

**DESIGN REVIEW COMMISSION
AGENDA**

Tuesday, March 5, 2019 7:00 PM.
Municipal Building, 355 East Central Street
2nd Floor, Room 205

TOWN OF FRANKLIN
TOWN CLERK

2019 FEB 28 P 12:15

RECEIVED

- 7:00 PM** Gentle Dental – 471 West Central Street
Install LED Chanel letters and Pylon Faces
- 7:05 PM** Amego School Residences – Washington Street between #714 and #724
6 New (6-7) Bedroom Boarding School Residences Including Maintenance
Building and Common Building
- 7:10 PM** Milford Regional at Franklin – 1280 West Central Street
Fabricate & install signs on building and 1 freestanding directional sign at
new urgent care/medical building

General Matters

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: February 28, 2019
The next meeting of the Design Review Commission is scheduled for March 19, 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: Gentle Dental

Property Address 471 West Central St.

Assessors' Map # _____ Parcel # 270-031-000-000

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: _____ Signs By Cam, Inc.
837 Upper Union Street
Address: _____ Suite C-18
Franklin, MA 02038

Telephone Number: 508-364-2905

Contact Person: Cam Afonso

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

Business Owner: Adrienne Jacobson Property Owner: Roger Colanese
Address: 471 West Central St. 471 West 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 Afonso
Signature of Applicant

Roger Colanese
Signature of Owner

Cam Afonso
Print name of Applicant

Roger Colanese
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 G-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 LED Channel Letter
_____ + Pylon 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.
3. Picture of existing location and signs (if previously existing location)

b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:

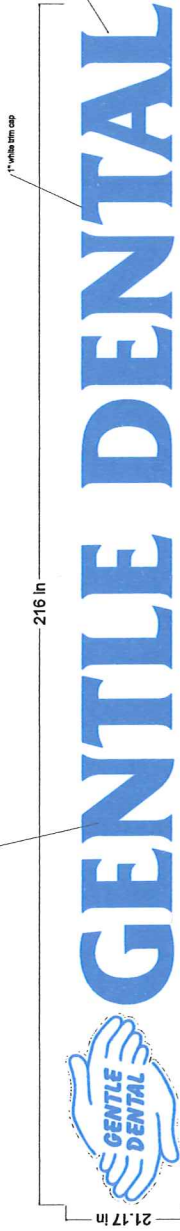
NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED W/APPLICATION

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.

***internally lit channel letters**

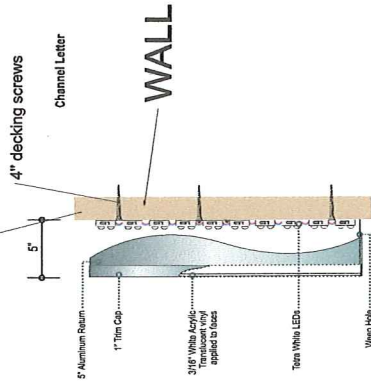
LED channel letter set



(2) polycarbonate pylon faces



DIRECT WALL MOUNT-NO RACEWAY



2 square feet

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: _____

Signs By Cam Inc

Sign & Graphic Solutions • Uncompromising Integrity

Phone: 508-364-2905
Fax/Office: 508-528-0766
E-Mail: cam@signsbycam.com
Website: 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: Amego School Residences

Property Address Parcel on Washington Street between #714 and #724

Assessors' Map # 322 Parcel # 031

Zoning District (select applicable zone): Rural Residential 1

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Amego, Inc.

Address: 33 Perry Ave.
Attleboro, MA 02703

Telephone Number: 508 801 2892

Contact Person: John Randall - jrandall@amegoinc.org

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

Business Owner: <u>Amego, Inc.</u>	Property Owner: <u>Hession</u>
Address: <u>33 Perry Ave.</u>	<u>7410 Bucklin Trail North,</u>
<u>Attleboro, MA 02703</u>	<u>Jacksonville, FL 32202</u>

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


Signature _____
Print Name: Christopher Keenan

February 11, 2019
Date Submitted

***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: Quinn Engineering, Inc.
Contact Person: Kevin Quinn, P.E.
Address 579 Pleasant Street, Paxton, MA 01612
Telephone Number: 508 753 7999

b. Architect/Engineer (when applicable)

Business Name: William J. Masiello Architect, Inc.
Contact Person: William J. Masiello Architect, Inc.
Address PO Box 1127 389 Central Street, Boylston, MA 01505
Telephone Number: 508-869-0597

E) Work Summary

Summary of work to be done: (6) new (6-7) bedroom boarding school
residences associated with the Amego School;
including Maintenance Building and Common Building

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. _____

Under 35' Tall, mix of single story and 2-story residences

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.

