areas where old signs were – replacing with new Corporate branded sign, new pylon faces in existing pylons.

Ms. Christina Moreau of Agnoli Sign Company, representing Stop & Shop, addressed the Commission. Chair Fitzgerald stated the new sign looks like it is a slightly larger font. Ms. Moreau confirmed the building frontage is 318 sq. ft. Chair Fitzgerald stated concern about the white lettering. Ms. Moreau said the white would look nice against the gray background. She described the colors on the pylon sign; it is an opaque background and only the letters will be seen at night. She said the letters on the gas station sign at 828 West Central Street would be changed, as well. Chair Fitzgerald stated that would be a separate permit for a separate address; he recommended it be put on the July 7, 2020 meeting agenda. He suggested it be kept at the same coloring scheme as the plaza.

Motion: To **Approve** the sign package as submitted. Motioned by C. Baryluk. Seconded by J. Barto. Voted 5-0-0.

2. **Lacrosse Unlimited - 20 Franklin Village Drive** – Installation of one set of channel letters on a raceway overall dimensions 9' 2" W x 3' w" H.

Ms. Mariel Rodriguez of Valle Signs and Awnings, representing the applicant, addressed the Commission. Chair Fitzgerald stated the ownership of the Franklin Village Mall is usually very involved in the signage; he recommended Ms. Rodriguez submit this sign package to the building owner who signs off on the sign packages. The owner will provide a letter agreeing with the presentation and mounting plan. Chair Fitzgerald stated the sign package complies with all Design Review Commission's regulations. The Commission will add a stipulation to this approval that the letter from the owner must be received.

Motion: To **Approve** the package as submitted provided that by Thursday morning a letter from the building owner is submitted indicating they have reviewed the sign package and the sign will successfully interface with the infrastructure. Motioned by S. Williams. Seconded by R. Niemi. Voted 5-0-0.

3. **Pet Supplies Plus – 309 East Central Street** – Install store front signage on Jr. Pop up façade on raceway. Install 2 signs on pylon post in front of shopping center.

Mr. Cam Afonso of Signs by Cam reviewed the proposed signage and stated that all the specifications match what has been done prior at this location which is the former Bob's Store site. The same mounting will be used as others done in this location. He reviewed the colors. He noted that on the pylon, this signage will be installed on the bottom left.

Motion: To **Approve** the package as submitted. Motioned by J. Bartro. Seconded by S. Williams. Voted 5-0-0.

4. **LAN Connect Systems – 186 Grove Street** – New sign.

This item was not taken as applicant/applicant's representative did not attend the meeting.

5. **Panther Way – Site Layout Plan – Panther Way** – Construction of proposed commercial building with site work per plans.

Mr. Brad Chaffee of Camford Property Group/applicant and Mr. Dan Santacrose architect of Dennis Colwell Architects addressed the Commission. Chair Fitzgerald stated this proposal appears to be next to the current school bus parking on Panther Way. Mr. Chaffee confirmed the full Site Plan was provided to Ms. Kinhart via email for this meeting. He provided an overview and scope of the proposed project. He stated that the point of the project was to move the buses off the current gravel area and put up a new building. They have been working with the Planning Board as well as the neighbors. He reviewed the propped locations for the 30 buses and the 30 parking spots for the vehicles of the bus drivers. He stated that on the backside, closer to CVS, there is a parking lot for the building. The Holmes bus company will have an office space in the building and an area rented out to a tenant. They do not currently have a tenant, but they will return to the Planning Board with a Limited Site Plan when a tenant is determined. They are thinking that the tenant may be some kind of wholesale use. Discussion commenced about the location of the building, parking lots, and the elevations on the site. Mr. Chaffee noted that the closest point to the neighbors is about 90 ft. Chair Fitzgerald stated this looks better than the gravel lot that the buses are currently parked on. Mr. Chaffee stated that there will be 16 pole lights and 7 wall mount lights; there is no light spillage. Chair Fitzgerald reviewed the colors as shown on the color rendering. Mr. Chaffee said that signage will wait until they have secured a tenant.

Motion: To **Recommend** the façade finishes and elevations as submitted. Motioned by C. Baryluk. Seconded by J. Bartro. Voted 5-0-0.

Motion: To **Recommend** the photometrics as submitted. Motioned by J. Bartro. Seconded by C. Baryluk. Voted 5-0-0.

Mr. Chaffee provided an overview of the landscaping plan. He stated that there are six trees proposed in front of the basin in the parking lot. Discussion commenced on the tree caliper size.

