

**DESIGN REVIEW COMMISSION  
AGENDA**

**Tuesday, May 8, 2018 7:00 PM.**  
Municipal Building, 355 East Central Street  
2<sup>nd</sup> Floor, Room 205

- 7:00 PM** Thru The Looking Glass – 11 East Central Street  
Building Sign & Projecting Sign
- 7:05 PM** Santa Fe Burrito Grill – 28 West Central Street  
Pylon Sign & Building Sign
- 7:10 PM** Envoy Mortgage – 6 Main Street  
Building Sign & Projecting Sign
- 7:15 PM** Daddario Hardware – 528 West Central Street  
Building Sign

RECEIVED  
2018 MAY - 2 P 2: 24  
TOWN OF FRANKLIN  
TOWN CLERK

**General Matters**

Approval of Meeting Minutes from 4-27-18

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: May 2, 2018**

The next meeting of the Design Review Commission is **tentatively** scheduled for May 22, 2018

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: Thru The Looking Glass

Property Address 11 E. Central

Assessors' Map # \_\_\_\_\_ Parcel # 279-175-000-000

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  
Suite C-18  
Address: Franklin, MA 02038

Telephone Number: 508-364-2905

Contact Person: Cam

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

Business Owner: Doug Wickham Property Owner: 7-3 E. Central St. LLC  
Address: 11 E. Central St. 7 E. Central 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\_\_\_\_

X [Signature]  
Signature of Applicant

X [Signature]  
Signature of Owner

Cam Afonso  
Print name of Applicant

Mouibeth Klaidmety  
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: \_\_\_\_\_ replace old signs  
\_\_\_\_\_  
\_\_\_\_\_

**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.

108 in

# Thru The Looking Glass

24 in



42 in

## Custom Picture Framing & More

28 in

## Custom Picture Framing & More

3D BLACK LETTERS

**\*no exterior lighting**



### APPROVED FOR PRODUCTION:

\_\_\_\_\_

#### 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: \_\_\_\_\_

COLOR SPECS: \_\_\_\_\_

BACKGROUND: \_\_\_\_\_

COPY: \_\_\_\_\_

OUTLINE: \_\_\_\_\_

SHADOW: \_\_\_\_\_

BORDER: \_\_\_\_\_

LOGO: \_\_\_\_\_



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ALL DRAWINGS ARE PROPERTY OF SIGNS BY CAM, INC.  
NO PARTS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT PERMISSION IN WRITING. ALL RIGHTS RESERVED. ANY VIOLATION OF THESE TERMS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

# Signs By Cam<sup>Inc</sup>

**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: SANTA FE BURRITO GRILL

Property Address 28 W. CENTRAL ST.

Assessors' Map # \_\_\_\_\_ Parcel # \_\_\_\_\_

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

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

B) Applicant Information:

Applicant Name: ALL ABOUT SIGNS LLC (agent)

Address: 114 NORTH ST.  
GEORGETOWN, MA. 01833

Telephone Number: 781-223-2087

Contact Person: JAMES WITHROW

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

Business Owner: HECTOR ANGEL Property Owner: JOSEPH EVANS  
Address: 39 SCANSET WAY unit 107 25 EAST CENTRAL ST.  
HANOVER, MA. 02339 FRANKLIN, MA. 02038

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

Executed as a sealed instrument this 10 day of APRIL 2018

James Withrow

Signature of Applicant

Signature of Owner

JAMES WITHROW

Print name of Applicant

JOSEPH EVANS

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**

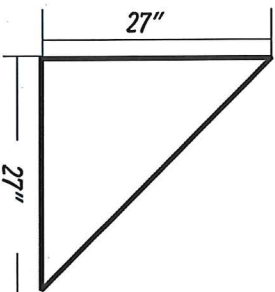
24'-0" WIDE

DESIGN IS PROPERTY  
OF  
ALL ABOUT SIGNS

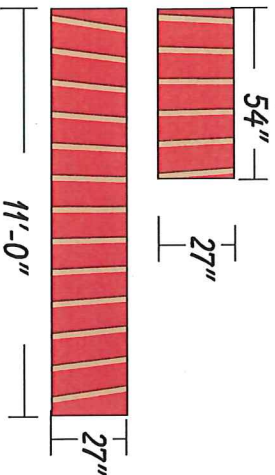


89" TO PEAK

SCALE 3/16"



NEW AWNING FRAMES:  
SIDE VIEW : NTS  
MATERIAL: SUNBRELLA #4991  
MANTED CARDINAL



(2) NEW AWNING:



30"

OPTION #1

15'-0"

(1) SINGLE SIDED ILLUMINATED SIGN BOX. SCALE: 1/4" = 1'-0"; 37.5 SQ. FT.  
WHITE ACRYLIC/LEXAN FACE WITH TRANSLUCENT GRAPHICS  
SHOWN WITH 2" BOX RETAINER.