Window shapes and sizes typically represent traditional NE design,

similar to neighborhoods nearby

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

Ample open space provided in centralized common

4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. _____

Roof shapes and profiles typically represent traditional

NE design, similar to neighborhoods nearby

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. _____

Scale of structures is similar to neighborhoods nearby

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

Facades are designed to create harmonious relationship with each other

and site features

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. _____

Details include traditional window casings, sills, trim, cornerboards, etc.

similar to adjacent neighborhoods, Siding materials include vinyl windows, siding

and pvc trim. Porch and portico elements present welcome entrances along sidewalks

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. NA

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

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. Meets International Energy Code, Buildings are Oriented to maximize sunshine and potential for PV solar on each unit.

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.

Central Green common creates parklike environment for users

Most parking screened from view past common

Refer to landscape plan for specific plantings

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.

- Phase I Construction
 - All Roadways
 - Drainage Systems
 - Septic System
 - Water Connection to street for domestic and sprinklers
 - Underground Electric System for all units, handholes at future building lots Phase 2 and Phase 3
 - Units A1, A2, and A3: Housing to be (3) 7 Bedroom one story wood framed buildings
 - Maintenance Building
 - Solid Fence enclosure at Washington Street to reduce road noise
 - Playground and Trees
 - Mulched walking paths at perimeter- On site pine trees ground on site
 - Base course paving materials
- Phase II Construction
 - Units B1, C1 and C2- each will be (6) bedroom two story wood framed buildings
 - Extend sidewalk at front of building
- Phase III Construction
 - Agriculture and Education Building
 - Greenhouse
 - Shade structure
 - Patio Area



AERIAL VIEW OF EXISTING CONDITIONS



AERIAL VIEW OF DEVELOPMENT

NEW RESIDENCES FOR:
AMEGO SCHOOL
 FRANKLIN, MASSACHUSETTS

ARTISTIC AND CONCEPTUAL DESIGN VIEWS OF COMPLETED PROJECT ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY. ACTUAL COMPLETED DESIGN ELEMENTS MAY VARY BASED ON PROGRAM CHANGES, SITE CONDITIONS, AND/OR BUDGET CONSTRAINTS





WASHINGTON STREET VIEW FACING SOUTHEAST- EXISTING CONDITIONS



WASHINGTON STREET VIEW FACING SOUTHEAST- PROPOSED PROJECT ENTRANCE

ARTISTIC AND CONCEPTUAL DESIGN VIEWS OF COMPLETED PROJECT ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY. ACTUAL COMPLETED DESIGN ELEMENTS MAY VARY BASED ON PROGRAM CHANGES, SITE CONDITIONS, AND/OR BUDGET CONSTRAINTS

NEW RESIDENCES FOR:
AMEGO SCHOOL
FRANKLIN, MASSACHUSETTS





VIEW OF TYPE "A" HOUSES



VIEW OF TYPE "B" AND "C" HOUSES

NEW RESIDENCES FOR:
AMEGO SCHOOL
 FRANKLIN, MASSACHUSETTS

ARTISTIC AND CONCEPTUAL DESIGN VIEWS OF COMPLETED PROJECT
 ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY; ACTUAL COM-
 PLETED DESIGN ELEMENTS MAY VARY BASED ON PROGRAM CHANGES,
 SITE CONDITIONS, AND/OR BUDGET CONSTRAINTS



WILLIAM J.
MASIELLO
 ARCHITECT
 INC.
 508.869.0597
masielloarchitect.com

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: Milford Regional at Franklin
Property Address 1280 W. Central St., Franklin
Assessors' Map # 274 Parcel # 2+3
Zoning District (select applicable zone): Industrial
Zoning History: Use Variance Granted Feb. 21, 2019
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Signs Plus (Signify Enterprises, Inc.)
Address: 89 S. Main St
Milford, MA 01757
Telephone Number: 508 478 5077
Contact Person: Karen Muller

