

TOWN OF FRANKLIN
TOWN CLERK

**DESIGN REVIEW COMMISSION
AGENDA**

2017 NOV -8 PM 3:33

RECEIVED

Tuesday, November 14, 2017 7:00 PM.
Municipal Building, 355 East Central Street
2nd Floor, Room 205

- 7:00 PM** Montani Photography – 9 Summer Street
Monument Sign, Door Sign, 2 Wall Sign
- 7:05 PM** Keefe Insurance- 51 West Central Street
Replacing Existing Wall Sign
- 7:10 PM** Remax- 308 West Central Street
Replacing Existing Carved Sign
- 7:20 PM** HFA – 31 Hayward Street
Wall Sign and Door Sign
- 7:30 PM** Dress Code Boutique– 56 Main Street
Wall Sign and Blade Sign
- 7:40 PM** Woodstock Building Associates– 15 Main Street
Wall Sign
- 7:50 PM** Mak’s Roast Beef & Pizza– 451 West Central Street
Pylon Sign and Gable Sign
- 8:00 PM** AT&T – 25 Franklin Village Drive
Replacing 5 Existing Signs (Wall, Door, Free Standing)

General Matters

Approval of Meeting Minutes from 10-30-17

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: November 8, 2017

The next meeting of the Design Review Commission is tentatively scheduled for November 28, 2017

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: Montani Photography

Property Address 9 Summer St.

Assessors' Map # _____ Parcel # 286-089-000-063

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: _____

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

Business Owner: Sevch Montani Property Owner: 9 Summer St. LLC
Address: 9 Summer St. 245 Niponset St.
Franklin, MA 02038 Canton, MA

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

Cam Afonseca
Signature of Applicant

[Signature]
Signature of Owner

Cam Afonseca
Print name of Applicant

John Marini
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: _____

Contact Person: _____

Address _____

Telephone Number: _____

b. Architect/Engineer (when applicable)

Business Name: _____

Contact Person: _____

Address _____

Telephone Number: _____

E) Work Summary

Summary of work to be done: _____

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.

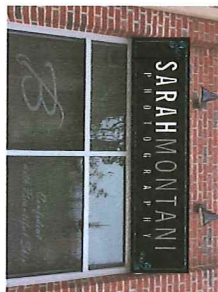
12.61 in
 22 in
 SARAHMONTANI
 PHOTOGRAPHY



6 in
 42 in
 SARAHMONTANI PHOTOGRAPHY



24 in
 96 in
 SARAHMONTANI
 PHOTOGRAPHY



8 in
 88 in
 SARAHMONTANI PHOTOGRAPHY



Signs By Cam

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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 PERMISSION MUST BE PROCURED 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: Keefe Insurance

Property Address 51 West Central St.

Assessors' Map # _____ Parcel # 279-019-000-000

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: _____

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

Business Owner: _____ Property Owner: _____

Address: _____

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

Robert Keras
Signature of Owner

Cam Afonso
Print name of Applicant

ROBERT KERAS
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: replace wall sign

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

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

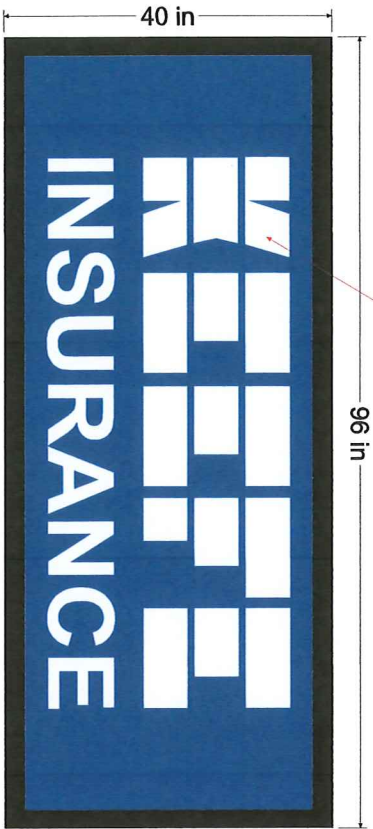
1. Drawing of Proposed Sign which must also include
type of sign (wall, pylon etc.) colors
size/dimensions materials
style of lettering lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously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

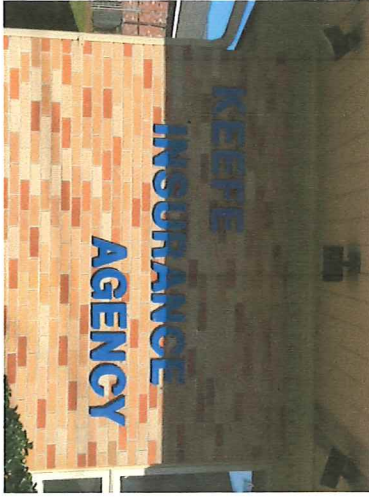
Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.



3D LETTERS - 3/4" WHITE PVC



SIDE VIEW



APPROVED FOR PRODUCTION:
X _____

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Signs By Cam
Signs & 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

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: _____

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: Rency

Property Address 308 West Central

Assessors' Map # _____ Parcel # 278-836-000-000

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: _____

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

Business Owner: Bill Wright Property Owner: Same
Address: 308 West Central 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____

Cam Afonse
Signature of Applicant

Bill Wright
Signature of Owner

Cam Afonse
Print name of Applicant

Bill Wright
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 carved sign

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
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Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.



*no lighting



APPROVED FOR PRODUCTION:
X _____

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Signs By Cam

Sign & Graphic Solutions • Uncompromising Integrity

Cam Alfonso

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

JOB INFORMATION

JOB TITLE:

CONTACT:

PHONE:

FAX:

JOB DESCRIPTION:

SQUARE FOOTAGE=

SIGN MATERIAL SPECS

BANNER:

ACRYLIC:

PVC:

OTHER:

COROPLAST:

MAGNETIC:

ALUMINUM:

WOOD:

URETHANE:

NUEDGE:

SINGLE SIDED:

DOUBLE SIDED:

OTHER:

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: HFA

Property Address 31 Hayward Street

Assessors' Map # 216024 Parcel # _____

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Rocco Cavallaro / Cavallaro Signs inc

Address: 305 Union Street
Franklin MA 02038

Telephone Number: 508-538-6545

Contact Person: Rocco Cavallaro

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

Business Owner: HFA Property Owner: Moseley Realty

Address: 31 Hayward St. Franklin MA 02038 31 Hayward St. Franklin

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

Rocco Cavallaro
Signature of Applicant

[Signature]
Signature of Owner
11/08/2017

Rocco Cavallaro
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

Both
→

→

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

a. Sign Company

Business Name: CAVALLARO SIGNS
Contact Person: Rocco Cavallero
Address: 305 Union St. Franklin MA
Telephone Number: 508-528-6545

b. Architect/Engineer (when applicable)

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

E) Work Summary Wall Sign

Summary of work to be done: (#1) New aluminum sign with logo 3'5.75"
Mounted to brick wall at entry area
with Masonry Screws x 2'8.75"
(#2) Glass door logo decal

F) Information & Materials to be Submitted with Application

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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.