CLIENT, LOCATION & PHONE:

SANTA FE

DETAILS:

R1: NEW PHOTO

DWG FILE NAME#

SANTA FE.CDR

DATE:

3/7/18

PAGE:

1

REVISION DATES:

REV #1

3/26/18

ALL ABOUT  
SIGNS  
LLC  
COMPLETE SIGN & AWNING COMPANY

781-223-2087

EMAIL: getasignnow@gmail.com  
WEB: AllAboutSignsLLC.com

artwork exclusive property of

24'-0" WIDE

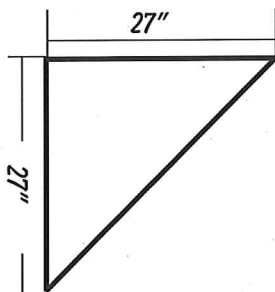
DESIGN IS PROPERTY  
OF  
ALL ABOUT SIGNS



89" TO PEAK



SCALE 3/16"

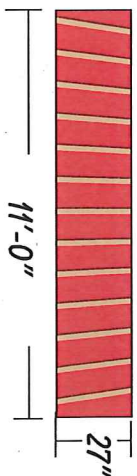
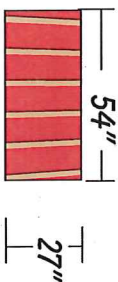


NEW AWNING FRAMES:

SIDE VIEW ; NTS

MATERIAL: SUNBRELLA #4991

MAINTO CARDINAL



(2) NEW AWNING:

OPTION #2



(1) SINGLE SIDED ILLUMINATED SIGN BOX. SCALE: 1/4" = 1'-0", 32 SQ. FT.  
WHITE ACRYLIC/LEXAN FACE WITH TRANSLUCENT GRAPHICS  
SHOWN WITH 2" RED RETAINER.

**ALL ABOUT SIGNS** LLC  
COMPLETE SIGN & AWNING COMPANY

**781-223-2087**

EMAIL: GetASignNow@gmail.com  
WEB: AllAboutSignsLLC.com

artwork exclusive property of

CLIENT, LOCATION & PHONE:

**SANTA FE**

DETAILS:

R1: NEW PHOTO

"THIS DRAWING IS PROPERTY OF ALL ABOUT SIGNS LLC AND CANNOT BE USED OR REPRODUCED WITHOUT THE PERMISSION OF OWNER"

DWG FILE NAME#

SANTA FE CDR

DATE:

3/7/18

PAGE:

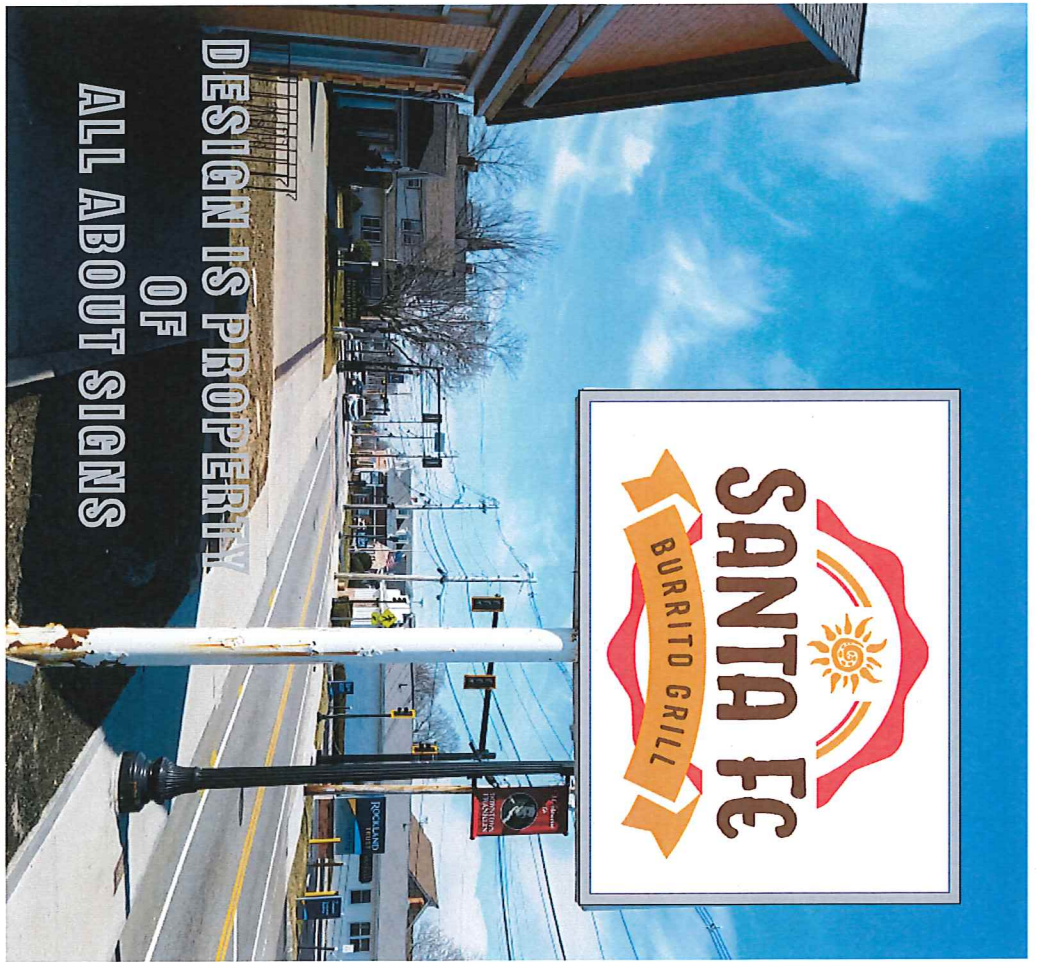
1A

REVISION DATES:

REV #1 3/26/18



(1) DOUBLE SIDED PLYON SIGN. SCALE: 3/8"=1'-0"; 46.84 SQ. FT.  
 FACE REPLACEMENTS WITH TRANSLUCENT GRAPHICS



**ALL ABOUT SIGNS** LLC  
 COMPLETE SIGN & ANIMATING COMPANY  
**781-223-2087**  
 EMAIL: GetASignNow@gmail.com  
 WEB: AllAboutSignsLLC.com

CLIENT, LOCATION & PHONE:  
**SANTA FE**

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DETAILS:  
 R1: NEW PHOTO

DWG FILE NAME#  
**SANTA FE.CDR**  
 DATE: 3/7/18  
 REVISION DATES: REV #1 3/26/18  
 PAGE: 2

artwork exclusive property of



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: Envoy Mortgage

Property Address 6 Main St, Franklin, MA, 02038

Assessors' Map # \_\_\_\_\_ Parcel # \_\_\_\_\_

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

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

B) Applicant Information:

Applicant Name: Steve Boucher

Address: 15 Summer St, Unit 107  
Franklin, MA, 02038

Telephone Number: 781-277-1792

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

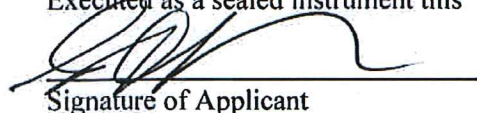
C) Owner Information (Business Owner & Property Owner if different)

Business Owner: Steve Boucher Property Owner: \_\_\_\_\_

Address: 6 Main St \_\_\_\_\_  
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\_\_\_\_

  
\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Owner

Stephen Boucher  
\_\_\_\_\_  
Print name of Applicant

\_\_\_\_\_  
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: NHS Print  
Contact Person: John Marino  
Address: 363 E. Central St, Franklin, MA, 02038  
Telephone Number: 508-541-8900

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

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

**E) Work Summary**

Summary of work to be done: New door decals and new sign out front for the 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:**

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1. Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide
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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.

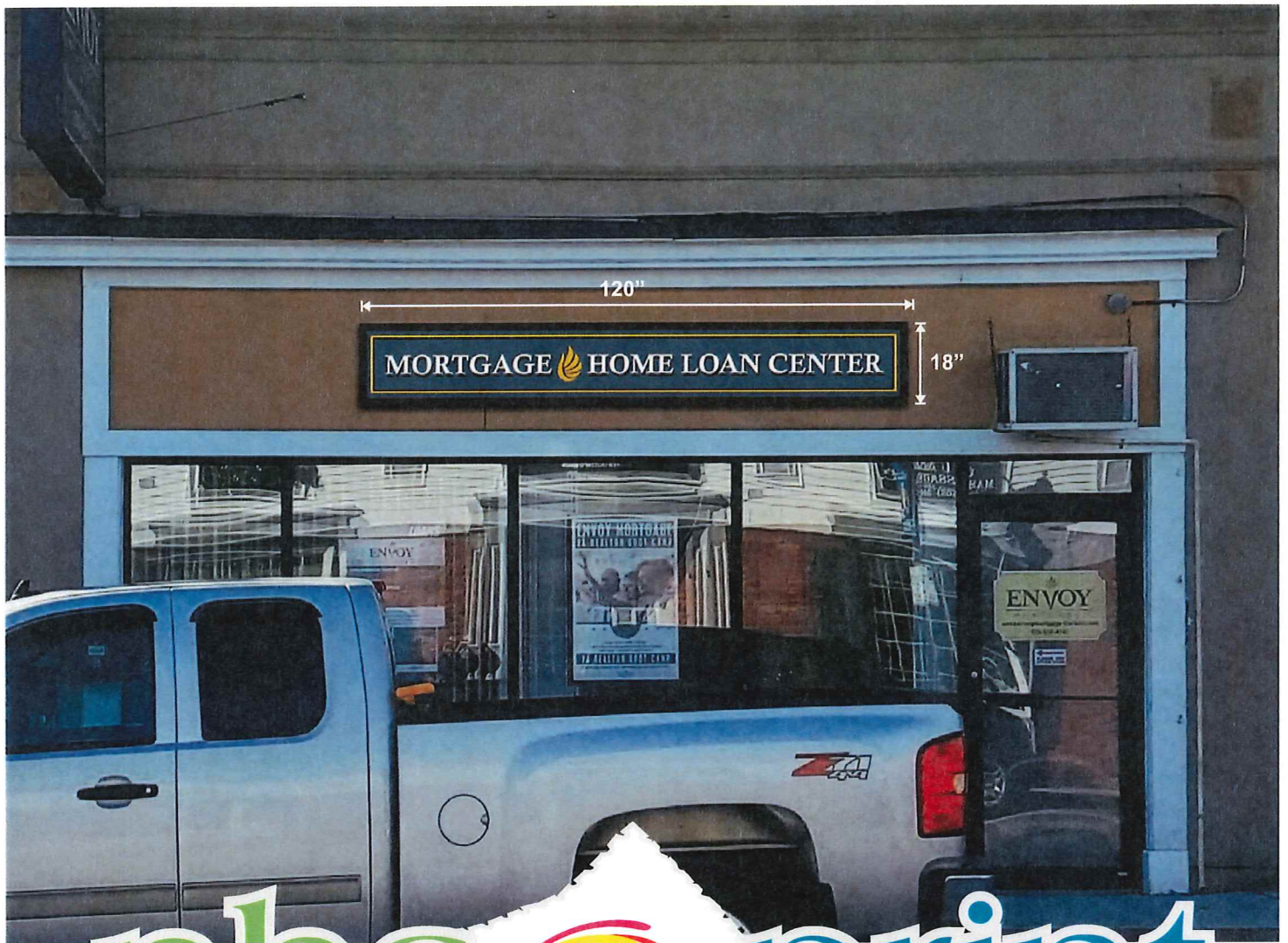
MORTGAGE  HOME LOAN CENTER

## ENVOY WALL SIGN - 120"X18"

1" TUBE ALUMINUM FRAME SYSTEM

1.5" BLACK POWDER COAT RAISED BEVELED STEEL 3D FRAME

FULL COLOR GRAPHICS - 5-7 YEAR MATTE LAMINATE PROTECTION



nhs  print

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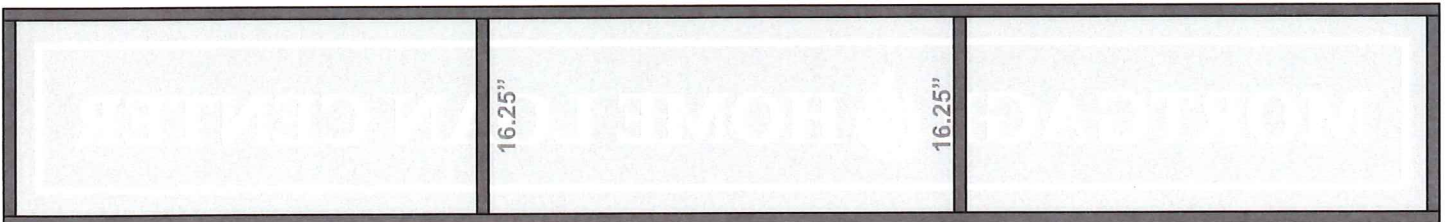
**MORTGAGE  HOME LOAN CENTER**