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

Business Owner: Mil. Reg. Phys. Group Property Owner: KAD Holdings Corp
Address: 9 Industrial Rd. 1 Charlesview Rd.
Milford, MA 01757 Hopedale, MA 01747

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

Karen Muller
Signature of Applicant

Karen Muller
Print name of Applicant

Kevin W. Labrosse president
Signature of Owner

Kevin Labrosse
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 Enterprises Inc., DBA Signo Plus
Contact Person: Karen Millen
Address: 89 S. Main St., MITCHELL, MA 01757
Telephone Number: 508-428-5077

b. Architect/Engineer (when applicable)

Business Name: Allen Engineering
Contact Person: _____
Address: Charlesview Rd., Hopedale
Telephone Number: _____

E) Work Summary

Summary of work to be done: fabricate + install signs on bldg. & 1 freestanding directional sign at new urgent care/medical building.

F) Information & Materials to be Submitted with Application

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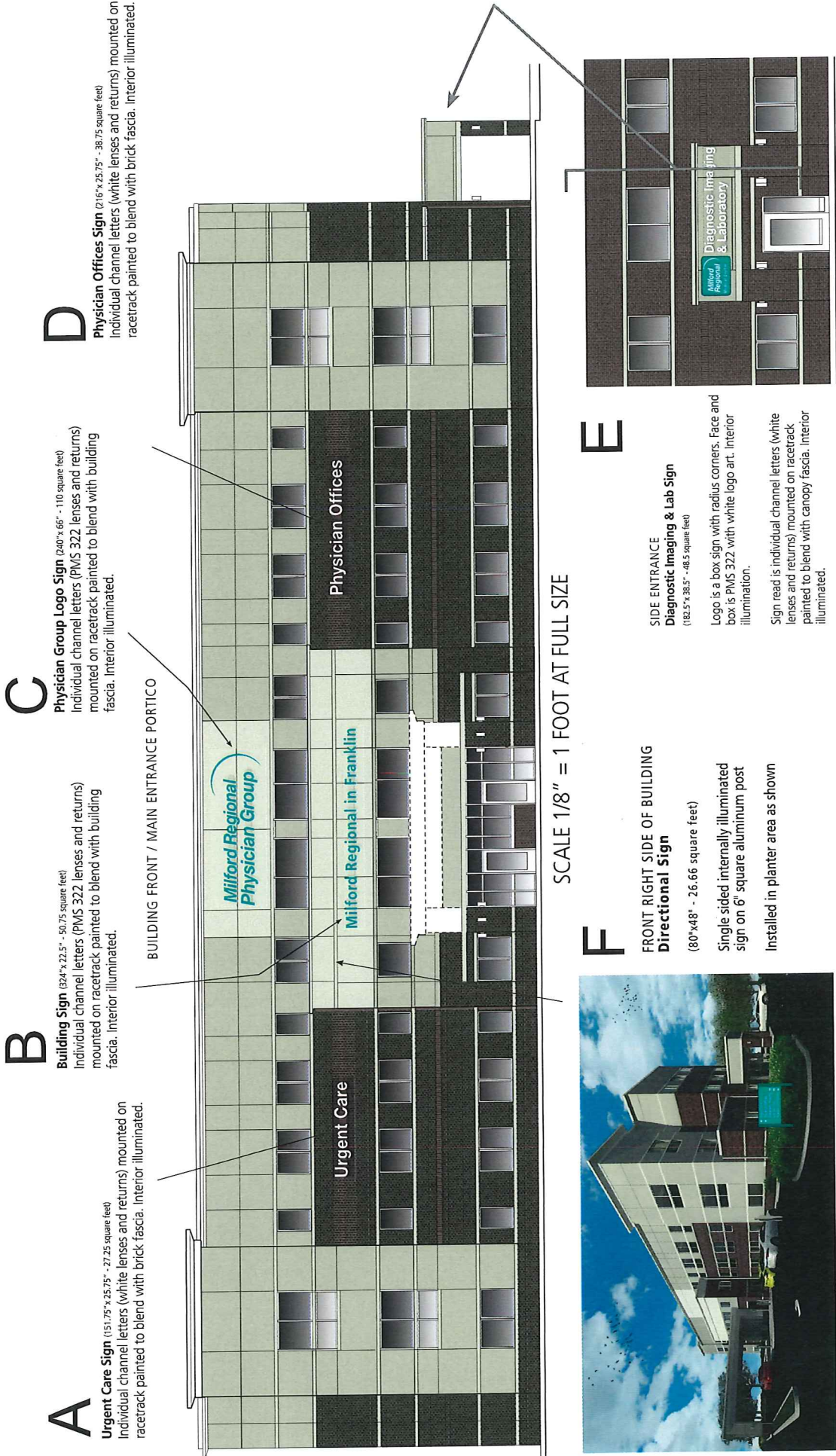
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5. If any signage on the building or site, provide information from above Signage Checklist