Motion: To **Recommend** the Site Plan as submitted with the addition of 3 in. calipers on the trees. Motioned by M. Fitzgerald. Seconded by C. Baryluk. Voted 5-0-0.

6. **Proposed Development Central Square – 340 East Central Street** – 104-unit apartment buildings, Retail development.

Mr. Tim Tobin, architect for the retail portion, and Mr. Jerome Dixon, architect for the residential portion, addressed the Commission. Mr. Dixon reviewed the Site Plan for the two proposed apartment buildings. He discussed the building height of 50 ft. and stated the buildings would be four stories with mezzanines at the top. The short end of Building A is on East Central Street. Mr. Halligan stated the apartment complex Buildings A and B would run along the Ficco property deep into the woods. He explained that former Town Administrator Jeff Nutting wanted the building as close to Rt. 140 as possible, as to not see a massive parking lot on Rt. 140. Chair Fitzgerald noted this is the site of the former Keigan Chevrolet that is currently unoccupied; it is next to the Big Y. Mr. Tobin reviewed the driveway entrance location, the well location, and retail Building C. He briefly reviewed the design, colors, building materials, store front canopies, awnings, and signage. He stated the heights of the four buildings were varied. He noted there will be a Starbucks on the site. Chair Fitzgerald asked where trucks would park for deliveries made to Building C. Mr. Tobin stated that after the Starbucks is operational, 90 percent of the deliveries would go through the front door. Mr. Halligan stated that all around the back of the building can be used for cueing for possibly 30 cars. Discussion commenced as to the location of the entrance and flow of traffic to get to the proposed Starbucks drive through; it is designed to have plenty of flow and no backup. It was discussed that customers possibly would not drive through the full length to get to the drive through. Mr. Halligan stated that there is also an entrance at the lights at Big Y. Commission members discussed the problems with the Starbucks on West Central Street and that the cueing is very short and does not work well; they do not want that repeated at this location. Mr. Tobin explained where the menu board for ordering would be located. Chair Fitzgerald asked that the menu board be hidden from the street. Mr. Halligan stated a traffic study was done on the proposed Site Plan; no new traffic light would be needed. He stated this proposal is a great reduction in traffic trips from the previous plan. Mr. Tobin discussed the façade materials for the retail buildings. He stated that there will be signage on the buildings. The colors will be grays and earth tones.

Motion: To **Recommend** the building finishes and elevations for the retail portion as submitted. Motioned by C. Baryluk. Seconded by R. Niemi. Voted 5-0-0.

Mr. Dixon reviewed the orientation and elevations of the residential buildings and provided an overview of the renderings; he discussed the access to the well and explained the façade materials. Chair Fitzgerald stated that the buildings as presented look like hotels. Mr. Halligan reiterated the second residential building is hundreds of feet back into the woods; further back than the Ficco's parking lot. He confirmed the color of the buildings is a light blue/gray. Commission members noted that the residential buildings do not look anything like the retail buildings; the façade colors and materials were discussed. Mr. Dixon stated they will be using a green roof color. Mr. Halligan stated there are 52 units per building for a total of 104 two-bedroom units which will be for rent. This will be one of the first mixed-use buildings in Franklin. This is not a conventional residential development; it is the new trend to mix people with retail. He stated that a variance was obtained for the apartment use in this district. Chair Fitzgerald asked where the dogs living in the buildings will relieve themselves. Mr. Halligan stated that pets would not be encouraged. Commission members expressed that they did not like the color palette for the residential buildings; however, they did approve the retail. They agreed they would like to see the street-facing side dressed up a little. They expressed that the buildings looked too big for the surrounding area and looked like hotels. Mr. Halligan explained that the billboards on Rt. 140 would block a commercial entity. Chair Fitzgerald

stated recommendations include: modifications to Building A on the East Central side to break up the wall; less Florida-look for a color scheme; and changes to the roof lines to remove the back-to-front uniformity so it does not have such a block-style look.

Motion: To **Recommend** to table as submitted with the next submission looking at the East Central Street side elevations, color palette, and breakup of the roof lines at the East Central Street end. Motioned by M. Fitzgerald. No second provided; no vote taken.

Meeting Minutes: June 2, 2020

Motion: To **Approve** the **June 2, 2020** Meeting Minutes as presented. Motioned by M. Fitzgerald. Seconded by R. Niemi. Voted 4-0-1.

General Matters: None.