Aluminum 1080
Color printed ground
3/4" PVC letters "HFA"



BERRY
INSURANCE

HFA
Creative Solutions
Meaningful Places

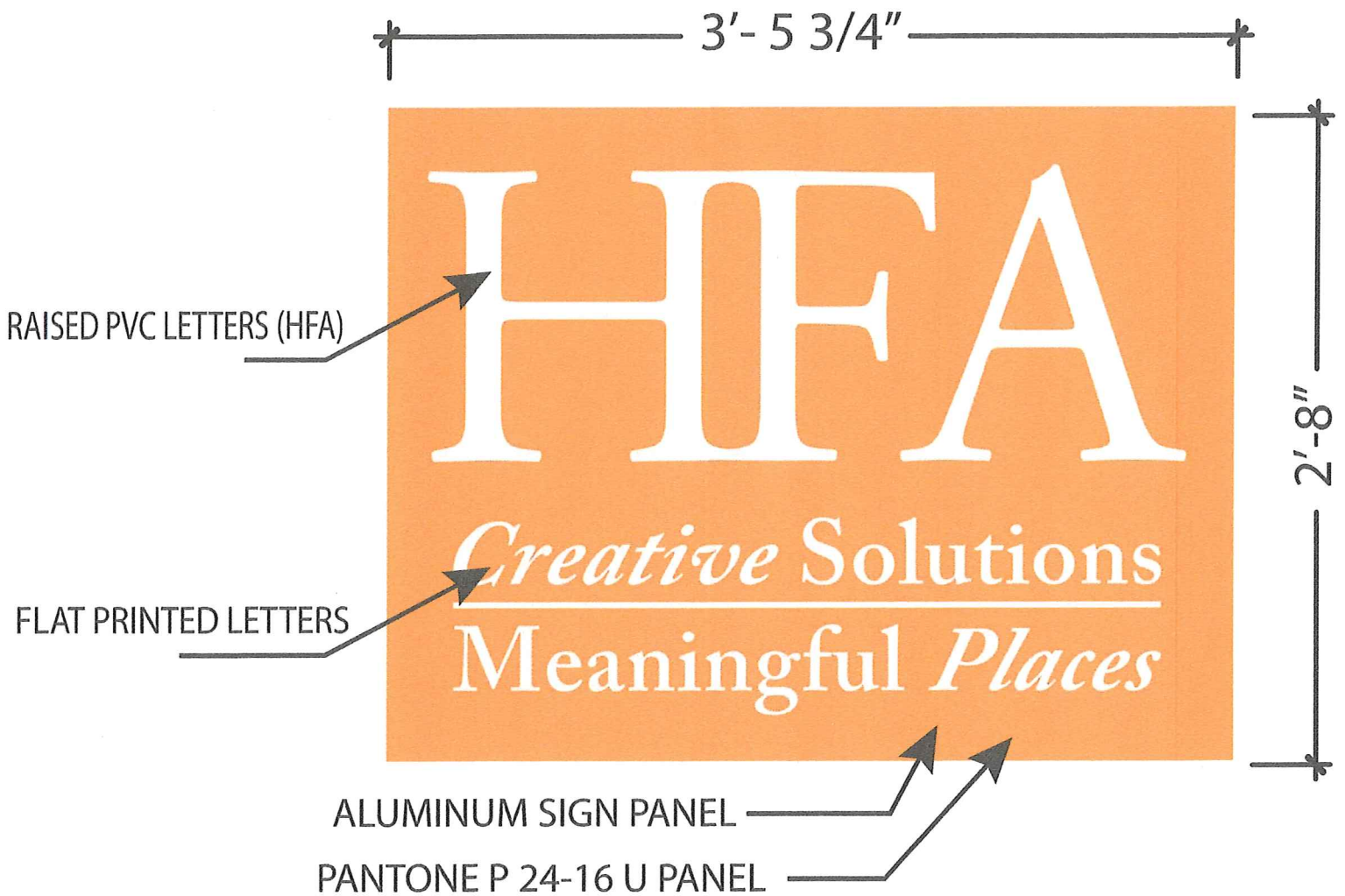
36" x 33"

BERRY
INSURANCE
606-406-2000
www.berryinsurance.com

HFA
Creative Solutions
Meaningful Places



Aluminum sheet sign .080Thick, 3'5.75" x 2'8'
Full color print logo
Raised white PVC Letters "HFA"



INTERIOR SIGNAGE

2'-0"



WINDOW GRAPHIC

1'-3"



1'-0"

WHITE VINYL DECAL
WITH TEXT CUT OUT

3/4" THICK SIGN BOARD

PANTONE P 24-16 U PANEL

EXTERIOR BUILDING SIGN

3'-5 3/4"

3/4" THICK
RAISED PVC LETTERS (HFA)

FLAT PRINTED LETTERS



2'-8"

ALUMINUM SIGN PANEL

PANTONE P 24-16 U PANEL

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: Dress Code Boutique

Property Address 56 Main St.

Assessors' Map # 286 Parcel # 035

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: CAVALLARO SIGNS

Address: 305 Union St.
Franklin, MA 02038

Telephone Number: 508-528-6545

Contact Person: Rocco Cavallaro

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

Business Owner: Stacey Fraseca Property Owner: Ranieri R.E.
Address: _____ 438 W. Central St PO Box Q
Franklin MA

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this 8th day of Nov 2017

Rocco Cavallaro
Signature of Applicant

Margaret Ranieri as TR
Signature of Owner Ranieri Trust

Rocco Cavallaro
Print name of Applicant

M.C. Ranieri TR Ranieri Trust
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: _____

Contact Person: _____

Address _____

Telephone Number: _____

b. Architect/Engineer (when applicable)

Business Name: _____

Contact Person: _____

Address _____

Telephone Number: _____

E) Work Summary

Summary of work to be done: - New Gemini letters 8" (Matching Existing)
- New BLADE SIGN 36"x24"
- Steel Projecting bracket to Match existing

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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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.



Cavallaro Signs

INCORPORATED

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

From the Desk of ; **Rocco Cavallaro**

Date.....

Logo Design Concept
Dress Code Boutique

8" Gemini prismatic Letters painted metallic silver



PVC and alupanel Blade sign 24" x 36.5"
Satin black with metallic silver vinyl graphics
Steel bracket with ball end



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: WOODSTOCK BUILDING ASSOCIATES, LLC

Property Address 15 MAIN STREET, SUITE 11A

Assessors' Map # 279 Parcel # 172

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: WOODSTOCK BUILDING ASSOCIATES, LLC

Address: 78 PROSPECT STREET
WOODSTOCK CT 06281

Telephone Number: 860.923.0897

Contact Person: STEVE KEENE OR DOUG PORTER

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

Business Owner: DOUG PORTER Property Owner: FOURZOL LLC
Address: 78 PROSPECT ST 4 ROSWELL ST
WOODSTOCK CT 06281 WEST WOODS, MA 02090

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this day of 10-17, 2017

H. Douglas Porter
Signature of Applicant

Michael Moulton
Signature of Owner

H. DOUGLAS PORTER
Print name of Applicant

Michael Moulton
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 - BY APPLICANT

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

b. Architect/Engineer (when applicable)

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

E) Work Summary

Summary of work to be done: INSTALL NEW SIGN IN EXISTING
FRAME

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 CEDAR + WHITE
size/dimensions SEE DWG materials WOOD
style of lettering lighting-illuminated, non-illuminated and style
TIMES NEW ROMAN
2. Drawing and/or pictures indicating location of new sign.
SEE DWG
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

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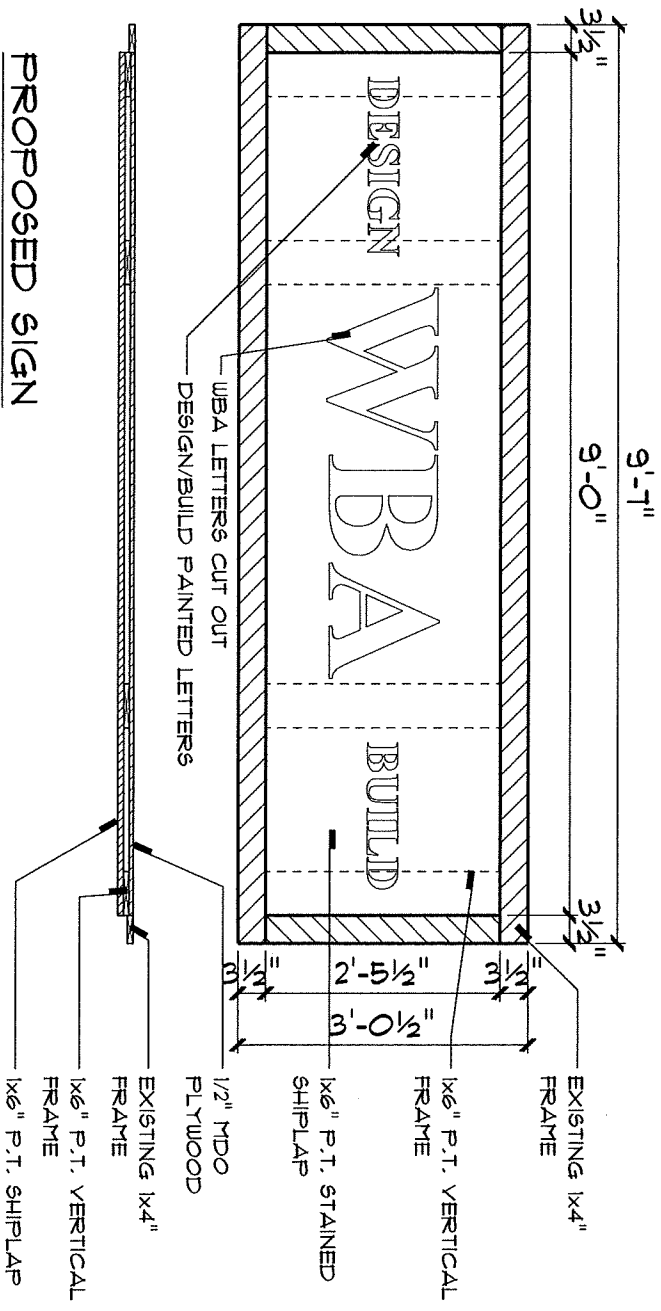
Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.

TX 05



New





PROPOSED SIGN

SCALE: 1/2" = 1'-0"

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: Mak's Roast Beef & Pizza

Property Address 451 West Central St. Franklin, MA.

Assessors' Map # 270 Parcel # 36

Zoning District (select applicable zone): Commercial II

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Maksim Xhengo

Address: 893 Washington Street Franklin, MA

Telephone Number: 617- 842-2942

Contact Person: Maksim Xhengo

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

Business Owner: Anne Brunelli Property Owner: same

Address: 243 Pond Street
Franklin, MA.

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

Signature _____
Print Name: MAKSIM XHENGO

09/27/2017
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: Falcon Graphics

Contact Person: Mehmet Sahin

Address 826 Massachusetts Ave, Arlington, MA. 02476

Telephone Number: 617-306-7748

b. Architect/Engineer (when applicable)

Business Name: HFA Allevato Architects

Contact Person: Jenna Miccile

Address 31 Hayward Street Franklin, MA

Telephone Number: 508-528-0770

E) Work Summary

Summary of work to be done: Existing structure, formerly Annie's Market, will be renovated to become Mak's Roast Beef & Pizza. The renovations to include a new front facade elevation and floor plan.

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.
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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. The height of the building is proposed to remain the same as the existing structure approximately 16' in height.

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. The windows and doors will be in a similar type and style used at the abutting property, keeping in proportion with the existing building size.

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

4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. The existing roof will not change in size, gables to be added to the front elevation for curb appeal.

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. The architectural style of the proposed facade will blend with the existing character of the surrounding neighborhood

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

7. **Architectural Details** – Architectural details, including signs, materials, colors and textures shall be treated so as to be compatible with the existing and adjacent architectural character, thereby preserving and enhancing the surround area. The proposed facade will blend with surrounding areas using a neutral color with white trim and stone accents .

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. _____

All materials proposed will not detract from the surrounding neighborhood.

9. **Heritage** – Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable. _____ The architectural elements added will blend in with the surrounding area

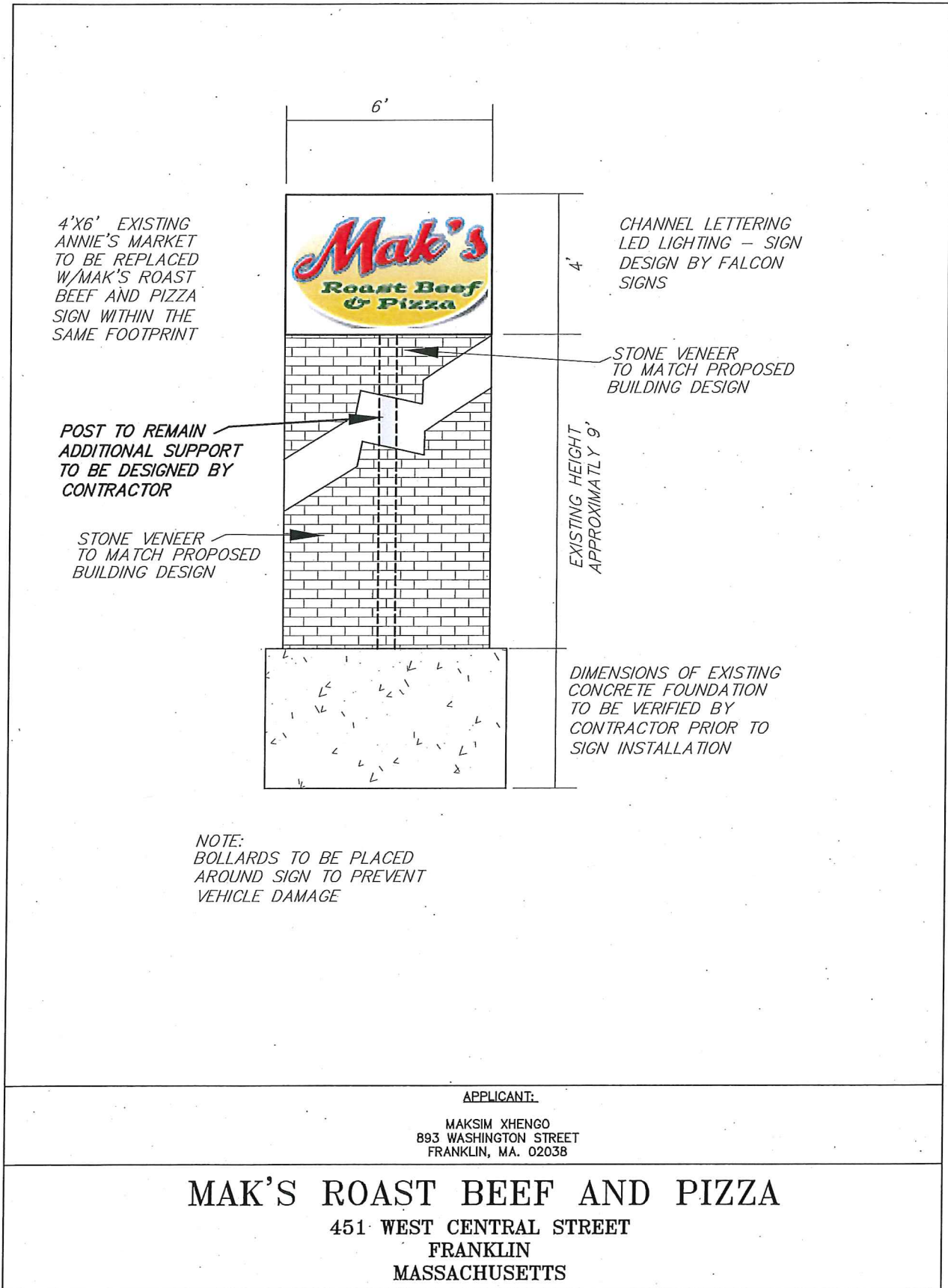
10. **Energy Efficiency** – To the maximum extent reasonably practicable, proposals shall utilize energy-efficient technology and renewable energy resources and shall adhere to the principles of energy-conscious design with regard to orientation, building materials, shading, landscaping and other elements. _____

all changes will be 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. _____ no landscaping is proposed at this time, the proposed plan was submitted for change of use.

SEE ADDENDA ATTACHED FOR INSTRUCTIONS TO ASSIST IN COMPLETING APPLICATION.

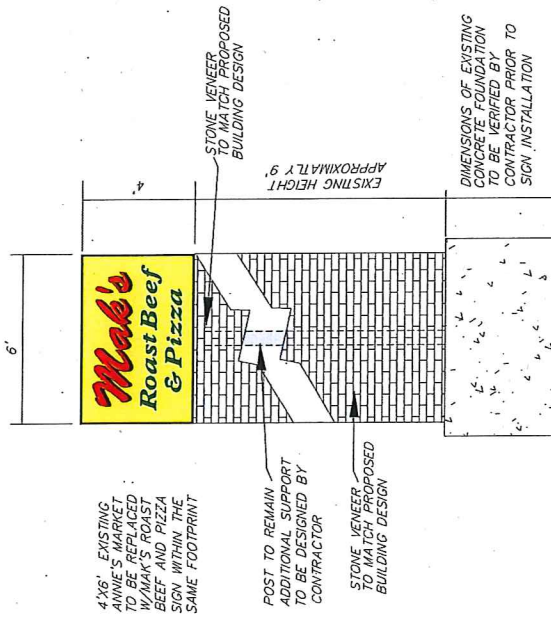
K:\F4147.dwg\F4147-DESIGN-03-sign.dwg, 11/3/2017 11:36:52 AM



APPLICANT:

MAKSIM XHENGU
893 WASHINGTON STREET
FRANKLIN, MA. 02038

MAK'S ROAST BEEF AND PIZZA
451 WEST CENTRAL STREET
FRANKLIN
MASSACHUSETTS



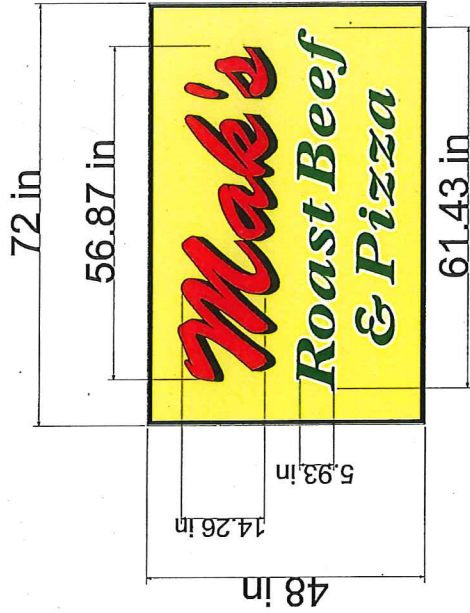
NOTE:
BOLLARDS TO BE PLACED
AROUND SIGN TO PREVENT
VEHICLE DAMAGE

APPLICANT:

MAKSHI KHENGO
893 WASHINGTON STREET
FRANKLIN, MA, 02038

MAK'S ROAST BEEF AND PIZZA

451 WEST CENTRAL STREET
FRANKLIN
MASSACHUSETTS

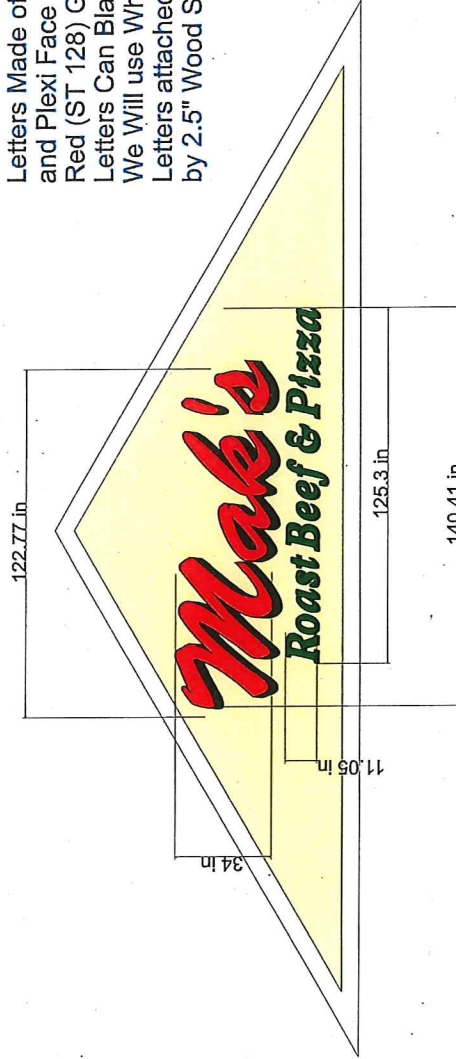


Sign Information's

Sign Face Made of
Lexen Face and Digital Print
Red Green Black Yellow Colors
Slide in existing Sign Box

Sign Information's

Letters Made of Aluminum Cans
and Plexi Face and Trims
Red (ST 128) Green (ST 617)
Letters Can Black Color
We Will use White LED
Letters attached from inside to wall
by 2.5" Wood Screws



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: A + T

Property Address 25 Franklin Village Dr

Assessors' Map # _____ Parcel # 081-062

Zoning District (select applicable zone): Commercial / SHOPPING Center

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Sign Design INC.

Address: 170 Liberty St.
Brockton MA 02301

Telephone Number: 508-580-9094

Contact Person: Thomas Jachimczyk

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

Business Owner: _____ Property Owner: CSC Franklin Village, LP
Address: _____ 44 South Bayles Ave
Port WASHINGTON NY 11050

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

[Signature]
Signature of Applicant

PLEASE SEE ATTACHED?
Signature of Owner

Thomas Jachimczyk
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: SIGN DESIGN INC
Contact Person: Thomas J ACTIMCZYK
Address: 170 Liberty St Brockton MA 02301
Telephone Number: 508 580 0094

b. Architect/Engineer (when applicable)

Business Name: N/A
Contact Person: _____
Address: _____
Telephone Number: _____

E) Work Summary

Summary of work to be done: AT+T is Re-branding their Existing Signs AT THIS LOCATION - We ARE Proposing (5) Signs to replace the existing (2) of which are Double Sided

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.

08/07/2017

City of Franklin
Building Department
355 East Central St, 1st Floor
Franklin, MA 02038

To Whom It May Concern:

I authorize Sign Design, Inc. to act as our agent for the enclosed sign permit application.

Business Name: A&T

Property Location: 25 Franklin Village Dr. Franklin, MA

Building Owner: CSC Franklin Village, LP

Building Owner Address: 44 South Bayles Avenue
Port Washington, NY 11050

Building Owner Phone: 516-767-6492

Sincerely,

X Svetlana Kolchuk Construction Coordinator 9-28-17
Signature Title Date

X Svetlana Kolchuk
Printed Name

Unofficial Property Record Card - Franklin, MA

General Property Data

Parcel ID **270-014-000-000**
 Prior Parcel ID **-081-062-**
 Property Owner **CEDAR-FRANKLIN VILLAGE LLC**
C/O CEDAR SHOPPING CENTERS
 Mailing Address **44 SOUTH BAYLES AVE - SUITE 304**
 City **PORT WASHINGTON**
 Mailing State **NY** Zip **11050**
 ParcelZoning

Account Number **081-062**
 Property Location **5 245 FRANKLIN VILLAGE DR**
 Property Use **SHOP CENTER**
 Most Recent Sale Date **11/12/2004**
 Legal Reference **21760-327**
 Grantor **CALARESE, AMERICO**
 Sale Price **69,800,000**
 Land Area **31.000 acres**

Current Property Assessment

Card 1 Value	Building Value 25,896,700	Xtra Features Value 710,000	Land Value 11,478,100	Total Value 38,084,800
Total Parcel Value	Building Value 40,289,400	Xtra Features Value 727,100	Land Value 11,478,100	Total Value 52,494,600

Building Description

Building Style **SHOP MALL**
 # of Living Units **24**
 Year Built **1987**
 Building Grade **VERY GOOD**
 Building Condition **Excellent**
 Finished Area (SF) **217174**
 Number Rooms **0**
 # of 3/4 Baths **0**

Foundation Type **SLAB**
 Frame Type **STEEL**
 Roof Structure **FLAT**
 Roof Cover **TAR & GRAVEL**
 Siding **CON/CN BLOCK**
 Interior Walls **DRYWALL**
 # of Bedrooms **0**
 # of 1/2 Baths **57**

Flooring Type **ASPHALT TILE**
 Basement Floor **NO BASEMENT**
 Heating Type **WM&COOL AIR**
 Heating Fuel **GAS**
 Air Conditioning **100%**
 # of Bsmt Garages **0**
 # of Full Baths **0**
 # of Other Fixtures **87**

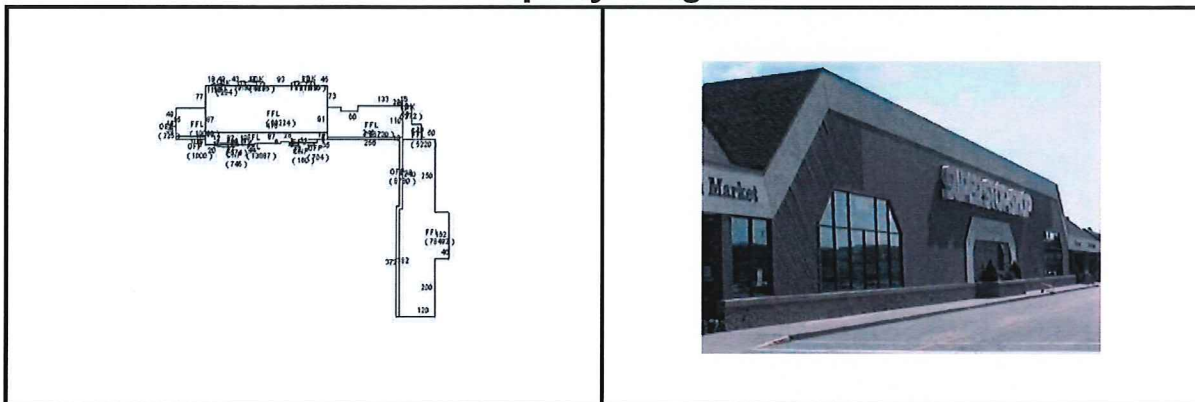
Legal Description

DEV-BLDR LOT PLAN 3591 CALARESE PLAN 3624 CALARESE/CALARESE - TRUSTEES DEV-BLDR LOT 1 PLAN 3782 CEDAR SHOPPING CENTER PLAN 3865 CEDAR SHOPPING CENTERS