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

Milford Regional at Franklin, 1280 W. Central St., Franklin, MA



A
Urgent Care Sign (151.75' x 25.75' - 27.25 square feet)
 Individual channel letters (white lenses and returns) mounted on race-track painted to blend with brick fascia. Interior illuminated.

B
Building Sign (32.4' x 22.5' - 50.75 square feet)
 Individual channel letters (PMS 322 lenses and returns) mounted on race-track painted to blend with building fascia. Interior illuminated.

C
Physician Group Logo Sign (240' x 66' - 110 square feet)
 Individual channel letters (PMS 322 lenses and returns) mounted on race-track painted to blend with building fascia. Interior illuminated.

D
Physician Offices Sign (216' x 25.75' - 38.75 square feet)
 Individual channel letters (white lenses and returns) mounted on race-track, painted to blend with brick fascia. Interior illuminated.

SCALE 1/8" = 1 FOOT AT FULL SIZE

F
FRONT RIGHT SIDE OF BUILDING Directional Sign
 (80' x 48' - 26.66 square feet)
 Single sided, internally illuminated sign on 6' square aluminum post
 Installed in planter area as shown

E
SIDE ENTRANCE Diagnostic Imaging & Lab Sign
 (182.5' x 38.5' - 48.5 square feet)
 Logo is a box sign with radius corners. Face and box is PMS 322 with white logo art. Interior illumination.
 Sign read is individual channel letters (white lenses and returns) mounted on race-track painted to blend with canopy fascia. Interior illuminated.



SignsPlus
 89 South Main Street, Milford, MA 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

Milford Regional at Franklin, 1280 W. Central St., Franklin, MA

A

Urgent Care

Urgent Care Sign (151.75" x 25.75" - 27.25 square feet)

Individual channel letters (white lenses and returns) mounted on racetrack painted to blend with brick fascia. Interior illuminated.

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

Milford Regional at Franklin, 1280 W. Central St., Franklin, MA

B Milford Regional in Franklin

Building Sign (324" x 22.5" - 50.75 square feet)
Individual channel letters (PMS 322 lenses and returns)
mounted on racetrack painted to blend with building
fascia. Interior illuminated.

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

Milford Regional at Franklin, 1280 W. Central St., Franklin, MA

C



Milford Regional Physician Group

Physician Group Logo Sign (240" x 66" - 110 square feet)
Individual channel letters (PMS 322 lenses and returns)
mounted on racetrack painted to blend with building
fascia. Interior illuminated.

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

Milford Regional at Franklin, 1280 W. Central St., Franklin, MA

D Physician Offices Sign

Physician Offices Sign (216" x 25.75" - 38.75 square feet)

Individual channel letters (white lenses and returns) mounted on racetrack painted to blend with brick fascia. Interior illuminated.

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

Milford Regional at Franklin, 1280 W. Central St., Franklin, MA

E



Diagnostic Imaging & Laboratory

SIDE ENTRANCE

Diagnostic Imaging & Lab Sign

(182.5" x 38.5" - 48.5 square feet)

Logo is a box sign with radius corners. Face and box is PMS 322 with white logo art. Interior illumination.

Sign read is individual channel letters (white lenses and returns) mounted on racetrack painted to blend with canopy fascia. Interior illuminated.

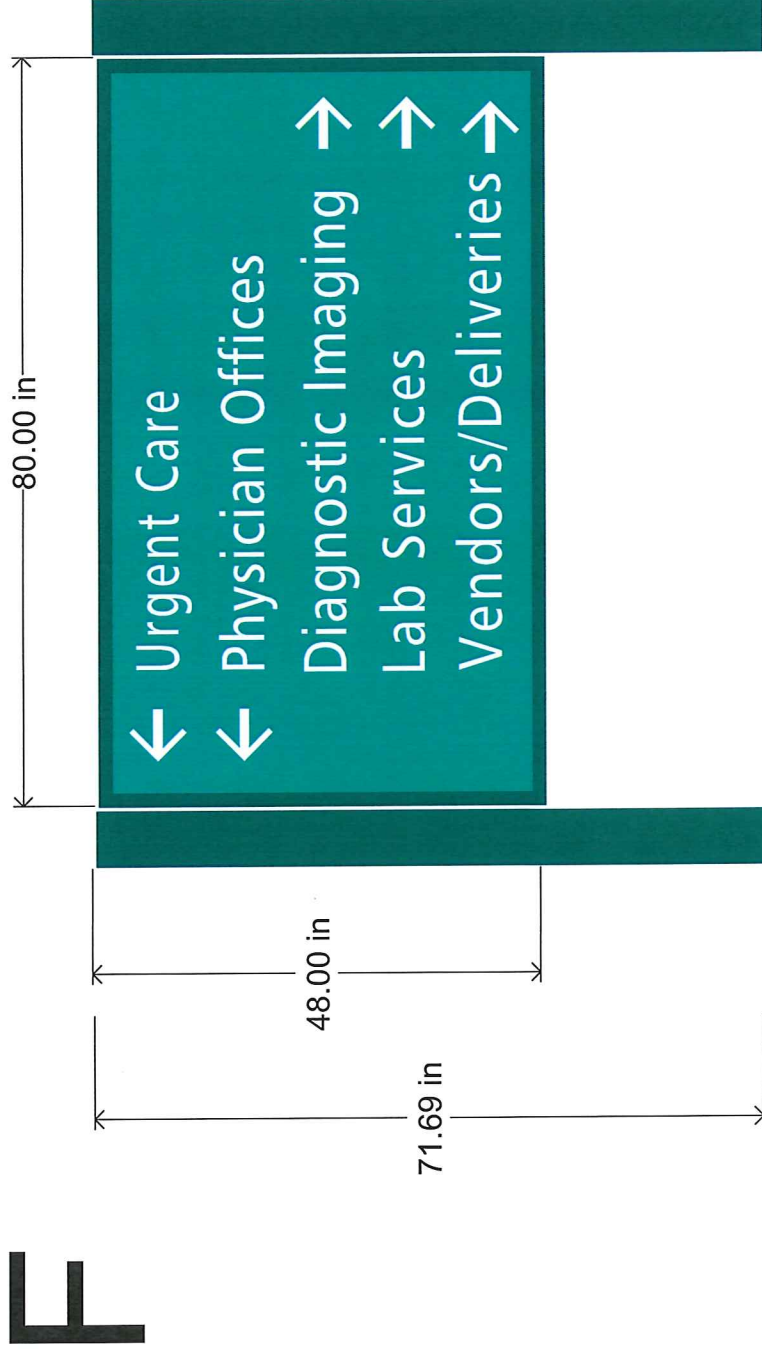
SignsPlus Phone: 508-478-5077
Fax: 508-634-9825
E-mail: info@signs-plus.net
Website: www.signs-plus.net
89 South Main Street, Milford, MA 01757

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

Proposed Layout

Milford Regional at Franklin, 1280 W. Central St., Franklin, MA



FRONT RIGHT SIDE OF BUILDING Directional Sign

(80"x48" - 26.66 square feet)

Single sided internally illuminated sign on 6" square aluminum post

Installed in planter area as shown

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

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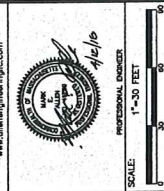
LEGEND