Motion to Adjourn by M. Fitzgerald. Seconded by J. Bartro. Voted 5-0-0. Meeting adjourned at 8:50 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary

Town of Franklin



Design Review Commission

**Tuesday, July 7, 2020
Meeting Minutes**

Chair Fitzgerald called the above-captioned meeting to order this date at 7:00 PM, **as a Remote Access Virtual Zoom Meeting**. Members in attendance: Mark Fitzgerald, Chris Baryluk, Sam Williams. Members absent: Ralph Niemi, James Bartro.

As stated on the agenda, due to the growing concerns regarding the COVID-19 virus, this meeting will be conducted as a Remote/Virtual Design Review Commission meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link provided on the agenda.

1. **Stop & Shop – 40 Franklin Village Drive** – Repaint designated areas where old signs were – replacing with new Corporate branded sign, new pylon faces in existing pylons – add green stripes where needed

Ms. Christina Moreau of Agnoli Sign Company, representing Stop & Shop, addressed the Commission. She stated green stripes have been added to the rendering. She noted that the gas station has the same color scheme as the building. Chair Fitzgerald noted this is a continuation from the Commission meeting two weeks ago; the applicant has added the gas station.

Motion: To **Approve** the modified rendering for the Stop & Shop building as submitted. Motioned by S. Williams. Seconded by C. Baryluk. Voted 3-0-0.

2. **Stop & Shop – 828 West Central Street** – Repaint designated areas where old signs were – replacing with new Corporate branded sign, new pylon faces in existing pylons

Ms. Christina Moreau of Agnoli Sign Company, representing Stop & Shop, addressed the Commission for the gas station submission.

Motion: To **Approve** the sign package for the gas station as submitted. Motioned by S. Williams. Seconded by C. Baryluk. Voted 3-0-0.

3. **ERA Realty – 452 West Central Street** – Change sign faces

Mr. Cam Afonso of Signs by Cam, applicant's representative, stated they are doing a face replacement of the signage on the building, and the pylon sign for the street will have the faces redone; it is doubled sided.

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

4. **New England Treatment Access, LLC – 162 Grove Street** – Limited demotion of commercial space. New addition is proposed that would house a new cannabis dispensary

Mr. Brad Chaffee, representing NETA, and Mr. Chris Drinan of Dennis Colwell Architects, addressed the Commission. Mr. Chaffee confirmed this is a retail establishment for medical and non-medical marijuana. He stated they have also presented to the Planning Board. He provided a brief overview of the site and noted the curb cut at the entrance has been kept as it currently exists; an addition on the existing house and warehouse, and expansion of the parking lot is proposed. Chair Fitzgerald stated the Commission requests 3 in. or larger tree calipers for the plantings. Mr. Chaffee stated that plans show 2.5 in. calipers, but they will update the plans to show 3 in. tree calipers. He reviewed the existing abutters and noted there are no residential houses around this site. He reviewed the plantings and lighting and discussed the provided rendering. Mr. Drinan said they would be using a fiber cement product in earth tones on the buildings. It does not rot and does not soak up any water. He reviewed the doors, windows, and roof lines. He said the awnings in the front are to shield customers if they are lining up. The house is already a white color which they will touch up. Mr. Chaffee noted that they will return to the Commission for signage.

Motion: To **Recommend** the Site Plan, elevations, finishes, materials, and photometrics as submitted. Motioned by C. Baryluk. Seconded by S. Williams. Voted 3-0-0.

5. **Proposed Development Central Square – 340 East Central Street** – 104-unit apartment buildings

Mr. Halligan, representing 340 East Central Street, LLC, addressed the Commission for the residential component of the project. He noted that at the last Commission meeting approval for the commercial side of the project was received. He stated that the Commission's biggest concern was the buildings. So, the roof lines, dormers, materials, and colors have been revised. He noted that they added doors, larger windows, and dressed up the front with a patio. He said the PDF copies of the plans do not reflect the colors well; there is a chart that identifies the colors. He stated that aerial and front views of the buildings have been provided. Commission members discussed the changes and stated it now looks more residential; it is an improvement from the last submission.

Motion: To **Recommend** the revised exterior façade, finishes, and design for the residential portion as submitted. Motioned by C. Baryluk. Seconded by S. Williams. Voted 3-0-0.

Meeting Minutes: None.

General Matters: Mr. Williams stated a lit sign with an all-white background was installed at the relocated Acapulcos Restaurant on Union Street. He asked what signage was approved by the Commission. Chair Fitzgerald asked Ms. Maxine Kinhart to obtain the presentation and approval information from the meeting held with Acapulcos on December 17, 2019. Ms. Kinhart said she would provide the information to Chair Fitzgerald for his review.

Motion to Adjourn by S. Williams. Seconded by C. Baryluk. Voted 3-0-0. Meeting adjourned at 7:38 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary