

DESIGN REVIEW COMMISSION
AGENDA

TOWN OF FRANKLIN
TOWN CLERK

2017 SEP 20 PM 4:42

September 26, 2017 7:00 PM.
Municipal Building, 355 East Central Street
2nd Floor, Room 205

RECEIVED

- 7:00 PM **Montage @ Brookview** – 10 Brookview Road
Temporary Monument Sign
- 7:10 PM **Montage @ Brookview** –10 Brookview Road
Permanent Monument Sign
- 7:20 PM **Qinetiq-North America** –130 Constitution Blvd
Free Standing Sign & Awning
- 7:30 PM **9 Round** –1000 Franklin Village Drive
LED Channel Letter Sign

General Matters:

Approval of Meeting Minutes from 9-12-17

COMMENTS: These listing of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

This agenda is subject to change. Last updated: September 20, 2017
The next meeting of the Design Review Commission is tentatively scheduled for October 10, 2017

FORM Q

Temp.
Sign

TOWN OF FRANKLIN
DESIGN REVIEW APPLICATION
FOR §185-31(2) OF THE ZONING BY-LAW

A) General Information

Name of Business or Project: Montage @ Brookview

Property Address 10 Brookview Rd.

Assessors' Map # 258-004-000-000 Parcel # _____

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: BRENDON PROPERTIES BROOKVIEW, LLC

Address: 259 TURNPIKE RD. SUITE 110
SOUTHBOROUGH, MA 01772

Telephone Number: 508-485-3999

Contact Person: Tom Betts (c) 508-509-2553

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

Business Owner: Same as Applicant Property Owner: _____

Address: Same _____

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

TS

Signature of Applicant

Tom G

Signature of Owner

THOMAS A. BETTS

Print name of Applicant

Brendon GBLIN

Print name of Owner
Brendon GBLIN

***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: SUNSHINE SIGNS
Contact Person: LAVRIE YOUNG
Address _____
Telephone Number: _____

b. Architect/Engineer (when applicable)

Business Name: BOHLER ENGINEERING
Contact Person: MIKE DAYDEN
Address: 352 TURNPIKE RD
Telephone Number: 508-480-9900

E) Work Summary

Summary of work to be done: Get approval for temporary existing marketing sign. To remain in place until all units are under agreement of sale.

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

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

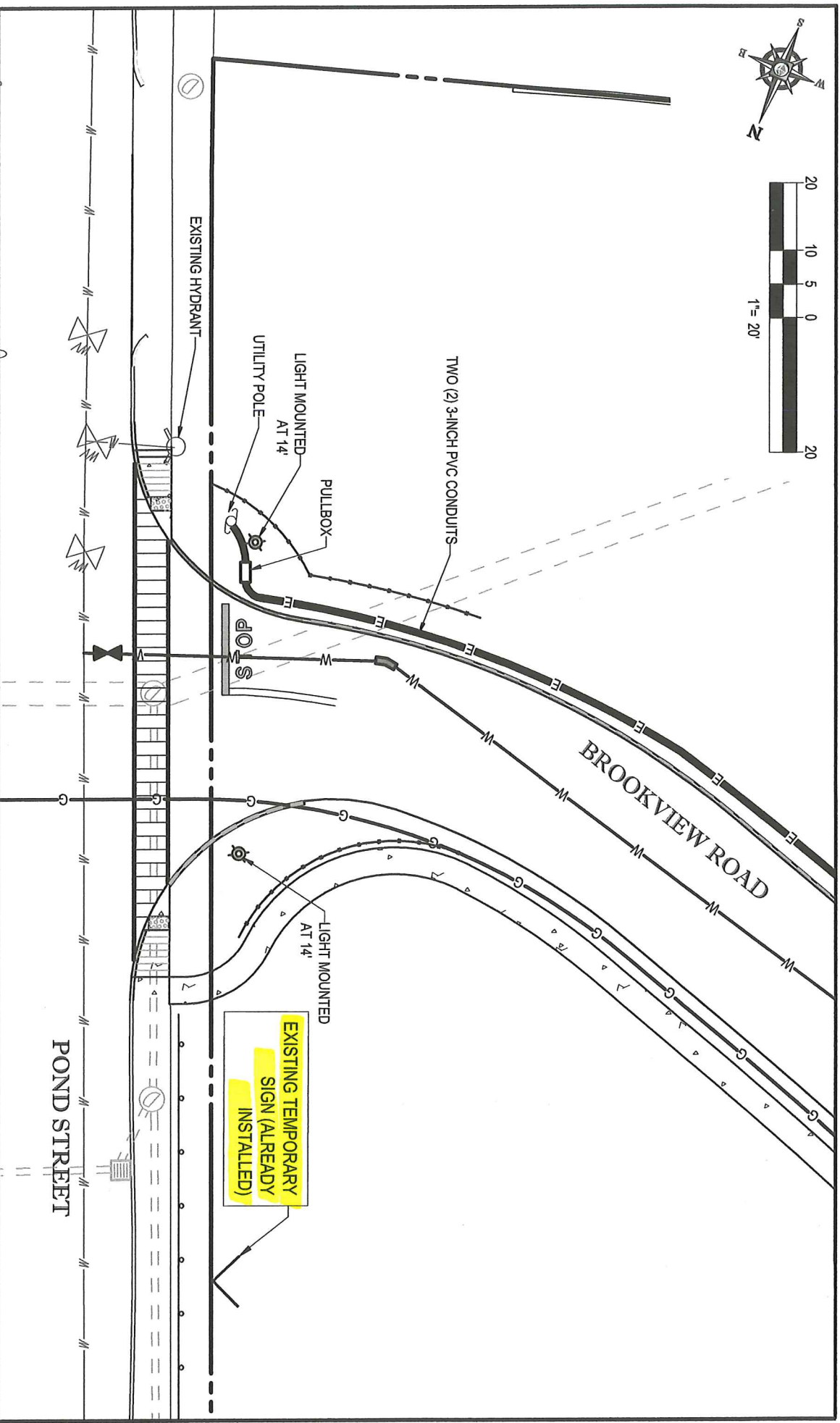
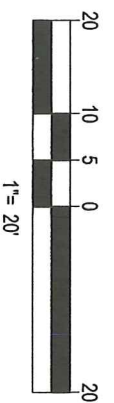
1. Drawing of Proposed Sign which must also include
type of sign (wall, pylon etc.) colors
size/dimensions materials
style of lettering lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously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



BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

♦ URBAN NEW YORK ♦ SOUTHERN NEW JERSEY ♦ BALTIMORE, MD ♦ CHARLOTTE, NC
 ♦ NEW ENGLAND ♦ PHILADELPHIA, PA ♦ PITTSBURGH, PA ♦ RALEIGH, NC
 ♦ BOSTON, MA ♦ LEHIGH VALLEY, PA ♦ NORTHERN VIRGINIA ♦ TAMPA, FL
 ♦ NEW YORK, NY ♦ NEW YORK METRO ♦ SOUTHEASTERN PA ♦ WASHINGTON, DC
 ♦ NORTHERN NEW JERSEY ♦ REHOBOTH BEACH, DE ♦ WASHINGTON, DC
 ♦ DALLAS, TX

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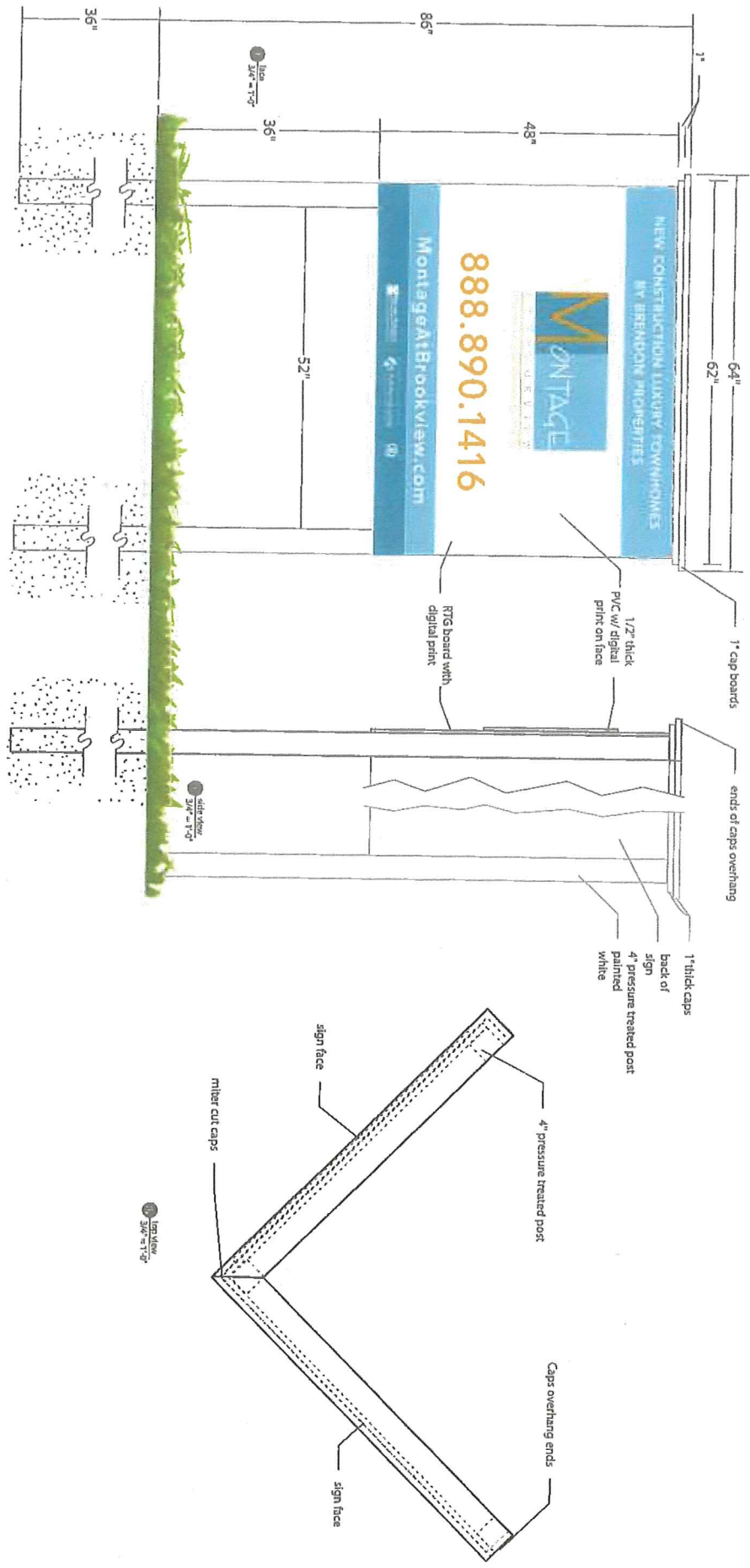
PROJECT:

BRENDON SIGNAGE PLAN PROPERTIES

MAP 258, LOTS 3 & 4
 0 POND STREET
 TOWN OF FRANKLIN
 NORFOLK COUNTY
 MASSACHUSETTS

EXISTING TEMPORARY SIGN LOCATION & DETAILS BROOKVIEW ROAD

REV 0 - 09/06/17



BOHLER ENGINEERING



SITE CIVIL AND CONSULTING ENGINEERING
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 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

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 ◆ NEW YORK METRO ◆ NORTHERN NEW JERSEY ◆ SOUTHERN NEW JERSEY ◆ SOUTHERN VIRGINIA ◆ SOUTH FLORIDA
 ◆ NORTHERN NEW JERSEY ◆ REHOBOTH BEACH, DE ◆ WASHINGTON, DC ◆ DALLAS, TX

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PROJECT: **BRENDON PROPERTIES**

MAP 258, LOTS 3 & 4
0 POND STREET
TOWN OF FRANKLIN
NORFOLK COUNTY
MASSACHUSETTS

SIGNAGE PLAN

EXISTING TEMPORARY
 SIGN LOCATION & DETAILS

BROOKVIEW ROAD

REV 0 - 09/06/17

SHEET **2** OF 2

FORM Q

*Permanently
Signed*

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FOR §185-31(2) OF THE ZONING BY-LAW

A) General Information

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Property Address 10 Brookview Rd.

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Zoning History: Use Variance _____
Non-Conforming Use _____

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Address: 259 TURNPIKE RD. SUITE 110
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Telephone Number: 508-485-3999

Contact Person: Tom Betts (c) 508-509-2553

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

Business Owner: Same as Applicant Property Owner: Same as Applicant

Address: Same _____

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

TAB
Signature of Applicant

Brendon Giblin
Signature of Owner

THOMAS A. BETTS
Print name of Applicant

BRENDON GIBLIN
Print name of Owner

*FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.
FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1-4

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a. Sign Company

Business Name: SUNSHINE SIGNS
Contact Person: LAURIE YOUNG
Address _____
Telephone Number: _____

b. Architect/Engineer (when applicable)

Business Name: BOHLER ENGINEERING
Contact Person: MIKE DRYDEN
Address 352 TURNPIKE RD. SOUTHBOROUGH, MA 01772
Telephone Number: 508-480-9900

E) Work Summary

Summary of work to be done: INSTALL PERMANENT POST & BRACKET
W/ HANGING CARVED SIGN NEAR ENTRANCE TO
BROOKVIEW RD FROM POND STREET.

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

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

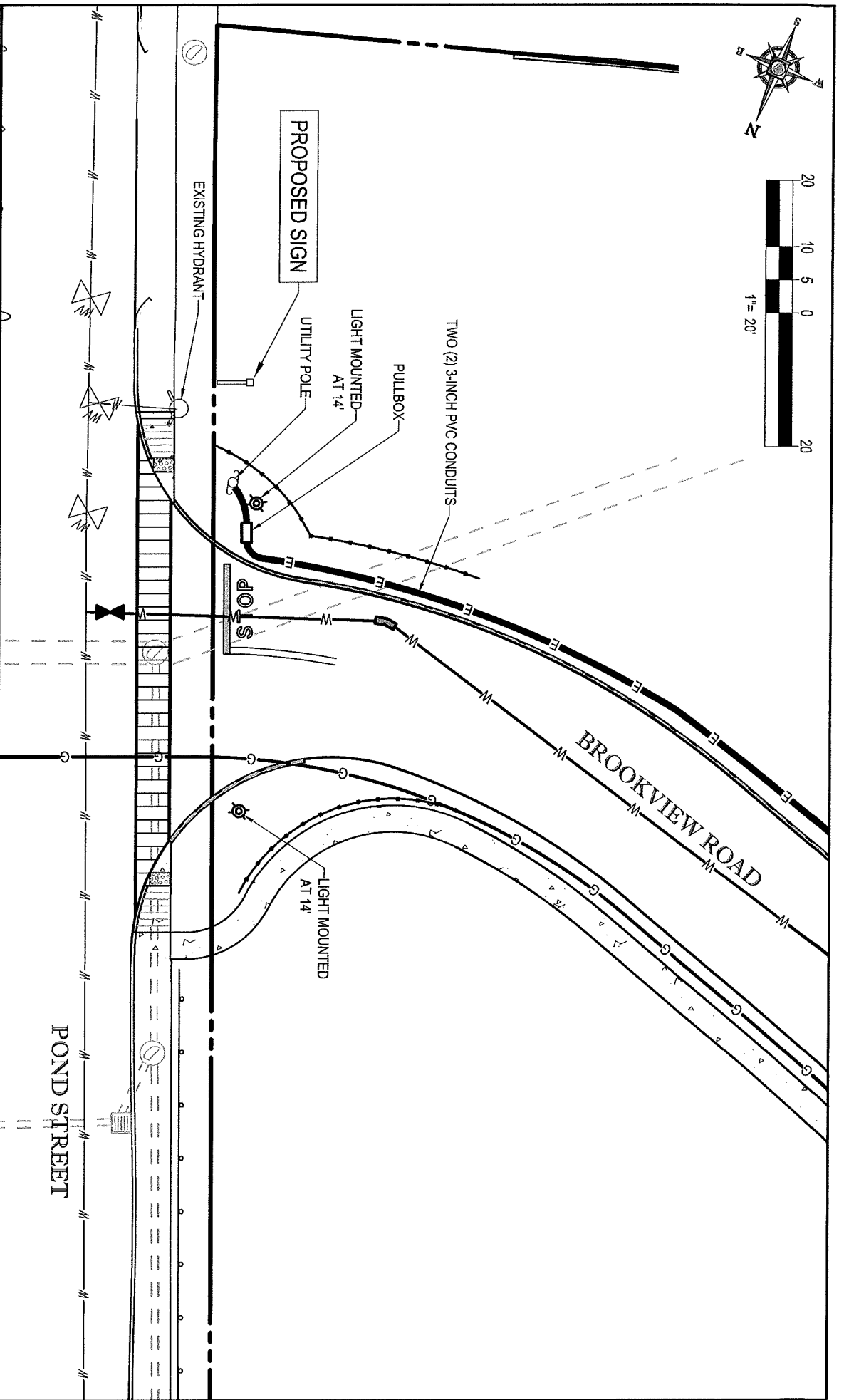
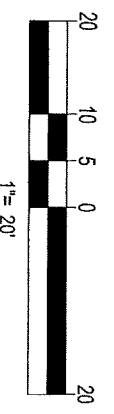
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type of sign (wall, pylon etc.) colors
size/dimensions materials
style of lettering lighting-illuminated, non-illuminated and style
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 ♦ PHILADELPHIA, PA ♦ PITTSBURGH, PA ♦ RICHMOND, VA ♦ WASHINGTON, DC
 ♦ NEW YORK, NY ♦ NEW YORK, NY ♦ NEW YORK, NY ♦ NEW YORK, NY
 ♦ NEW YORK, NY ♦ NEW YORK, NY ♦ NEW YORK, NY ♦ NEW YORK, NY
 ♦ NORTHERN NEW JERSEY ♦ REHOBOTH BEACH, DE ♦ WASHINGTON, DC ♦ DALLAS, TX

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PROJECT:

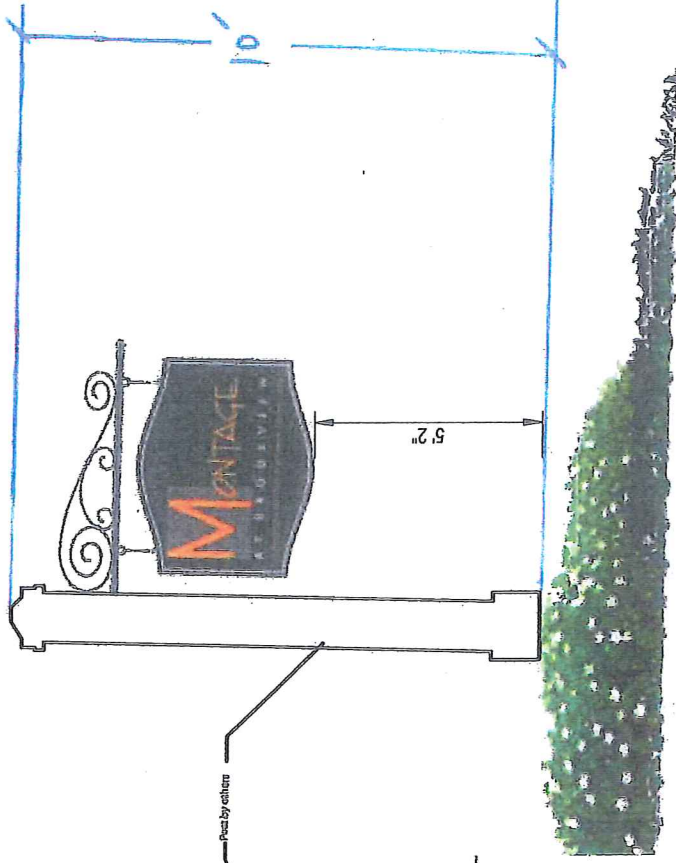
BRENDON PROPERTIES

MAP 258, LOTS 3 & 4
 0 POND STREET
 TOWN OF FRANKLIN
 NORFOLK COUNTY
 MASSACHUSETTS

SIGNAGE PLAN

PROPOSED PERMANENT
 SIGN LOCATION & DETAILS
 BROOKVIEW ROAD

REV 0 - 09/06/17



PROJECT: **BRENDON PROPERTIES**
 MAP 258, LOTS 3 & 4
 0 POND STREET
 TOWN OF FRANKLIN
 NORFOLK COUNTY
 MASSACHUSETTS

SIGNAGE PLAN
 PROPOSED PERMANENT
 SIGN LOCATION & DETAILS
BROOKVIEW ROAD

REV 0 - 09/06/17

SHEET
2
 OF 2

BOHLER ENGINEERING

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 LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
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 ◆ NEW ENGLAND ◆ PHILADELPHIA, PA ◆ SOUTHERN MARYLAND ◆ ATLANTA, GA
 ◆ BOSTON, MA ◆ PITTSBURGH, PA ◆ NORTHERN VIRGINIA ◆ TAMPA, FL
 ◆ NEW YORK, NY ◆ LEHIGH VALLEY, PA ◆ CENTRAL VIRGINIA ◆ SOUTH FLORIDA
 ◆ NORTHERN NEW JERSEY ◆ BEAUBOITI BEACH, DE ◆ WASHINGTON, DC ◆ DALLAS, TX

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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: QINETIQ - NORTH AMERICA

Property Address 130 CONSTITUTION BLVD

Assessors' Map # 319 Parcel # 020

Zoning District (select applicable zone): INDUSTRIAL

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: VIEWPOINT SIGN & AWNING

Address: 35 LYMAN ST
NORTHBOROUGH, MA 01532

Telephone Number: 508 893 8200 x21

Contact Person: LAUREN CRONIN, PERMIT MANAGER

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

Business Owner: JOHN DEBOUTEAUX Property Owner: ALBASCO CO. FRANKLIN LLC c/o
Address: 130 CONSTITUTION BLVD. 20 CABOT BLVD, STE 300 JLL
FRANKLIN, MA. MANSFIELD, MA 02048
617-799-8283

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this 20 day of SEPTEMBER 2017

Lauren Cronin
Signature of Applicant

SEE ATTACHED.
Signature of Owner

VIEWPOINT
LAUREN CRONIN - SIGN + AWNING
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: VIEWPOINT SIGN & AWNING
Contact Person: LAUREN CRONIN - PERMIT MANAGER
Address 35 LYMAN ST. NORTHBOROUGH, MA 01532
Telephone Number: 508 393 8200 x21

b. Architect/Engineer (when applicable)

Business Name: _____
Contact Person: _____
Address _____
Telephone Number: _____

E) Work Summary

Summary of work to be done: REFACE EXISTING POST/PANEL SIGN
(DOUBLE SIDED), & INSTALL NEW AWNING OVER
ENTRANCE.

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
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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.



August 24, 2017

ViewPoint, Sign and Awning
35 Lyman Street
Northboro, MA 01532

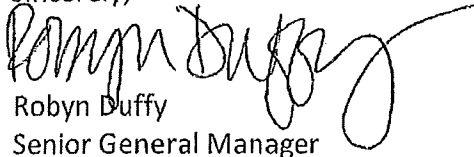
RE: Landlord QinetiQ proposed signage - 130 Constitution Boulevard

To whom it may concern:

I am the property manager for 130 Constitution Blvd. and manage the property on behalf of Albaso Co. Franklin, LLC, the owner. We hereby consent to allow ViewPoint Sign and Awning and its employees to act upon our behalf pertaining to permitting and installation of signs/and or awnings for the property named above. The Franklin Industrial Park Association reviewed and approved the attached signage as well.

Please feel free to contact me with any questions (857) 334-9944.

Sincerely,

A handwritten signature in black ink, appearing to read "Robyn Duffy", with a long, sweeping flourish extending to the right.

Robyn Duffy
Senior General Manager

Main ID Sign Face Replacements
Layout Option 2.



Proposed



PE Photo Elevation
Scale: NTS



Existing

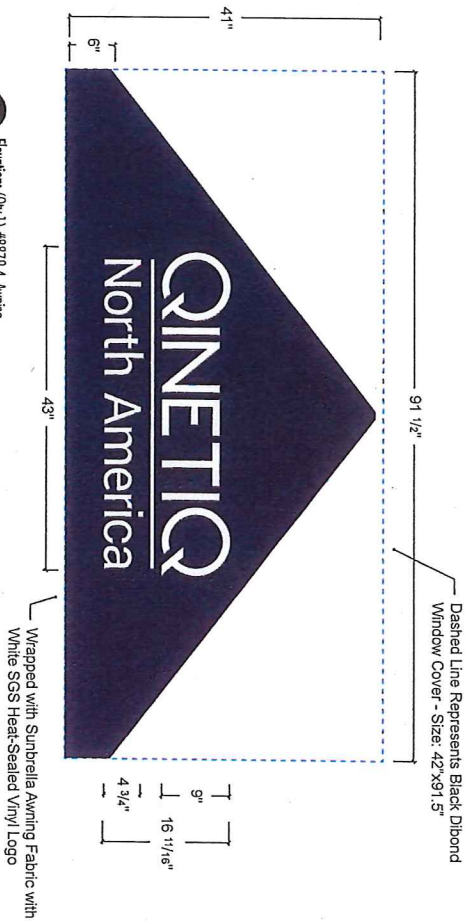
- Description:**
(Qty-2) Polycarbonate face replacements.
- Installed into existing internally illuminated 2-sided cabinet sign.
 - Painted opaque background with masked and knocked out back-lit logo revealing polycarbonate.
 - Paint existing sign and posts as needed.

Logo/Typeface:
Logo supplied by customer

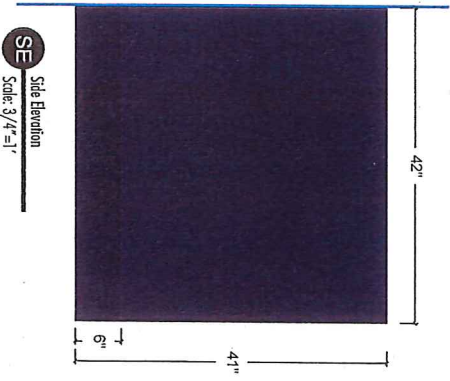
- Colors:**
- Existing Sign & Posts: Painted to match PMS 2189c
 - Sign Face: 3/16" White Polycarbonate
 - Sign Face (background): Painted to match PMS 2189c
 - Logo: Masked & Knocked Out Revealing White Polycarbonate

Installation:
By ViewPoint

Gable Style Awning with Graphics



E1 Elevation: (Qty-1) #8972.4 Awning
Scale: 3/4"=1' Logo Square Footage:



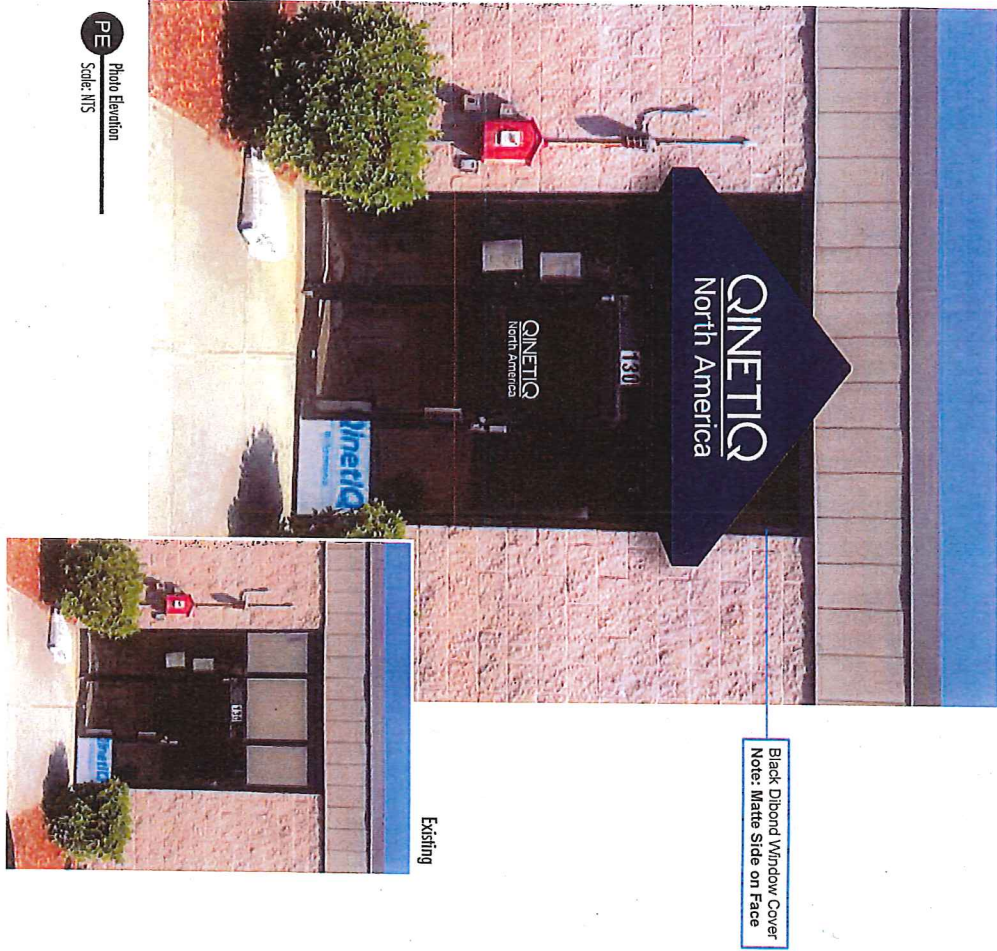
SE Side Elevation
Scale: 3/4"=1'

- Description:**
(Qty-1) Gable style awning with SGS heat-sealed vinyl logo.
- 1" Aluminum single extrusion.
 - Wrapped with Sunbrella awning fabric.
 - SGS heat-sealed vinyl logo applied to face of awning.
 - Dibond panel to cover existing windows.

- Logo/Typeface:**
Logo supplied by customer
- Colors:**
 Sunbrella 6026 Navy Blue
 White Sunbrella thermal film
 Black Dibond - matte side on face

Installation:
By ViewPoint

Proposed



PE Photo Elevation
Scale: NTS

Existing

Job: _____
 Owner: _____
 Location: 189 Constitution Blvd, Franklin, MA
 Account Manager: Scott Spaulding
 File: 08.16.17
 Date: 08.16.17
 Designer: Steven Almondo
 Office: Franklin, MA
 Project: Awning, Logo

Revisions: _____
 Revisions: _____

THIS PROPOSAL, DRAWING, CONTRACT, AGREEMENT, ORDER, AND ALL OTHERS REFERRED TO HEREIN ARE THE PROPERTY OF VIEWPOINT SIGN AND AWNING. ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION OR REPRODUCTION IS PROHIBITED.

ViewPoint 1.508.393.8200
SIGN AND AWNING FAX 1.508.393.4244

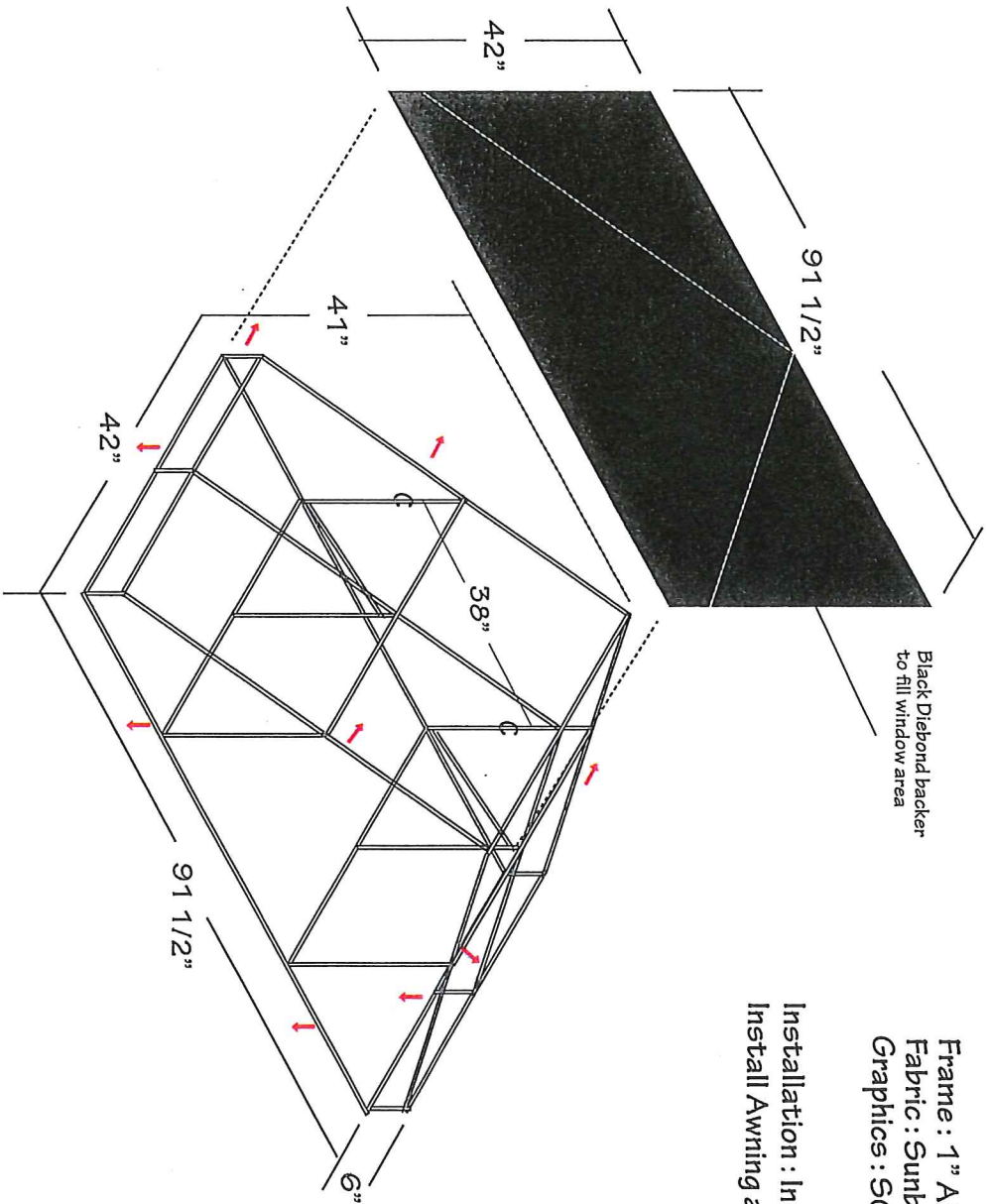
Customer Approval _____
 Account Manager Approval _____
 Production Approval _____

THIS PROPOSAL DRAWING CONTAINS ORIGINAL ELEMENTS CREATED BY VIEWPOINT SIGN AND AWNING. ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION OR REPRODUCTION IS PROHIBITED.

Job Description : 1 Gable style entrance awning

Frame : 1" Alum. staple extrusion
Fabric : Sunbrella 6026 Navy Blue
Graphics : SGS Applied to front face

Installation : Install diebond panel to fill opening
Install Awning anchored into mullions



Job Number : 8879.4

Job: Qinetiq
Location: Franklin, Ma.
Account Manager: Scott
File:

Date: Aug. 14, 2017
Designer: Doug Devine

Revisions:



Viewpoint
SIGN AND AWNING

1.508.393.8200
FAX 1.508.393.4244

Customer Approval

Acct. Manager Approval

Production Approval

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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: 9 Round

Property Address 1000 Franklin Village Dr.

Assessors' Map # _____ Parcel # 271-001-001-000

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
Franklin, MA 02038

Address: _____

Telephone Number: 508-364-2905

Contact Person: Cam Afonso

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

Business Owner: Teresa Sabatini Property Owner: Cedar-Franklin Village LLC

Address: Unit A - 1000 Franklin Village Dr 1000 Franklin Village Dr
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____

Cam Afonso
Signature of Applicant

Teresa Sabatini
Signature of Owner

Cam Afonso
Print name of Applicant

TERESA SABATINI
Print name of Owner

***FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.
FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 - 4**

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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: _____ Install LED Channel letter set.

F) Information & Materials to be Submitted with Application

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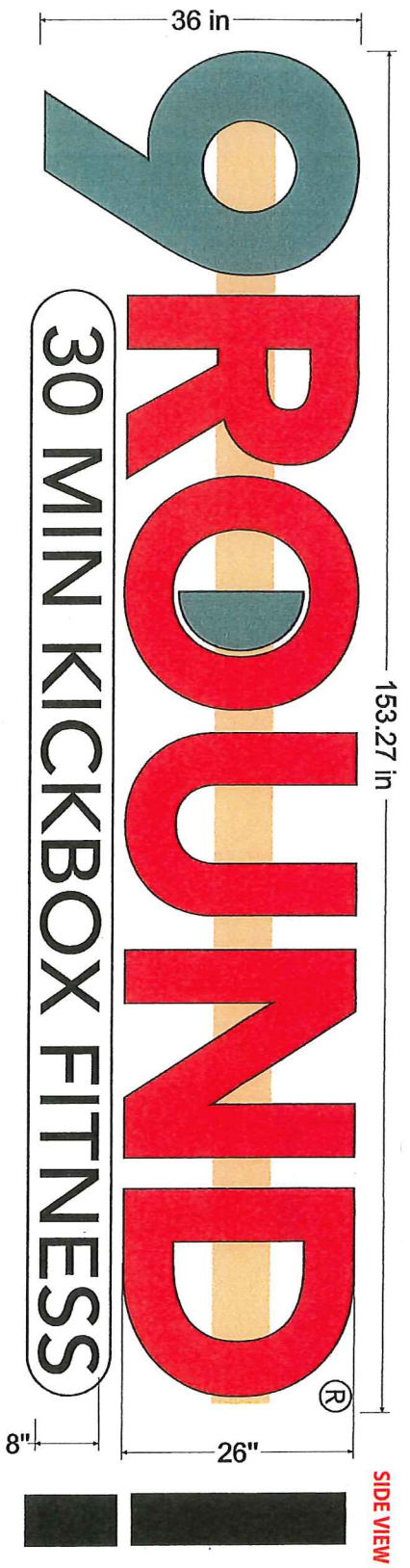
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size/dimensions materials
style of lettering lighting-illuminated, non-illuminated and style
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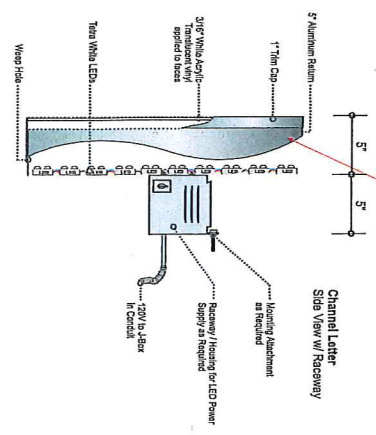
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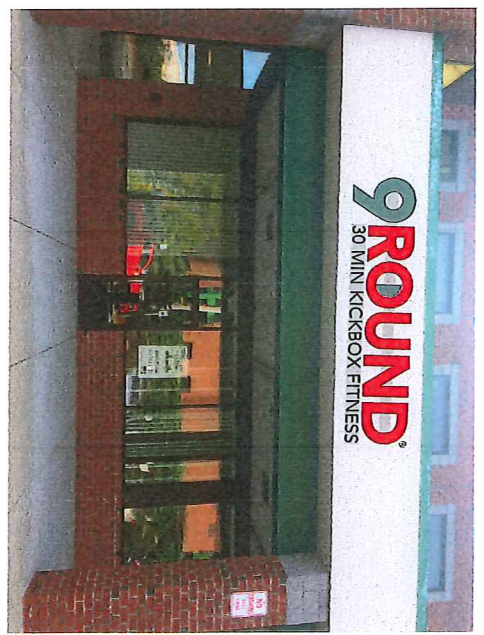


BLACK CANS AND TRIM



Primary Colors:

	PMS 188C CMYK: 2, 100, 85, 6 RGB: 200, 16, 46 HEX: D3102E
	PMS 444C CMYK: 46, 16, 25, 50 RGB: 113, 124, 125 HEX: 717C7D
	Black CMYK: 75, 68, 67, 90 RGB: 0, 0, 0 HEX: 000000



APPROVED FOR PRODUCTION:
X _____

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:
 OTHER: _____

COLOR SPECS:

BACKGROUND:
COPY:
OUTLINE:
SHADOW:
BORDER:
LOGO:

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DESIGN REVIEW COMMISSION
MINUTES OF MEETING
September 12, 2017

A meeting of the Design Review Commission was held on Tuesday, September 12, 2017, at the Franklin Municipal Building, Franklin, Massachusetts. Members present were Mark Fitzgerald, Chairman, Chris Baryluk, Vice Chairman, Nancy Pendleton (Coleman), Claudine Silverman. Also in attendance was Chrissy Whelton.

Mark Fitzgerald, Chairman opened the meeting at 7:02 PM.

1. Franklin School for the Performing Arts dba. Intermission– 38 Main Street Rear– Wall Signs and Awning

Raye Lynn Mercer and Tom Mercer represented the Franklin School for the Performing Arts with a proposal to install a wall sign on the Main Street side of their building, and an awning above the rear entrance. Awning will have no print. Raye Lynn informed the board there will be landscaping around the brick foundation. Goose neck lighting will be installed above wall sign. No photometric. Raye Lynn mentioned they will wait on additional light to determine if it is needed. Green shed in back will be removed and gas lines will be enclosed. Raye Lynn also mentioned interest in creating a crosswalk to allow walking space in the parking lot.

Motion: To accept the sign proposal as submitted provided it meets the bylaw as a percentage of the façade for Downtown Commercial Zoning District. Motioned by Silverman. Second by Coleman: voted (4-0-0).

Other Business:

- Meeting minutes from August 22, 2017 meeting were approved (3-0-1). Chris Baryluk recused himself as he was not at the August 22nd meeting.
- 2017 Proposed Change to Meeting Date was approved (4-0-0).
- 2018 Proposed Meeting Dates were approved (4-0-0).
- Chrissy to follow up with Bryan and Gus on the Following:
Request for Enforcement. Commission members mentioned there were existing signs in three locations in Town requiring Town staff attention:
 - Franklin Heights (realty sign no longer needed)
 - Pond Street (Large commercial sign)
 - 13 Main Street (Acapulco and other business signs are deteriorated).Taberner stated he would discuss with Zoning Enforcement Officer.

Motion to adjourn. All in favor 4-0-0.

Adjourned 7:20 P.M.

Respectfully submitted,

Chrissy Whelton