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	EXIST. SPOT ONCE
---	PROP. SPOT ONCE
---	EXIST. SPOT TWICE
---	PROP. SPOT TWICE
---	EXIST. SPOT THREE
---	PROP. SPOT THREE
---	EXIST. SPOT FOUR
---	PROP. SPOT FOUR
---	EXIST. SPOT FIVE
---	PROP. SPOT FIVE
---	EXIST. SPOT SIX
---	PROP. SPOT SIX
---	EXIST. SPOT SEVEN
---	PROP. SPOT SEVEN
---	EXIST. SPOT EIGHT
---	PROP. SPOT EIGHT
---	EXIST. SPOT NINE
---	PROP. SPOT NINE
---	EXIST. SPOT TEN
---	PROP. SPOT TEN
---	EXIST. SPOT ELEVEN
---	PROP. SPOT ELEVEN
---	EXIST. SPOT TWELVE
---	PROP. SPOT TWELVE
---	EXIST. SPOT THIRTEEN
---	PROP. SPOT THIRTEEN
---	EXIST. SPOT FOURTEEN
---	PROP. SPOT FOURTEEN
---	EXIST. SPOT FIFTEEN
---	PROP. SPOT FIFTEEN
---	EXIST. SPOT SIXTEEN
---	PROP. SPOT SIXTEEN
---	EXIST. SPOT SEVENTEEN
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PREPARED FOR:
KAD Holdings Corp.
 31 Whitewood Road
 Millis, MA 01757

TITLE:
**SITE ACCESS AND
 PARKING PLAN**
 for
**Milford Regional Physicians
 Group - Medical Building**
 in
Franklin, MA

PREPARED BY:
Allen Engineering LLC
 Civil Engineers and
 Land Development Consultants
 2 Willowbrook Lane - Needham, MA 01756
 (508) 981-5212 Phone
 (508) 981-5210 Fax
 www.allenengr.com

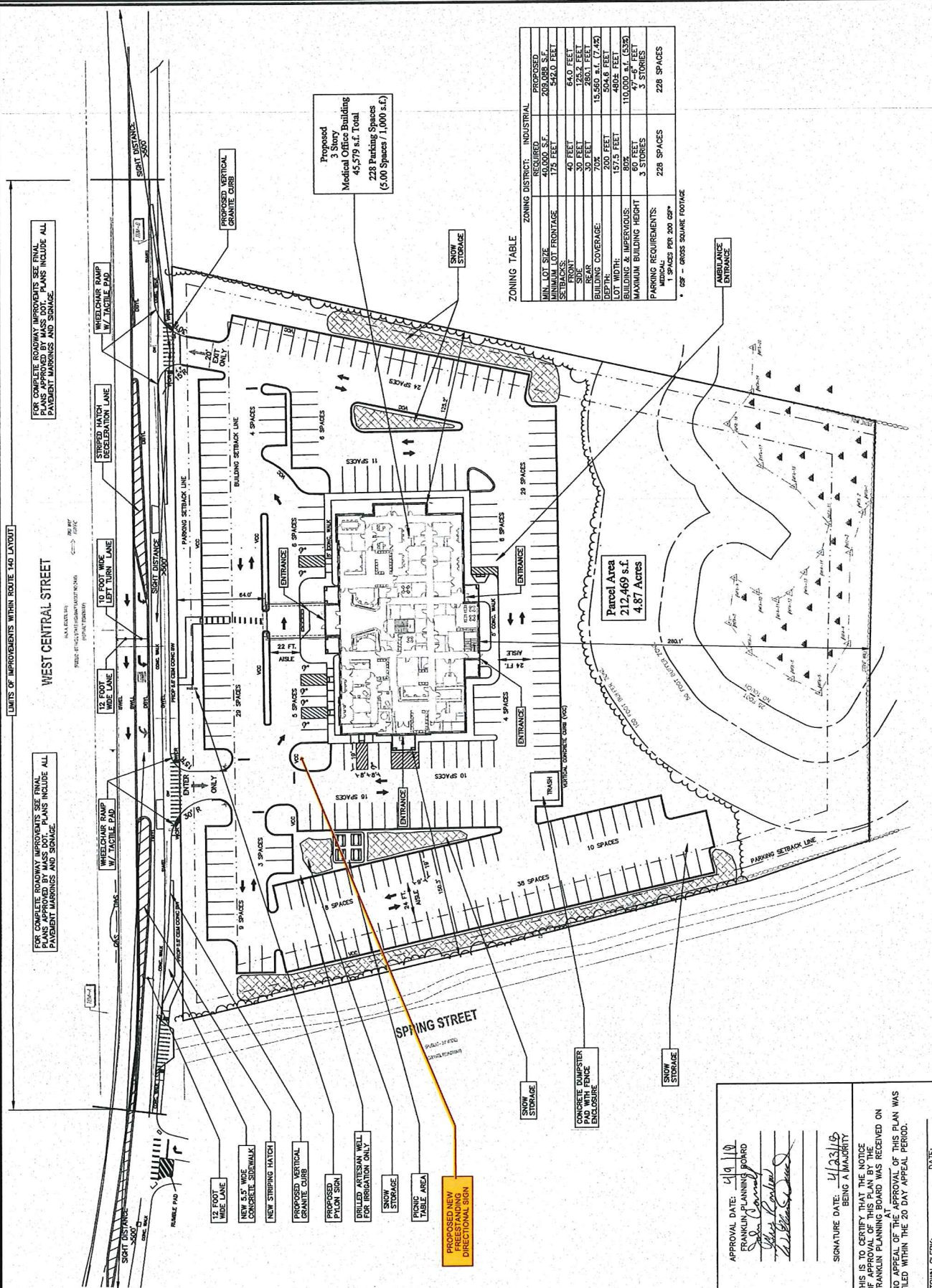


SCALE: 1"=30' FEET

DATE: February 1, 2018

NO.	DATE	DESCRIPTION	INT.
1	2/1/18	PREPARED FOR REVIEW	MA
2	2/2/18	REVISED PER COMMENTS	MA
3	2/2/18	REVISED PER COMMENTS	MA
4	2/2/18	REVISED PER COMMENTS	MA

SHEET: 3 of 9
 JOB NO: 0317



Proposed
 3 Story
 Medical Office Building
 45,579 s.f. Total
 228 Parking Spaces
 (5.00 Spaces / 1,000 s.f.)

Parcel Area
 212,469 s.f.
 4.87 Acres

ZONING TABLE

MIN. LOT SIZE	ZONING DISTRICT	INDUSTRIAL	PROPOSED
40,000 S.F.	REQUIRED	40,000 S.F.	208,000 S.F.
175 FEET	FRONTAGE	175 FEET	542.0 FEET
40 FEET	REAR	40 FEET	64.0 FEET
30 FEET	SIDE	30 FEET	125.2 FEET
30 FEET	REAR	30 FEET	280.1 FEET
200 FEET	BUILDING COVERAGE	200 FEET	15,500 S.F. (7.4%)
157.5 FEET	LOT WIDTH	157.5 FEET	480.0 FEET
110,000 S.F. (5.3%)	BUILDING & IMPERVIOUS	80%	110,000 S.F. (5.3%)
60 FEET	MAXIMUM BUILDING HEIGHT	3 STORIES	47'-0" FEET
1 SPACES PER 200 SQ*	PARKING REQUIREMENTS:	228 SPACES	228 SPACES
1 SPACES PER 200 SQ*	MEDICAL		

* SQ' - GROSS SQUARE FOOTAGE

APPROVAL DATE: 2/1/18
 FRANKLIN PLANNING BOARD
 [Signature]
 [Signature]

SIGNATURE DATE: 2/23/18
 BEING A MAJORITY

THIS IS TO CERTIFY THAT THE NOTICE
 FRANKLIN PLANNING BOARD WAS RECEIVED ON
 NO APPEAL OF THE APPROVAL OF THIS PLAN WAS
 FILED WITHIN THE 30 DAY APPEAL PERIOD.

TOWN CLERK: _____ DATE: _____

Town of Franklin



355 East Central Street
Franklin, MA 02038

TOWN OF FRANKLIN
TOWN CLERK

2019 FEB 26 A 8:53
RECEIVED

Ms. Teresa Burr, Town Clerk
Municipal Building
355 East Central Street
Franklin, MA 02038

RE: Application of **Milford Regional Physicians Group** for variance relief to allow the installation of 275.25 square feet of signage, including signs on the building's upper floors that would not be allowed under Section 185-20 of the Code of the Town of Franklin without a variance.

DETAILED RECORD AND DECISION

February 21, 2019

The Franklin Board of Appeals hereby certifies that the following is a detailed record of the Board's proceedings and decision regarding the above-captioned application with respect to the property located at 1262-1288 West Central Street, Franklin, Massachusetts (Franklin Assessors Map 274, Parcels 2 & 3).

On or about January 22, 2019, Milford Regional Physicians Group filed an application with the Board for variance relief in accordance with M.G.L., Chapter 40A §10, to allow for a certain sign package to be mounted on the Applicant's multi-use healthcare facility that otherwise would not be allowed under the terms of § 185-20 of the Code of the Town of Franklin.

1. A notice of the public hearing on this application, a copy of which is on file in the Office of the Franklin Town Clerk, was dated January 22, 2019.
 - a. Published in the Milford Daily News, a newspaper in general circulation in the Town of Franklin, on February 7, 2019 and February 14, 2019;
 - b. Posted in a conspicuous place in the Franklin Municipal Building on February 7, 2019 which was at least fourteen (14) days prior to the public hearing; and
 - c. Mailed postage paid, on February 7, 2019, which was which was at least fourteen (14) days prior to the public hearing, to the petitioners, abutters, owners of land directly opposite the property in question on any public or private street or way, abutters to abutters within three

hundred (300) feet of the property and the planning boards of the abutting towns. The notice was mailed to the names and addresses shown on the most recent tax list provided by the Franklin Assessor's office.

2. The duly advertised public hearing was opened on February 21, 2019, at which time the opportunity was given to all those interested to be heard in favor or opposition to the application. The public hearing was closed on February 21, 2019.
3. The following documents and exhibits were received during the public hearing and are hereby incorporated by reference in the decision:
 - a. Rendering entitled, "Milford Regional in Franklin, 1280 West Central Street, Franklin, MA."

Findings

Based upon the evidence and testimony presented at the public hearing, the Board has made the following findings and determination.

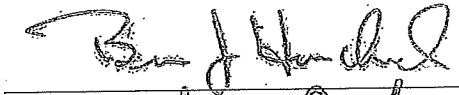
1. The Applicant, Milford Regional Physicians Group, came before the Board requesting variance relief, in accordance with M.G.L., Chapter 40A, §10, to allow for the placement of 275.25 square feet of signage where 60 square feet is allowed, as well as the placement of signs on the second and third floors of its building which is otherwise prohibited by §185-20 of the Code of the Town of Franklin.
2. Pursuant to §185-45D(2)(b) of the Franklin Town Code, variance relief may be authorized by this Board with respect to a particular parcel of land where the Board finds all of the following:
 - a. A literal enforcement of the provisions of Chapter 185 of the Code of the Town of Franklin would involve a substantial hardship, financial or otherwise, to the applicant.
 - b. The hardship is owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located.
 - c. Desirable relief may granted without either:
 - i. Substantial detriment to the public good; or
 - ii. Nullifying or substantially derogating from the intent or purpose Chapter 185 of the Code of the Town of Franklin.
3. During the public hearing, the applicant provided testimony as to the physical characteristics of the property and building, with reference to the Rendering submitted to the Board with the application. The Board determines that; based on the unique use of the building as a medical building including an urgent care facility, a literal enforcement of the provisions of Chapter 185 of the Code of the Town of Franklin would involve a substantial hardship to the applicant. Specifically, the Board finds that quick and proper identification of the medical services facility

necessitates the need for additional signage and placement of those signs outside the location on the building generally directed in the Code.

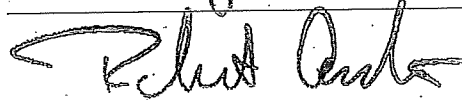
4. The Board further determines that the requested variances may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the purpose or intent of the Code.
5. On motion made by Robert Acevedo and seconded by Mickey Whitmore the Board voted on February 21, 2019, with reference to Chapter 185 of the Code of the Town of Franklin, to grant variance relief of 211.25 additional square feet of signage, and to allow 116.75 square feet of signage to be placed on the second level façade of the building and an additional 110 square feet of signage to be sited on the third level which is otherwise prohibited by §185-20 of the Franklin Town Code. All of the signs are to be affixed to the building in the locations and manner shown on the Rendering.

On this day, February 21, 2019, the following members of the Board voted as set forth above.

Bruce Hunchard votes to grant



Robert Acevedo votes to grant



Mickey Whitmore votes to grant