1.5" BLACK POWDER COAT  
RAISED BEVELED STEEL 3D FRAME

PANEL - 120X18X1/8" Alu-Panel  
Full Color Graphics  
5-7 Year Matte Laminate Protection

**MORTGAGE  HOME LOAN CENTER**

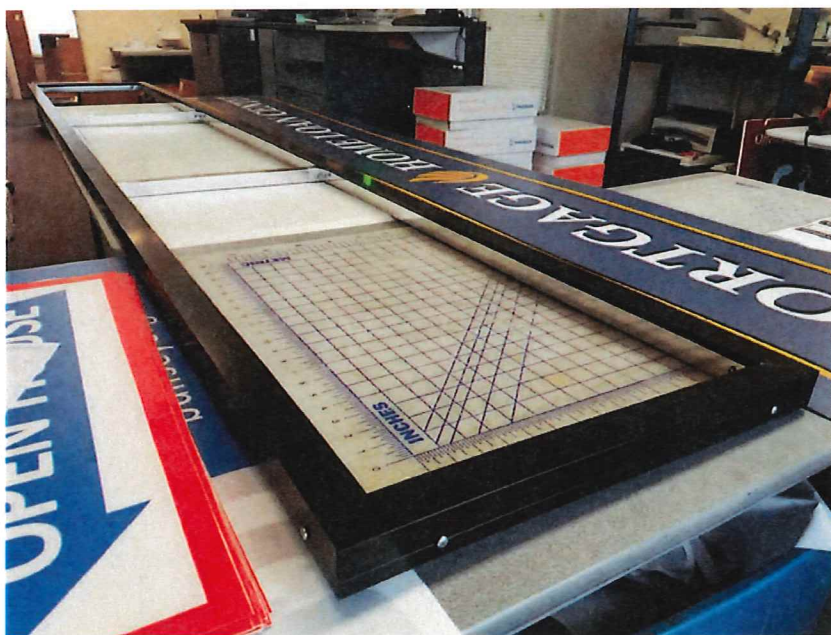
1" TUBE FRAME SYSTEM - 120.25"



**nhs  print**

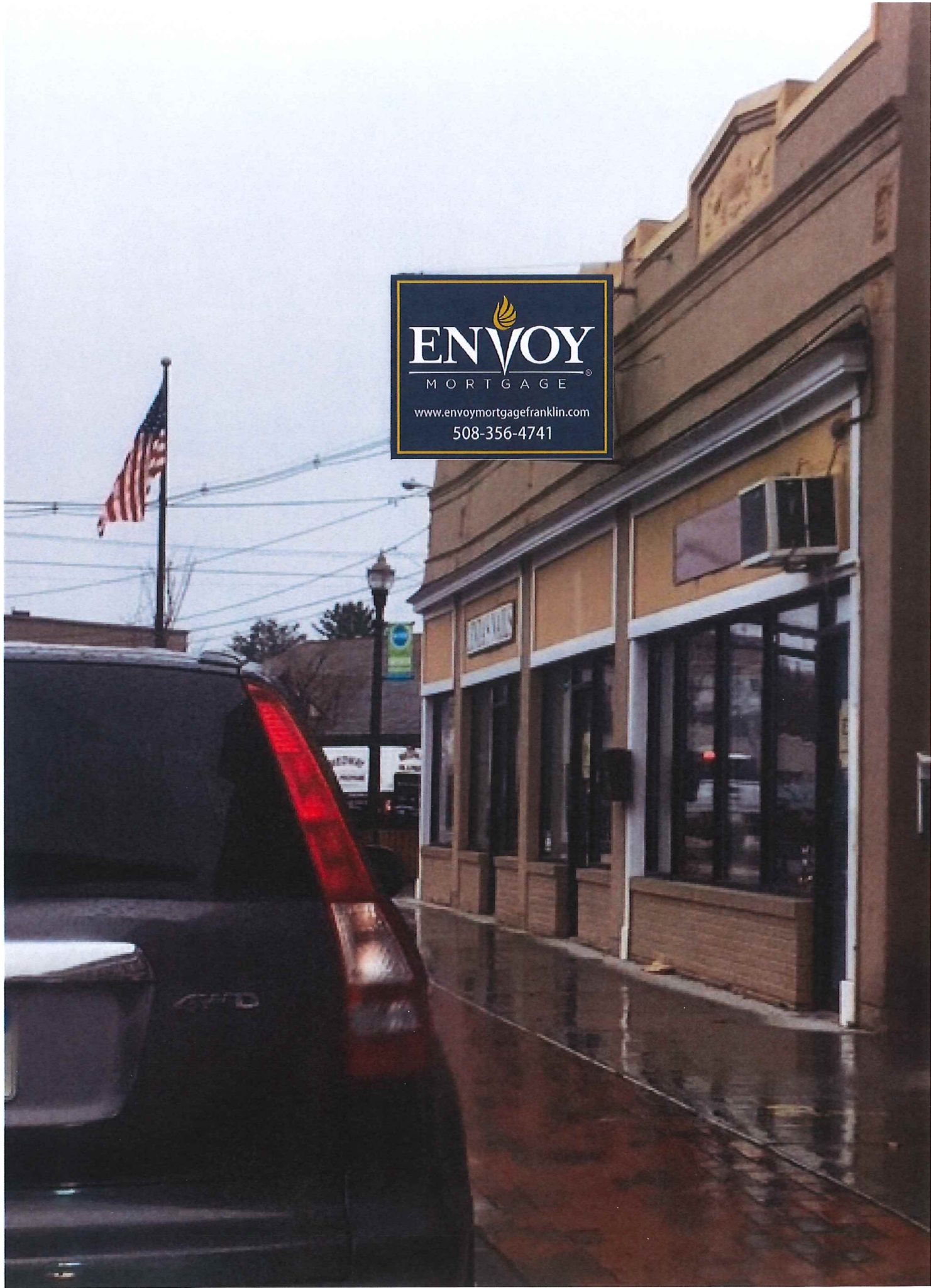
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www.envoymortgagefranklin.com  
508-356-4741



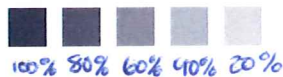


# ENVOY<sup>®</sup>

MORTGAGE

[www.envoymortgagefranklin.com](http://www.envoymortgagefranklin.com)

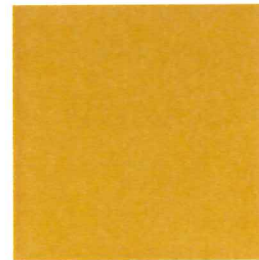
508-356-4741



PRIMARY COLOR:  
ENVOY STEEL BLUE

COLOR CODES

Pantone : 7694C  
CMYK : C83M66Y44K29  
RGB : R53G33B14  
Web : #33495E



SECONDARY COLOR:  
ENVOY YELLOW

COLOR CODES

Pantone : 752C  
CMYK : C19M28Y100K0  
RGB : R211G168B2  
Web : #DBAF1A

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: Daddario Hardware  
Benjamin Moore

Property Address 528 W Central

Assessors' Map # 270 Parcel # 012

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

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

B) Applicant Information:

Applicant Name: Jon Farnsworth

Address: 175 West Main St  
Milbury MA 01572

Telephone Number: 508 - 581 - 8877

Contact Person: Jon Farnsworth

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

Business Owner: Daddario Hardware Property Owner: \_\_\_\_\_

Address: 528 W Central  
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\_\_\_\_

Steve Condy sub for Jon Farnsworth  
Signature of Applicant \_\_\_\_\_ Signature of Owner \_\_\_\_\_

Jon Farnsworth  
Print name of Applicant \_\_\_\_\_ 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

E Mail = the sign guy 111 @ gmail . com



**D) Architect/Engineer/Sign Company Information (if not the applicant)**

**a. Sign Company**

Business Name: Central Mass Sign Guys  
Contact Person: Jon Farnsworth  
Address: 175 W Main St Milbury MA  
Telephone Number: 508-581-8877

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

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

**E) Work Summary**

Summary of work to be done: 72 w X 73 tall Road Sign  
Sign Under Canopy 3048 X 96 wide  
Rev orange 8500 Series 032 light red translucent

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

**a) FOR SIGN SUBMISSIONS ONLY:**

**NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED WITH APPLICATION**

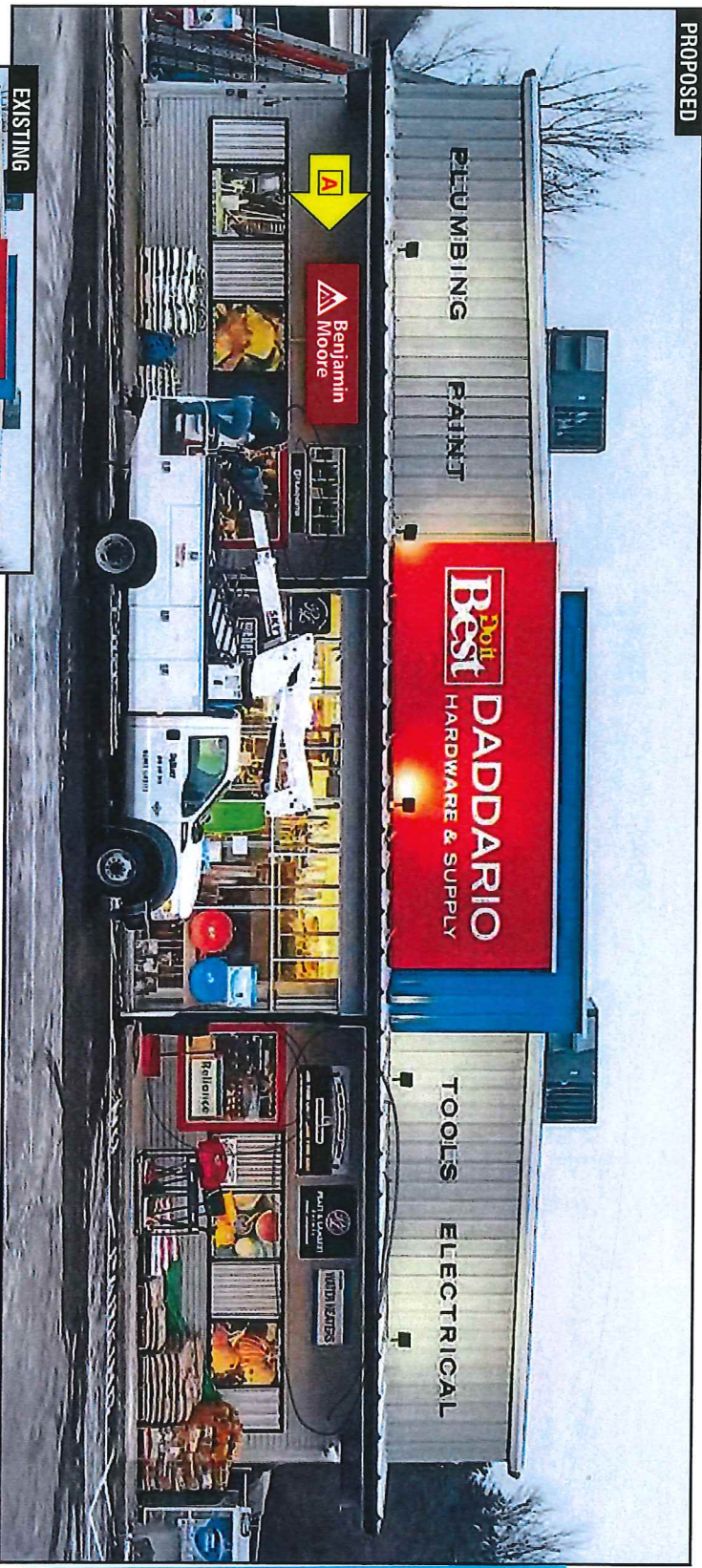
1. Drawing of Proposed Sign which must also include  
type of sign (wall, pylon etc.)      colors  
size/dimensions                              materials  
style of lettering                              lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of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

**b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:**

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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.



**A** Reference Drawing #B74098-02A for Decoration and Specifications

Bringing  
in  
new  
picture  
w/1  
new  
sign

**Kieffer | Starlite**  
National Sign Manufacturers and Consultants

Account: Benjamin Moore  
Location: Franklin, MA 05830 Central  
Advertiser: J. Wood  
Date: 12/21/17  
Designer: MSO  
Circulation: 150  
Listed

REVISIONS:

1	Add Option 2	DATE: 12/22/18
2	Delete all other options	BY: 5/15/18
3		
4		
5		
6		
7		
8		
9		
10		

This is an original unpublished drawing submitted for use in connection with a project being planned for you by Kieffer Holding Co. It is not to be reproduced, copied or exhibited in any manner without the written permission of Kieffer Holding Company.

585 Bond Street, Lincolnshire, Illinois 60069  
PHONE: (877) 543-3337 FAX: (847) 520-1543  
www.kieffersigns.com

**B74098-02**

**DESIGN REVIEW COMMISSION  
MINUTES OF MEETING  
April 24, 2018**

A meeting of the Design Review Commission was held on Tuesday, April 24, 2018, at the Franklin Municipal Building, Franklin, Massachusetts. Members present were Mark Fitzgerald Chairman, Chris Baryluk Vice Chair, Claudine Silverman, Nancy Pendleton and Associate Member Sean Preston. Also in attendance was Chrissy Whelton.

Mark Fitzgerald, Chairman opened the meeting at 7:00 PM.

Mark Fitzgerald authorized Associate Member Sean Preston to vote.

**1. Daddario Hardware**— 523 West Central Street—Building and Pylon Sign

Brian from Central Mass Sign Guys represented Daddario with a sign proposal to update existing pylon sign by moving down and changing the format of Daddario Hardware and adding Benjamin Moore to the top. The commission would like the applicant to change over to LED lighting if the internals were to be updated/changed. The board is concerned about the total square footage of signage on the building. It looks like original signage has increased since last approved. Applicant was told to refer to the Sign Bylaw 185-20 to review the square footage allowed and to return with the total calculations before the Building sign can be approved.

**Motion:** To **Approve** the Pylon sign as submitted. Motioned by Fitzgerald. Second by Silverman: Voted (5-0-0).

**Motion:** To **Table** the Building sign until total square footage calculations are received. Motioned by Fitzgerald. Second by Silverman: Voted (5-0-0).

**2. Envoy Mortgage**—6 Main Street—Building, Projecting and Door Sign

No representation present.

**Motion:** To **Table** the sign package until representation is present. Motioned by Fitzgerald. Second by Pendleton: Voted (5-0-0).

**3. Franklin Downtown Partnership**—9 East Central Street—Building Signs

Lisa Piana and Beth Wierling represented the Franklin Downtown Partnership with a sign proposal for Sign and Ladybug Sculpture on the Left side of the building facing the train bridge. Cam Afonso of Signs by Cam said they will be attached by brackets and masonry screws. Beth asked if it would be ok to change the light blue “Shop Local” wording to white and outlined in black. The board said yes that was fine.

**Motion:** To **Approve** the sign package as submitted with the “Shop Local” color change. Motioned by Baryluk, Second by Pendleton: Voted (5-0-0).

**4. Presidential Arms**—491 West Central Street—Freestanding Sign

Cam Afonso of Signs by Cam represented Presidential Arms with a sign proposal to replace the existing Freestanding sign with sandblasted urethane wood grain sign with raised letters.

**Motion:** To **Approve** the sign package as submitted. Motioned by Preston, Second by Pendleton:  
Voted (5-0-0).

**5. 205 East Central Street**—205 East Central Street—Building Sign

Brad Chaffee represented 205 East Central Street LLC with a proposal to add cedar panel siding to the building on the back left corner with the address “205” going vertical. The board considers this as part of the original permit and has decided this is not something that has to be approved by the Design Review Commission as it is not considered a sign. However they would like to not that the applicant was told that no signage must ever be attached to this paneling and if light was to be changed or added a photometric site plan would be needed.

**6. 14 Ruggles Street. Mixed Use Apartment**—14 Ruggles Street—Site Plan

Dana Franco, property owner presented his site plan again to build a 1780 Square foot, 2 ½ story, 4 unit mixed use Apartment building. The first floor will be for offices. Dana came before the board once before and was approved. The boards only concern before was the positional placement of the air conditioners which will be underneath the stairs and not in plain sight. The board an applicant agreed on the colors of the building to be Montana Suede on the top and Sand on the bottom and the Trim and Windows will be white PVC board.

**Motion:** To **Recommend** the site plan as presented with Colors and Designs. Motioned by Preston, Second by Silverman: Voted (5-0-0).

**Other Business:**

Meeting Minutes from March 27, 2018 meeting were approved (5-0-0)

Meeting Minutes from April 10, 2018 meeting were approved (5-0-1) (*Abstained: Baryluk*)

Motion to adjourn. All in favor 5-0-0.

Adjourned at 8:37 P.M.

Respectfully submitted,

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Chrissy Whelton