

**DESIGN REVIEW COMMISSION  
AGENDA**

**Tuesday, January 21, 2020 7:00 PM.**  
Municipal Building, 355 East Central Street  
2<sup>nd</sup> Floor, Room 205

- 7:00 PM**      **America’s Best Defense – 25 Grove Street**  
Two single sided 30” x 64” brushed aluminum sign panels installed back to back on black aluminum posts.
- 7:05 PM**      **RKM Flooring Solutions – 511 East Central Street**  
Replace sign faces and letter doors.

**General Matters**

Approval of Minutes: 01/07/2020

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: January 14, 2020**

The next meeting of the Design Review Commission is scheduled for February 4, 2020

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: ABD America's Best Defense

Property Address 25 Grove Street, Franklin, MA.

Assessors' Map # \_\_\_\_\_ Parcel # 276-026-000 / 276-027-000

Zoning District (select applicable zone): Business

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

B) Applicant Information:

Applicant Name: Paul Garcia - managing partner / United Ventures, LLC

Address: 51 Robinson Ave.  
Atholboro Falls, MA 02763

Telephone Number: 508-699-0800


Contact Person: Paul Garcia

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

Business Owner: Paul Garcia Property Owner: United Ventures, LLC  
Address: 31 Robinson Ave Same  
Atholboro Falls, MA 02763

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

Paul Garcia  
\_\_\_\_\_  
Print name of Applicant

Paul Garcia  
\_\_\_\_\_  
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: SignsBy Tomorrow  
Contact Person: Dave Quinn  
Address 400 Old Colony Road, Norton, MA 02766  
Telephone Number: 508-222-1900

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

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

**E) Work Summary**

Summary of work to be done: Two single sided 30" x 64" brushed aluminum sign panels installed back to back on black aluminum posts (posts are pre-existing from previous owner)

**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.

Two sign posts 30 x 60" finished aluminum sign panel, finished black metal, extending 60" above ground for post placement



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: RKM Flooring Solutions

Property Address 511 East Central St.

Assessors' Map # \_\_\_\_\_ Parcel # 284-007-000-000

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: Jamie Ludishy Property Owner: Joe Halligan  
Address: 511 East Central St 517 East Central  
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

Joe Halligan  
Signature of Owner

Cam Afonso  
Print name of Applicant

Joseph Halligan  
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

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Business Name: \_\_\_\_\_ Signs By Cam, Inc.  
Contact Person: \_\_\_\_\_ 837 Upper Union Street  
Address \_\_\_\_\_ Suite C-18  
Telephone Number: \_\_\_\_\_ Franklin, MA 02038

**b. Architect/Engineer (when applicable)**  
Business Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone Number: \_\_\_\_\_

**E) Work Summary**

Summary of work to be done: replace sign faces - letter doors

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style of lettering lighting-illuminated, non-illuminated and style
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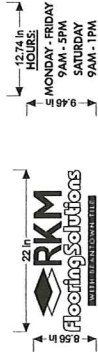
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Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.

OPAQUE WHITE



508-530-3025  
QUALITY, INTEGRITY AND VALUE  
rkmfloors.com



NON-LIT

255.6 in

# RKM

# Flooring Solutions

WITH BEANTOWN TILE

30.6 in

## 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:

### © COPYRIGHT

ALL DRAWINGS ARE PROPERTY OF SIGNS BY CAM. ANY DUPLICATION OF ANY KIND IS PROHIBITED. PERSON(S) WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

COLOR SPECS:  
BACKGROUND:  
COPY:

OUTLINE:  
SHADOW:  
BORDER:

*Signs By Cam Inc*

**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

## Town of Franklin



### Design Review Commission

**Tuesday, January 7, 2020**

#### **Meeting Minutes**

Chair Mark Fitzgerald called the above-captioned meeting to order this date at 7:00 PM, at the Franklin Municipal Building, 355 East Central Street, Room 205, Franklin, Massachusetts. Members in attendance: Ralph Niemi, Sam Williams, James Bartro. Members absent: Chris Baryluk.

1. **Safelite Auto Glass – 490 West Central Street** – Replace Lexan panel in existing lightbox on front elevation. Replace Lexan panels in existing pylon.

Anna Haluch of Pro Sign Service, representing the applicant, addressed the Commission. Chair Fitzgerald confirmed the signage is for a change in company name and noted it is the same type of company. Only the fascia of the sign boxes will be replaced with the Safelite logo and colors. It was confirmed the signs are internally lit.

**Motion:** To **Approve** the sign package as submitted. Motioned by J. Bartro. Seconded by S. Williams. Voted 4-0-0.

2. **Home 2 Suites Hotel – 725 Union Street** – Exterior revised colors exterior sign building and site beacon tower design material clarification.

Scott Rogers, JK Holmgren Engineering, Josh Rury, Representative of EHA, and Greg Tomsic, Silvestri Architects, addressed the Commission. Chair Fitzgerald stated Home 2 Suites Hotel had previously presented to the Commission. The submission was tabled with some action items. He stated he believes the action items were to look at the photometrics for all the building lights, signage, and beacon on top, and to determine alternatives for light output. The concern is the light pollution and spillage coming off of the building at the Foxboro/Walpole line near Gillette Stadium. The action was to look at light spillage onto adjoining properties, which should be zero, and address alternatives for the beacon. As far as the landscaping, he stated he does not remember any specific action items, although there may have been concern about the tree calipers proposed near the edge of the property. Mr. Rogers provided some history of the project. He noted they were first before the Commission in November 2018. He reviewed comments from the Commission made at that meeting about lighting, landscaping, and architectural features. He stated revisions were made, and they returned to the Commission in January 2019; the lighting and landscaping for the site were approved at the January 2019 meeting. He stated there were comments by the Commission members regarding the beacon. It has since been redesigned. The plexiglass has been removed; it is now clear, standard glass. He discussed the proposed signage. He noted a sign package without a lot of detail was presented in January 2019. Currently, they are presenting numerous drawings prepared by Colite signage company. He stated that he thought at the January 2019 meeting the signage was approved, short of the monument sign. He reviewed each drawing in the currently submitted sign package including the sign locations, sizes, materials, and colors. He stated this is located in the C-2 zoning district. Commission members and applicants discussed the allowed signage sizes in the Industrial Office Park District. The applicant discussed the most important signs would be



facing King Street and facing the highway. Chair Fitzgerald discussed the sign locations. He stated it is a big building, and it needs to be found. He stated the Commission's purpose is for signs that blend so they do not affect the neighbors, as well as for signs that are effective and useful. Commission members discussed the proposed sign types as shown on the drawings and the total square footage. Chair Fitzgerald noted the total square footage allowed for the wall signs is 60 sq. ft.; this does not include the monument sign. Discussion commenced that the applicant must calculate the square footage for each letter of each sign. Chair Fitzgerald stated he is going to have a conversation with the Building Commissioner about the signage as he wants people to be able to find the hotel; it must be clearly represented. He discussed that the 60 sq. ft. total allowance would be enough for most establishments. He noted that in this case, one side is facing the highway. He is going to investigate what the Commission can do to make sure the signage is visible. People must be able to find the building effectively. However, he is concerned about setting a precedent. He stated the construction, colors, and the monument sign are pretty much spot on. He stated the applicant can get started on the monument sign, and all the other signage looks great. He requested the applicant make sure that the total square footage of the channel letters on the signs is accurately represented when they email the information back to the Commission. He asked the applicant to plan for two sets of 30 sq. ft. channel letter sets with one facing King Street and the other facing the highway. He stated that putting an address on the front of the building does not count toward the signage amount; the fire department needs the address. He asked the applicant to discuss the remainder of the site package. Mr. Tomsic discussed the proposed building colors, materials, and finishes. He noted the beacon light enclosure was changed to clear glass; the beacon is a dimmable LED.

**Motion:** To **Recommend** the elevations, building colors and finishes, as submitted. Motioned by S. Williams. Seconded by J. Bartro. Voted 4-0-0. Chair Fitzgerald further noted that included in this recommendation is that the dimmer option is required for the beacon.

Chair Fitzgerald noted the site plans were previously voted with a conditional approval based on the tree calipers.

**Motion:** To **Accept** the monument sign and directional signage as presented. Motioned by S. Williams. Seconded by R. Niemi. Voted 4-0-0.

Applicant discussed the proposed colors of the signs and channel letters, as well as the allowed 60 sq. ft. of channel letters. Chair Fitzgerald discussed the vacant sign at the former Boston Sports Club location; the applicant may want to discuss with the owner the possibility of putting a sign there.

**Motion:** To **Accept** the aesthetic design of these signs to be channel letters, no more than 60 sq. ft. for the entire building, pending a resubmission of the drawings showing the 60 sq. ft. of signage. Motioned by J. Bartro. Seconded by S. Williams. Voted 4-0-0.

### **Meeting Minutes: December 17, 2019**

**Motion:** To **Approve** the December 17, 2019 Meeting Minutes as presented. Motioned by R. Niemi. Seconded by S. Williams. Voted 4-0-0.

### **Approval of Proposed 2020 Meeting Dates**

Chair Fitzgerald stated he did not believe the December 29, 2020 scheduled meeting would have much attendance.

**Motion:** To **Approve** the Proposed 2020 Meeting Dates. Motioned by M. Fitzgerald. Seconded by S. Williams. Voted 4-0-0.

**General Matters:** Chair Fitzgerald stated the signs for the Milford Medical Center on West Central Street near Garelick Farms have white background with black lettering and when viewed from the street it washes out at night. He stated he does not believe the Commission would have approved that. He stated he will be taking an action to email Building Commissioner Gus Brown, Director of Planning and Community Development Bryan Taberner, and Maxine Kinhart requesting they find the records from that submission. He believes this item was presented at least two years ago.

**Motion to Adjourn** by M. Fitzgerald. Seconded by J. Bartro. Voted 4-0-0. Meeting adjourned at 7:53 PM.

Respectfully submitted,

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Judith Lizardi  
Recording Secretary