Narrative Description of Property

This property contains 31.000 acres of land mainly classified as SHOP CENTER with a(n) SHOP MALL style building, built about 1987 , having CON/CN BLOCK exterior and TAR & GRAVEL roof cover, with 24 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 57 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



LOCATION BRANDING DOCUMENT

City/State: Franklin MA
Address: 25 Franklin Village Dr
Creation Date: 06/22/2017
Revised: x

Branding Summary

Ground Signs	Allowed by Code	Currently Installed	Current % Utilized	Proposed	Proposed % Utilized	Δ (%Delta)
Height (ft.):	NA	2.3	NA	2.3	NA	00.0
Number:	NA	1	NA	1	NA	00.0
Square Footage (ft.):	NA	29.8	NA	29.8	NA	00.0
Wall Signs	Allowed by Code	Currently Installed	Current % Utilized	Proposed	Proposed % Utilized	Δ (%Delta)
Height (ft.):	NA	2.8	NA	2.8	NA	00.0
Number:	NA	1	NA	1	NA	00.0
Square Footage (ft.):	48	23.4	48.8	17.1	35.6	-26.9
Total Signage	Allowed by Code	Currently Installed	Current % Utilized	Proposed	Proposed % Utilized	Δ (%Delta)
Number:	NA	2	NA	2	NA	00.0
Square Footage (ft.):	NA	53.2	NA	46.9	NA	-11.8

*Square footage of Globe and AT&T letters are calculated as two separate elements.

Branding Rationale / Comments

Allowed 48 sq ft or 2 sq ft per linear frontage of unit.

Recommended sign with same size globe.

% Delta is calculated: proposed signage / current signage →

Ground Signs

Existing: 1

New: 0 Removed: 0

Net Total: 1

Tenant Panel Only
Currently Installed?

Yes

Wall Signs

Existing: 1

New: 0 Removed: 0

Net Total: 1

Total Primary Signs

Existing: 2

New: 0 Removed: 0

Net Total: 2



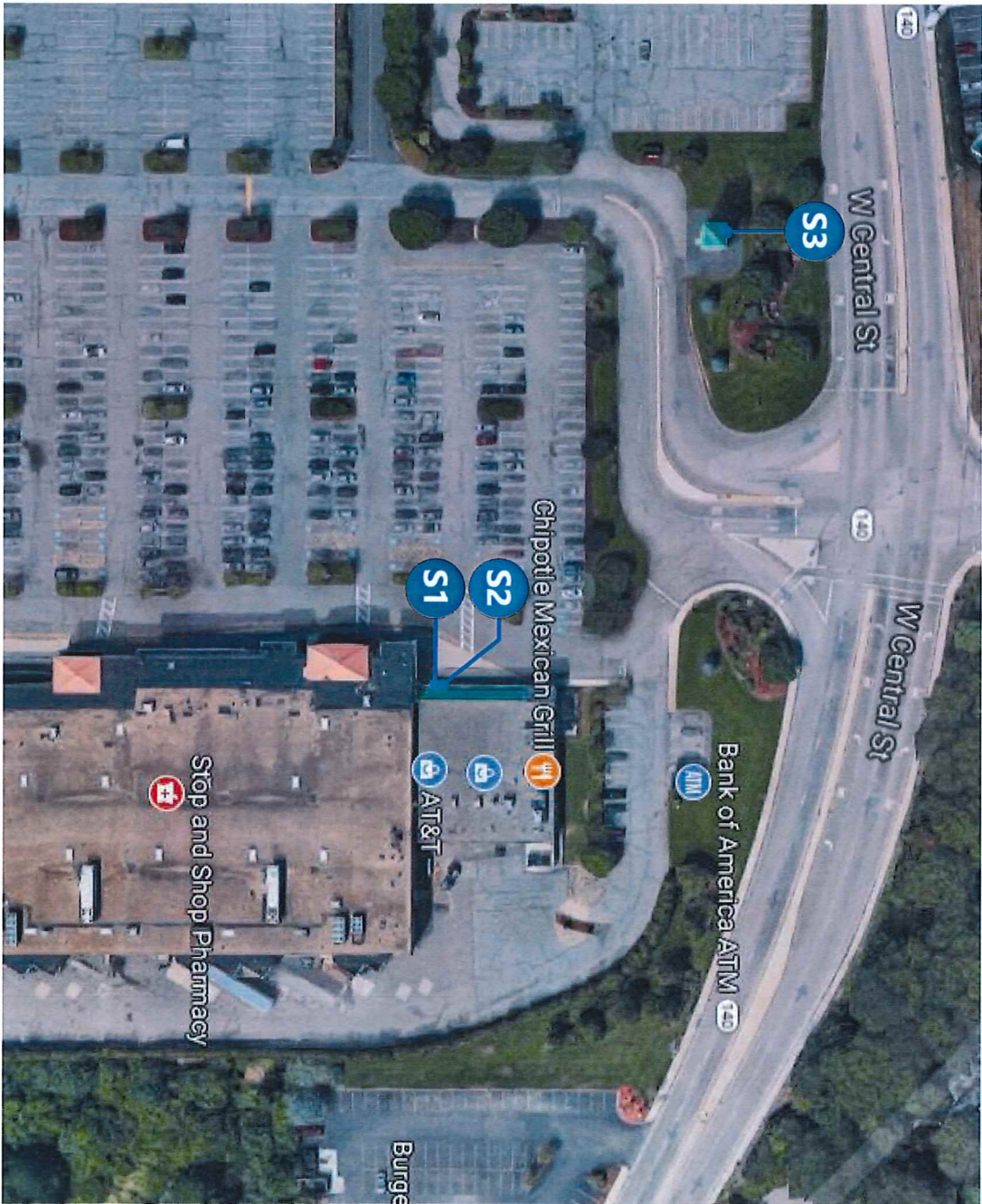
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Date: 06/22/2017
Designer: AS
City/State: Franklin MA
Address: 25 Franklin Village Dr

Drawing #
Site Name

C53591

Site



Revisions:

X	
X	
X	
X	

File Location:

<input type="checkbox"/> AS	STND	X
<input type="checkbox"/> CR	CSTM	
<input type="checkbox"/> EN		

Date: 06/22/2017

Designer: AS

PK: TK

City/State: Franklin MA

Address: 25 Franklin Village Dr

Drawing #

Site Name

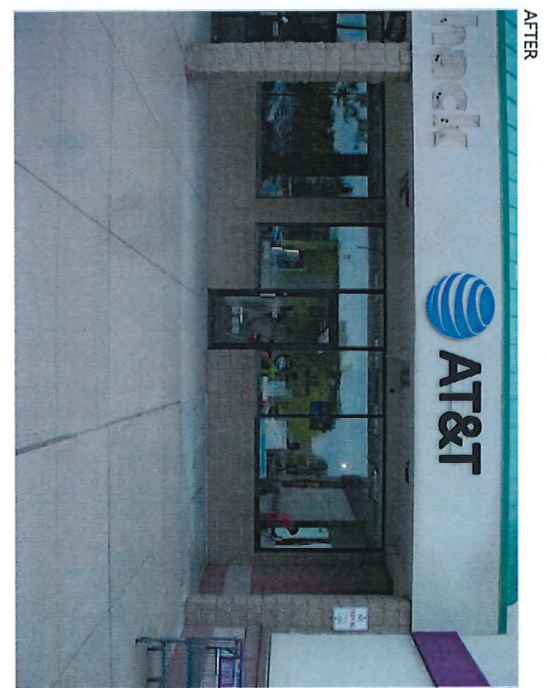
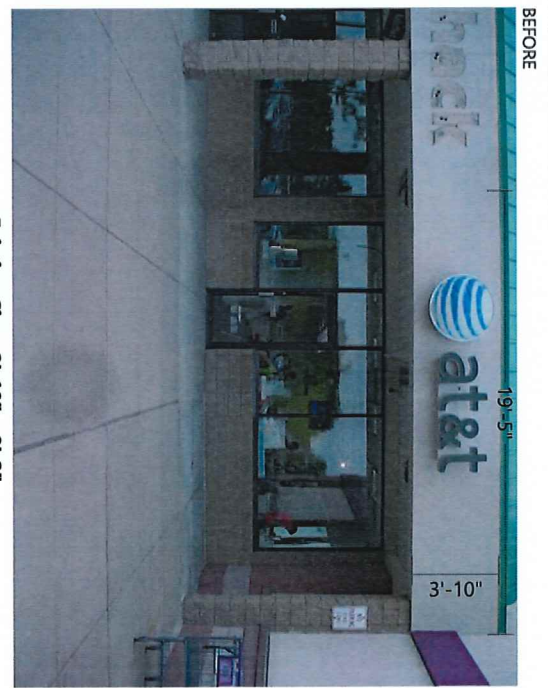
C53591

S1

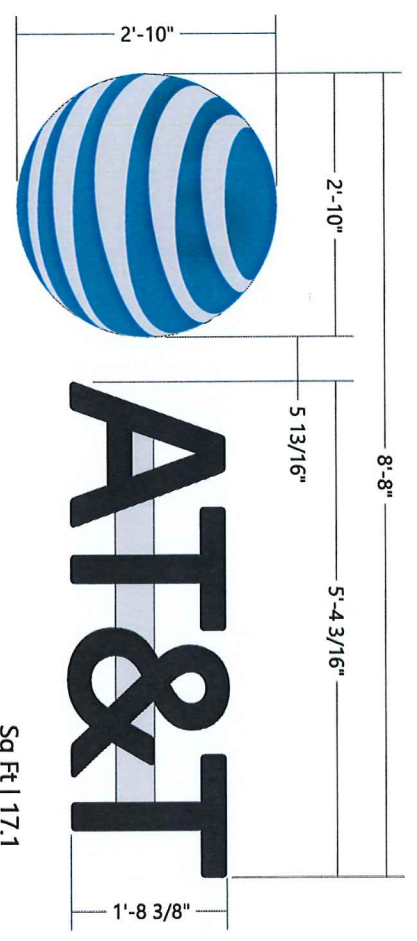
Custom Raceway Wired Illuminated Letterset

Installation Guidelines

- Remove existing letterset, patch and repaint fascia to like new condition
- Install new raceway wired illuminated letterset as shown
- Note: raceway to be painted to match fascia

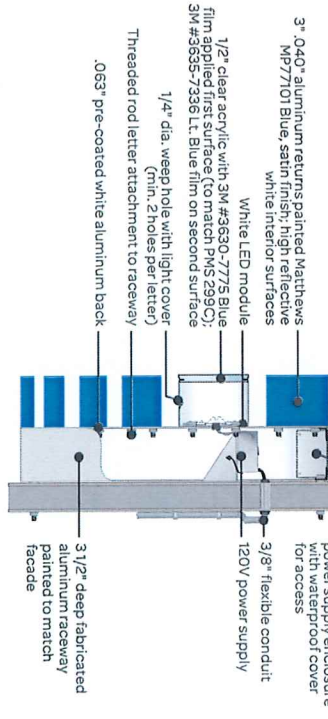


Existing Sign: 2'-10" x 8'-3"

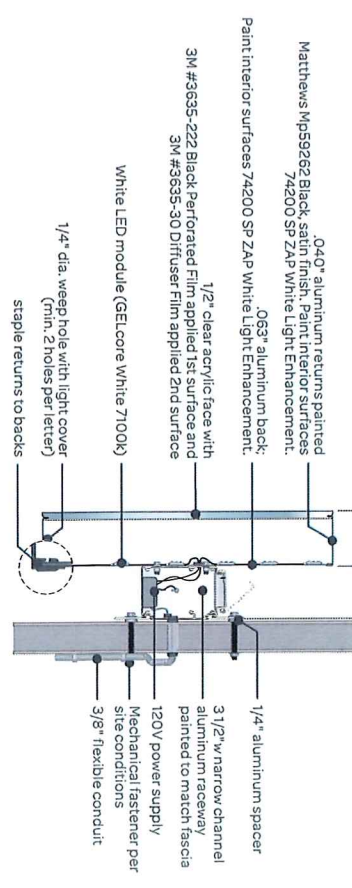


Sq Ft | 17.1

Globe Specifications



AT&T Letter Specifications



Scale | 1/2" = 1'-0"



prioritysign

Revisions:		
X		X
X		X
X		X
X		X

File Location: STND
 Date/Client/ATT CSTM
 AS CR EN

Date: 06/22/2017
 Designer: AS PM: TK

City/State: Franklin MA
 Address: 25 Franklin Village Dr

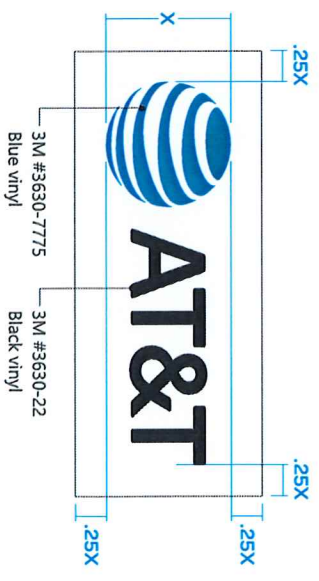
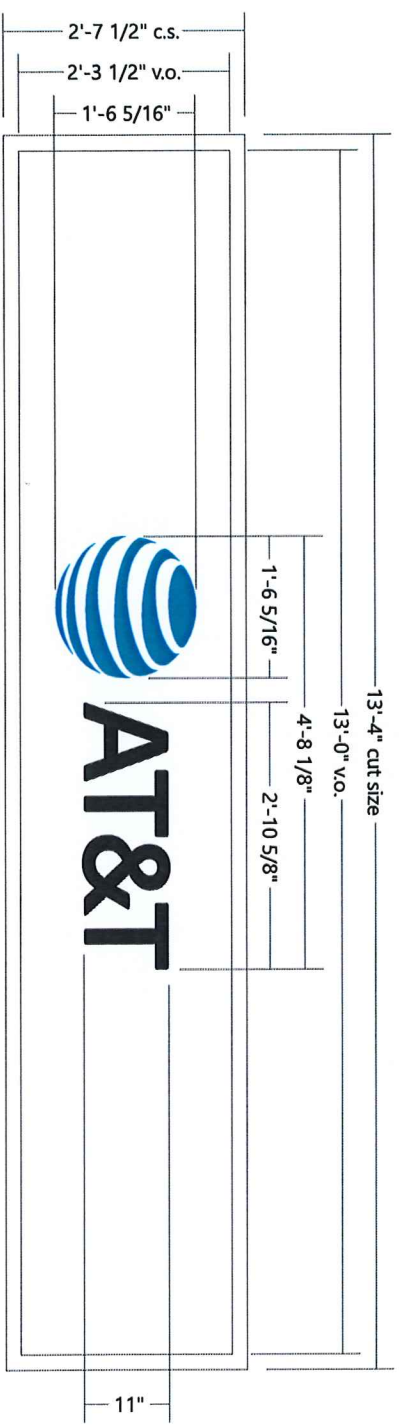
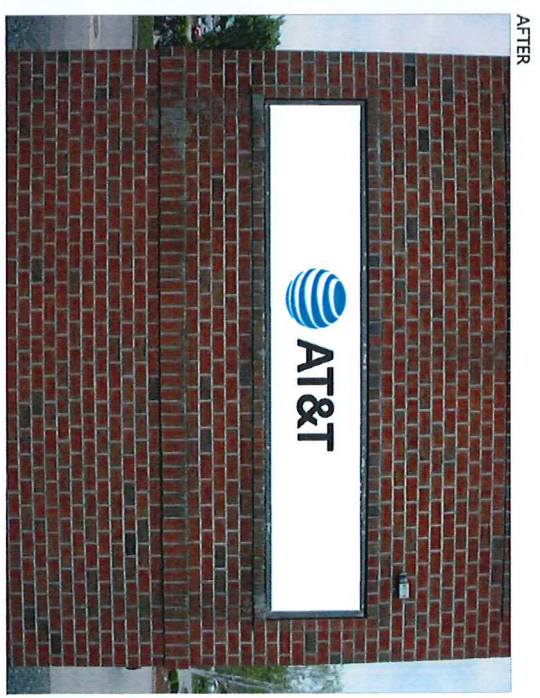
Drawing # C53591
 Site Name

S2

Tenant Panel Replacement Faces Qty 2

Installation Guidelines

- Remove existing tenant panels
- Verify illumination is in good working order
- Install new 3/16" white polycarbonate panels decorated first surface with vinyl as shown



Sq Ft | 29.8

Scale | 1/2" = 1'-0"



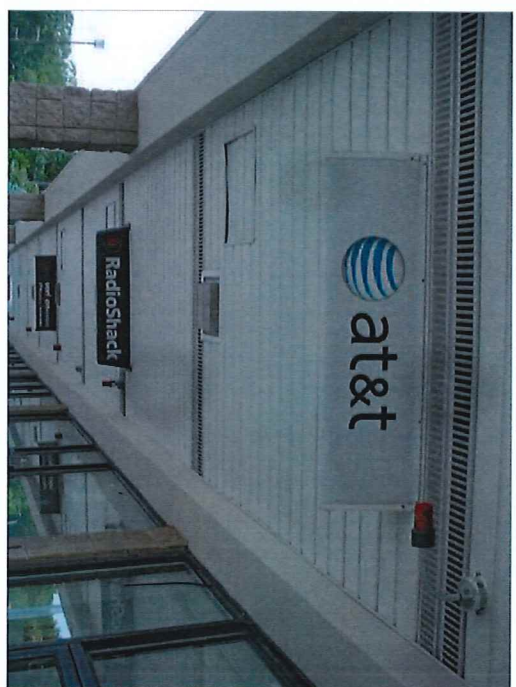
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	X	AS	CR	EN	PM:	TK				

S3

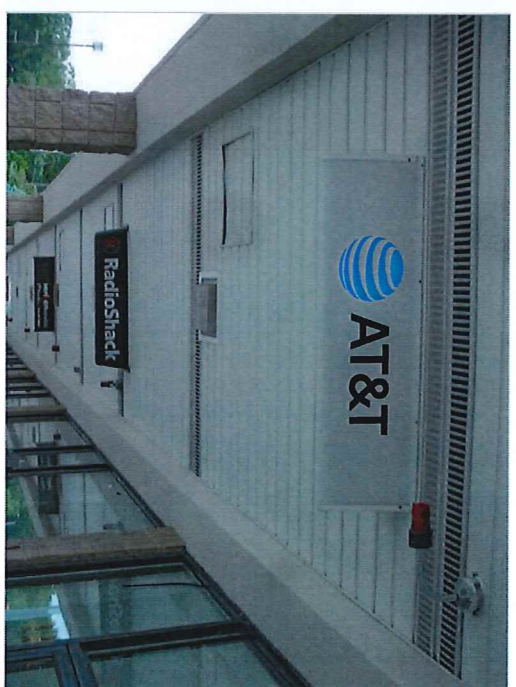
Vinyl Replacement (Qty. 2)

Installation Guidelines

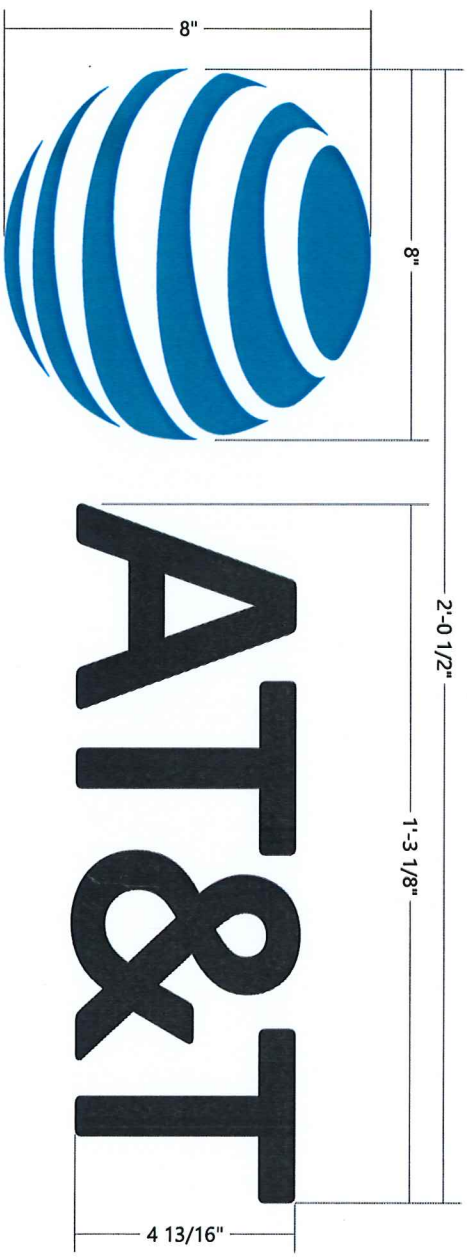
- Remove existing vinyl from both sides of blade sign
- Clean surface of all residue
- Verify illumination is in good working condition
- Install new vinyl graphics to both sides of blade sign



BEFORE



AFTER



Scale | 3" = 1'-0"



prioritysign

Revisions:		
X		X
X		X
X		X

File Location:	STND	X
Driver/Clients/ATT	CSTM	
AS	CR	
	EN	

Date:	06/22/2017
Designer:	AS
PM:	TK

City/State:	Franklin MA
Address:	25 Franklin Village Dr

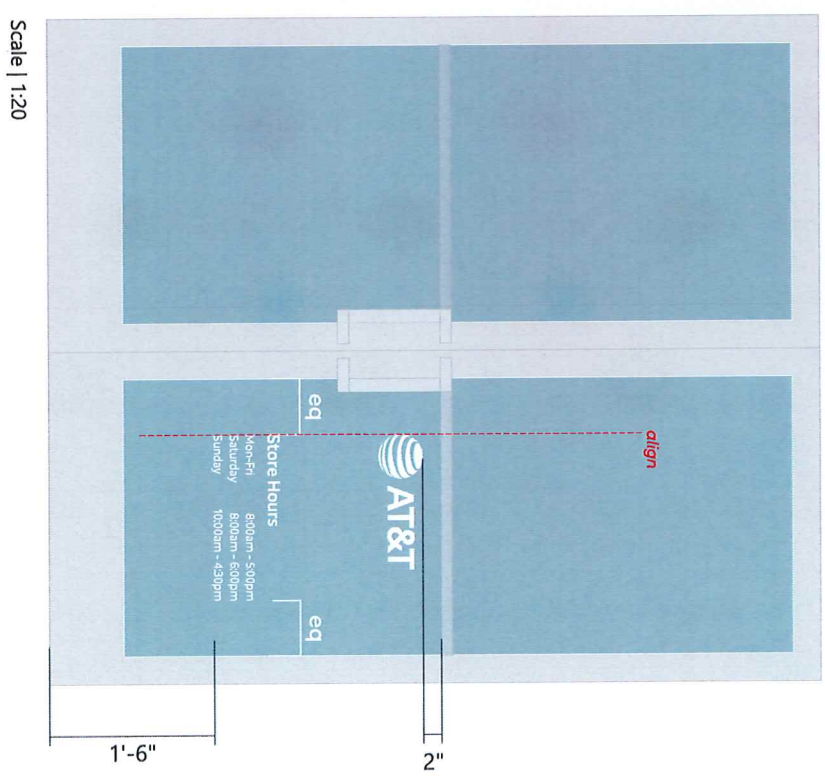
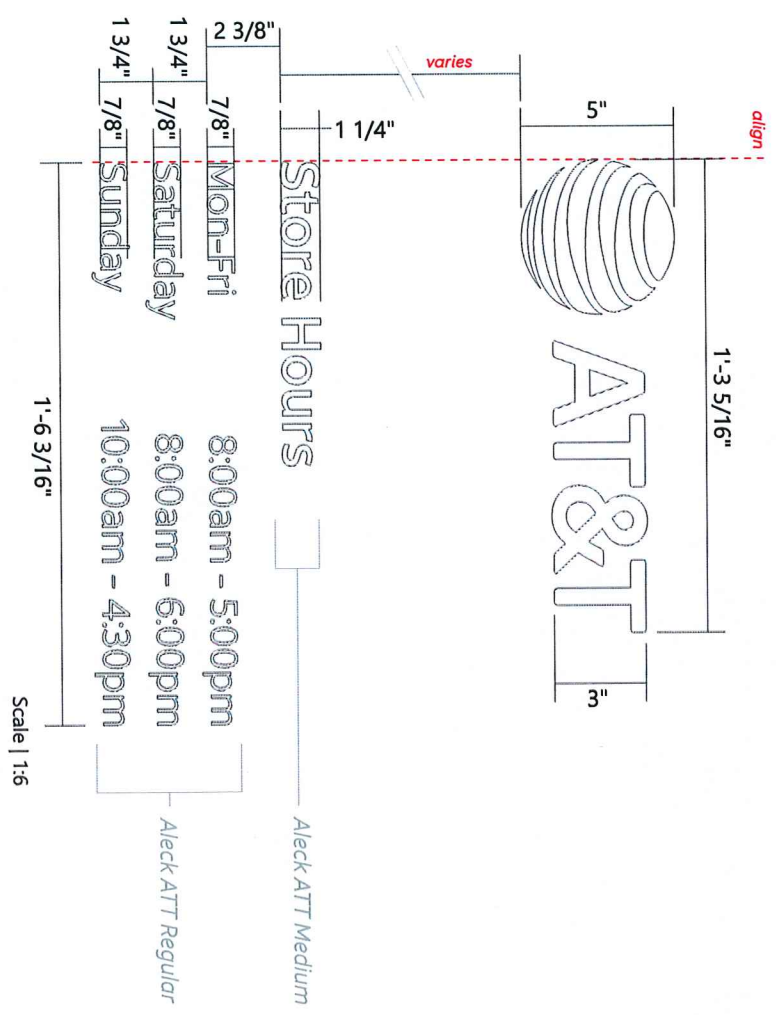
Drawing #	C53591
Site Name	

S4

Door Vinyl (First Surface)

Installation Guidelines

- Remove any existing vinyl, clean off any remaining residue
- Install new 3M #7725-10 White vinyl first surface
- Store hours must be verified with site prior to manufacturing



Note: For double door installation, install only on right-hand door



Revisions:		
X		X
X		X
X		X
X		X

File Location:	STND	X
D:\as\clients\ATT	CSTM	

Date:	06/22/2017
Designer:	AS
PK:	TK

City/State:	Franklin MA
Address:	25 Franklin Village Dr

Drawing #	C53591
Site Name	

DESIGN REVIEW COMMISSION
MINUTES OF MEETING
October 30, 2017

A meeting of the Design Review Commission was held on Monday, October 30, 2017, at the Franklin Municipal Building, Franklin, Massachusetts. Members present were Mark Fitzgerald, Chairman, Chris Baryluk, Vice Chairman, Claudine Silverman, Samuel Williams, and Associate Member James Bartro. Also in attendance was Chrissy Whelton.

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

1. AT&T– 25 Franklin Village Drive– Replacing 5 Existing Signs (Wall, Door, Free Standing)
Individual representing the applicant did not attend.

Motion: To table the application to the next meeting on November 14, 2017. Motioned by Fitzgerald. Second by Baryluk: voted (5-0-0).

2. Mobil– 660 West Central Street–Blades, Koalas, Lane Designation Numbers.
Board made a conference call to Carolyn Parker who represented the applicant with a proposal for a replacing various signage. Design Review members had concerns with red Blades and Koalas at the previous meeting which would exceed total square footage allowed for signage. Ms. Parker submitted a new application for blank red Blades and Koalas to be installed. Chairman said because the blades and koalas are blank they does count as square footage. However if signs or advertisements are posted on these they will have to be removed. Design Review members requested more details on the lane designation numbers at the last meeting which Ms. Parker provided.

Motion: To accept the red blank blade signs, the koalas and the 16 lane designation number wedges. Motioned by Fitzgerald. Second by Silverman: voted (5-0-0).

3. Patti Eisenhower Dance Center– 90 Hayward Drive- Move existing sign to new business location.
Ms. Eisenhower stated that her business has moved and she would like to have her sign from the old location be moved and installed at her new location. The board was concerned on what was behind where the sign will be placed at the new location. The board asked Ms. Eisenhower to send in specs from the contactor on what type of materials will be used to attach the sign and what is existing behind the sign and is it strong enough to hold the sign.

Motion: To accept the sign proposal as submitted pending a submission of specs on attachment materials from the contractor including information on the piece of building where the sign will go and if the building area will hold the sign. Motioned by Fitzgerald. Second by Williams: voted (5-0-0).

4. Philip Brunelli Jr. Electrician- 247 East Central Street – Window and Pylon Sign.
Mr. Brunelli represented the applicant with the proposal to install a new sign in the existing Pylon sign and in the window. The Board observed that the sign is well within the square footage allowed, with nice fonts. However they had concerns about the interior lighting with the white background. The white glare that pulls through the clear Decal background from the interior lighting will make the Logo and

lettering hard to see at night. The board advised Mr. Brunelli to have a complimentary color not white to fill the whole tape on Pylon sign.

Motion: To accept the sign proposal with the condition that they chose another complimentary background other than white for the whole tape to be installed on the pylon sign. Motioned by Fitzgerald. Second by Williams: voted (5-0-0).

5. The Woodshed Gallery- 1243 Pond Street – General Discussion about Current Sign.

Mr. Wood represented himself regarding his sign that is already installed on his property. He stated that this sign has been located in the same space for 45 years. A few months ago he refaced the sign with no permit. Mr. Wood stated that he was unaware of the need for a permit. He explained that the sign is only 16 square feet so it is well within the square footage allowed. The board had some concerns on the location of the sign and if it met the setbacks required. They asked to pass this to the Building Commissioner to review and to see if the sign meets the setback requirements. The board advised Mr. Wood to pull a permit with the Building Department for the existing sign and Mr. Wood said it will get done.

Motion: To pass to the Building Commissioner for Review. Motioned by Fitzgerald. Second by Williams: voted (5-0-0).

6. Mak's Roast Beef- 451 West Central Street – Site Plan, & Pylon Signs.

Maksim Xhengo, Owner, George Mihov from Guerriere & Hanlon, Inc., Adam Dizdari, Builder, and Mehmet Sahin presented the project proposal for a Site Plan and Signs for new restaurant located in the old Anne's Market. Mr. Xhengo explained that they will be updating the building with new siding, new seasonal patio, and new sign replacing the old lollipop sign. Sign will have the same elevation and dimensions with stone veneer. The Board has made a note that this is a change of use structure and plot plan. That the Board cannot ask to require landscaping or to add anything however they can ask to fix hazardous issues such as broken concrete etc. The board has recommended that the applicant fix the concrete wall in front as it sticks out far and has been hit before causing the stones to break. Board did not review lighting as there were no photometric included in the application. The applicant explained they will be using the existing lighting for now and if in the future they decide to make changes they will submit an application. The Signs were missing specs for materials and colors. The Board has asked to table the 2 signs to the next meeting as additional documentation is needed such as the engineering for the pylon and materials, the foundation, depth is also needed.

Motion: To recommend the Elevations and finishes and site plan as submitted not including any lighting change and to table the signage to the next meeting .Motioned by Fitzgerald. Second by Barto: voted (5-0-0).

7. Highland Village– 278, 280, & 300 West Central Street– Site Plan And Signs

Applicant has requested to table the application for now and will follow up with the Board when ready to submit again.

Motion: To table the application to a later date. Motioned by Fitzgerald. Second by Baryluk: voted (5-0-0).

Other Business:

- Meeting minutes from October 10, 2017 meeting were approved (4-0-1 *Abstained- James Bartro*)
- Letter of Concern from Century 21- The board reviewed the letter of concerned and the Chairman, Mark Fitzgerald stated he will follow up with a letter to the concerned.
- Claudine Silverman stated that the Franklin Heights sign is still up and would like Gus Brown, Building Commissioner to follow up.

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

Adjourned at 8:30 P.M.

Respectfully submitted,

Chrissy Whelton