

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: TRI-COUNTY REGIONAL VOCATIONAL HIGH SCHOOL

Property Address 147 POND STREET

Assessors' Map # 259 Parcel # 004

Zoning District (select applicable zone): Rural Residential II

Zoning History: Use Variance Non Applicable
Non-Conforming Use Non Applicable

B) Applicant Information:

Applicant Name: TRI-COUNTY REGIONAL VOCATIONAL HIGH SCHOOL

Address: 147 POND STREET

Telephone Number: 508-528-5400 x101

Contact Person: KAREN MAGUIRE-SUPERINTENDENT OF SCHOOL

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

Business Owner: KAREN MAGUIRE-SUPERINTENDENT OF SCHOOL Property Owner:

Address: 147 POND STREET

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

Executed as a sealed instrument this 8 day of May 2024

Signature of Applicant (handwritten)

Signature of Owner (handwritten)

Print name of Applicant (handwritten)

Print name of Owner (handwritten)

*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: DRUMMEY ROSANE ANDERSON, INC.

Contact Person: DANIEL GLAZER

Address 260 CHARLES STREET, STUDIO 300 WALTHAM, MA 02453

Telephone Number: 617. 383. 4410

b. Architect/Engineer (when applicable)

Business Name: DRUMMEY ROSANE ANDERSON, INC.

Contact Person: DANIEL GLAZER

Address 260 CHARLES STREET, STUDIO 300 WALTHAM, MA 02453

Telephone Number: 617. 383. 4410

E) Work Summary

Summary of work to be done: SEE ATTACHED Form-Q Supplemental Information

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

**THE FOLLOWING MUST BE SUBMITTED ELECTRONICALLY TO
Mkinhart@franklinma.gov**

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:

THE FOLLOWING MUST BE SUBMITTED W/APPLICATION to Mkinhart@franklinma.gov

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

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. _____
SEE ELEVATION DRAWINGS SUBMITTED WITH THIS APPLICATION

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.
SEE ELEVATION DRAWINGS SUBMITTED WITH THIS APPLICATION

3. **Relations of Building Masses and Spaces** – The relationship of a structure to the open space between it and adjoining structures shall be compatible. _____
SEE ELEVATION DRAWINGS AND RENDERED PERSPECTIVE DRAWINGS SUBMITTED WITH THIS APPLICATION

4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. _____
SEE ELEVATION DRAWINGS AND RENDERED PERSPECTIVE DRAWINGS SUBMITTED WITH THIS APPLICATION

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. _____
SEE ELEVATION DRAWINGS AND RENDERED PERSPECTIVE DRAWINGS SUBMITTED WITH THIS APPLICATION

6. **Façade, Line, Shape & Profile** – Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context: _____
SEE ELEVATION DRAWINGS AND RENDERED PERSPECTIVE DRAWINGS SUBMITTED WITH THIS APPLICATION

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. _____
SEE ELEVATION DRAWINGS AND RENDERED PERSPECTIVE DRAWINGS SUBMITTED WITH THIS APPLICATION

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. _____

NOT APPLICABLE

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

MASSACHUSETTS HISTORICAL COMMISSION NEGATIVE DETERMINATION ISSUED 01/23/203

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. _____

MASSACHUSETTS STRETCH ENERGY CODE COMPLIANCE REQUIRED

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.

THE LANDSCAPING DESIGN IS APPROPRIATE FOR THE SCHOOL'S NEEDS. THE SCHOOL SITE IS NOT VISIBLE FROM

ANY PUBLIC WAY. SEE LANDSCAPE DRAWINGS SUBMITTED WITH THIS APPLICATION

SEE ADDENDA ATTACHED FOR INSTRUCTIONS TO ASSIST IN COMPLETING APPLICATION.

ADDENDA

INSTRUCTIONS FOR COMPLETION OF FORM Q-DESIGN REVIEW APPLICATION

A. General Information

- Please list name of Business as it will appear on sign or name of project or development, as the case may be, as well as the property address
- Assessors' Map & Parcel numbers may be obtained from tax bill, Town website @ www.franklin.ma.us/Town/Assessors/PropertyTax or from the computer located outside the Assessor's Office, first floor, Municipal Building, 355 East Central Street.
- Zoning District and Zoning History information may be obtained at the Building Department, 1st floor, Municipal Building

B. Applicant Information – complete and include name of contact person w/ phone number

C. Owner Information – if business owner and property owner are not the same, please include information for both. If signage is within a shopping plaza—obtain letter of approval of sign changes from plaza owner.

Page 2 –

D. Architect/Engineer or Sign Company Information:

- Signs only – Name of Sign Company and Contact Person
- Developments & Projects – Engineer and Architect Information as well

E. Work Summary: Include brief summation of work to be done

Pages 3 & 4

F. Information & Materials to be Submitted via email (Mkinhart@franklinma.gov) w/Application

a) SIGNS ONLY –

- sign drawings and photos, which include information listed on Page 2 of the application

b) SITE PLAN APPLICATIONS FOR BUILDINGS/DEVELOPMENTS/PROJECTS.

- all plans including information listed on Page 2 of application.
- Please bring samples of siding and roofing materials and paint color samples to the meeting when scheduled.

DESIGN STANDARDS – For Buildings/Projects and Developments, please complete Pages 3 and 4 as they apply to your project.

ALL APPLICATIONS WITH SUPPLEMENTARY INFORMATION MUST BE FILED BY 4:00 PM ON THE WEDNESDAY PRIOR TO THE FOLLOWING TUESDAY MEETING. MEETINGS ARE GENERALLY TWICE A MONTH THE 2ND & 4TH TUESDAY OF THE MONTH.

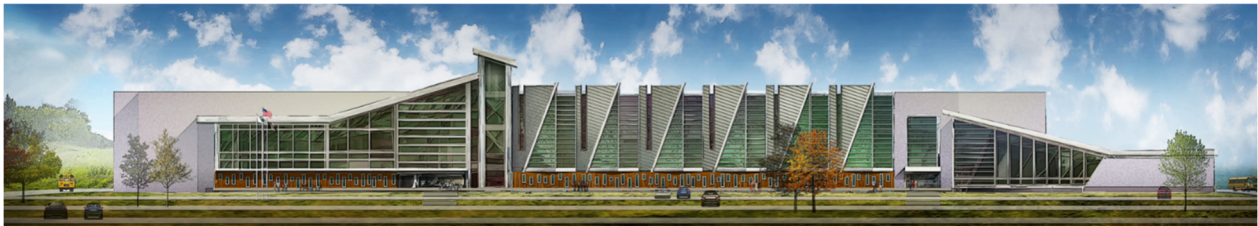
FOR SIGN APPLICATIONS ONLY, YOU NEED ONLY COMPLETE PAGES 1 & 2 OF APPLICATION.

Form-Q Supplemental Information

The design of Tri-County Regional Vocational Technical High School is inspired by the selected building location on the site and the school's pedagogic model. The two and three-story compact building is organized around a large courtyard in response its constrained site.



A bold front elevation, facing southwest, provides the school with an appropriate new image inspired by its 21st century educational program. The scale and material selection was developed to read clearly from a distance since the building is sited relatively far from the internal access road near the rear property line (approximately 1,000 feet from the road)



The 20-foot height between the first and second floor, required to accommodate the vocational shops. The front elevation was developed to provide a memorable forward-looking image as appropriate for the 21st century Trade School. The front entrance is signified by a prominent vertical enclosure for the main three-story stairway. This primary elevation emphasizes the public life of the school in the community and includes the main entries which access the student commons, the heart of the school. In addition to its role as a gathering space, the commons connects to the various academic areas including the first and second floor shop wings and the classrooms. This main entry provides access to the multi-purpose auditorium, where both public and school events are held, and serves as the secure visitors' entrance adjacent to the administration offices.

The large glazed area of the second floor Learning Commons is also a prominent feature of the west elevation further emphasizing the robust public spaces located at the front of the building. The sloping roofs of the Learning Commons and the Culinary Arts restaurant recall the site's gently sloping hillsides and provide "bookends" to the building's three-story central wing.



The two story high angular bay windows emphasize the building's verticality and the repetitive nature of the classroom portion of the program.



The massing and expression of the other three sides of the proposed school is much more subdued, straightforward, and economical. These elevations are much less visible due to the siting of the building into the hillside. The north side of the building in particular has large windowless areas of the auditorium, locker rooms and gymnasium. The south and east portions of the building are primarily the “high-bay” career tech shops with large overhead doors adjacent to the service areas. These portions of the building will have flat (“low-slope”) roofs to provide large areas for solar panels and potential vegetated roofs.



Tri-County

Regional Vocational/Technical High School

SITE PLAN

May 2024

- Legend**
- ① Natural Grass Multipurpose Field
 - ② 400M 6-Lane Track with 8-Lane Straightaway
 - ③ Existing Field House to Remain
 - ④ Natural Grass Practice Field
 - ⑤ Softball Field
 - ⑥ Student Parking
 - ⑦ Natural Grass Multipurpose Field
 - ⑧ 600-Seat Bleacher with Press Box
 - ⑨ Construction and Emergency Access Driveway
 - ⑩ Baseball Field
 - ⑪ Entry Plaza (Main School Entrance)
 - ⑫ Entry Plaza and Outdoor Seating (Customer Entrance)
 - ⑬ Courtyard
 - ⑭ Vehicular Access Gate Automated
 - ⑮ Early Childhood Education Play Area
 - ⑯ Vehicle Storage - Auto Shop
 - ⑰ Service Area
 - ⑱ Storage Containers
 - ⑲ Maintenance Garage by Others
 - ⑳ Bus Dropoff
 - ㉑ Car Dropoff
 - ㉒ Wetland Replication
- Bus Circulation
 Car Circulation
- Total Parking: 478 Spaces**

