

**DESIGN REVIEW COMMISSION  
AGENDA**

**Tuesday, March 27, 2018 7:00 PM.**  
Municipal Building, 355 East Central Street  
2<sup>nd</sup> Floor, Room 205

TOWN OF FRANKLIN  
TOWN CLERK

2018 MAR 22 P 12:34

RECEIVED

- 7:00 PM** Teen Revolution – 19 Dean Ave  
Wall Signs
- 7:05 PM** Edward Jones - 205 East Central Street  
Freestanding Sign
- 7:10 PM** Downtown Sports - 240 Cottage Street  
Freestanding & Wall Signs

**General Matters**

Approval of Meeting Minutes from 3-20-18

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

**This agenda is subject to change. Last updated: March 21, 2018**

The next meeting of the Design Review Commission is **tentatively** scheduled for April 10, 2018

FORM Q

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

A) General Information

Name of Business or Project: Teen Revolution

Property Address 19 Deer Ave

Assessors' Map # \_\_\_\_\_ Parcel # 279-169-000-000

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: 508-264-2405

Contact Person: Cam Alfonso

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

Business Owner: Deb Foley Property Owner: Mike Pellegri  
Address: 19 Deer Ave. 19 Deer Ave.  
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 Alfonso  
Signature of Applicant

Mike Pellegri  
Signature of Owner

Cam Alfonso  
Print name of Applicant

Mike Pellegri  
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: \_\_\_\_\_ Install PVC Sign +  
window graphics

**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.

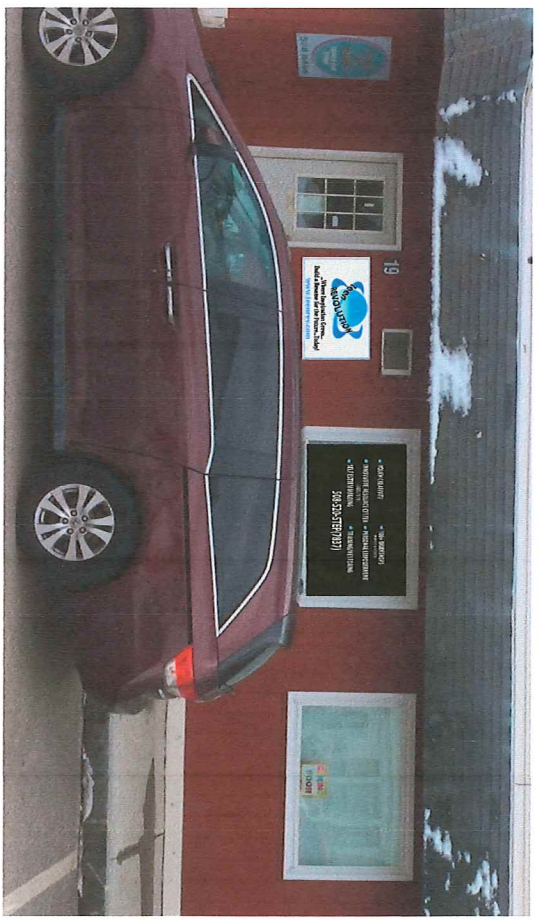
36"



**\*NO LIGHTING**

- YOUTH CREATIVITY
- INNOVATIVE RESOURCE CENTER (AGES 10-18)
- SELF ESTEEM BUILDING
- 100+ WORKSHOPS (MANY STEIN FOCUSED)
- PERSONAL EMPOWERMENT
- LIFE SKILLS

**508-520-STEP(7837)**



**APPROVED FOR PRODUCTION:**  
X \_\_\_\_\_

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*Signs By Cam*  
Inc.

**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: [camn@signsbycam.com](mailto:camn@signsbycam.com)  
Website: [www.signsbycam.com](http://www.signsbycam.com)

<b>JOB INFORMATION</b>		<b>SIGN MATERIAL SPECS</b>	
JOB TITLE:	BANNER: <input type="checkbox"/>	COROPLAST: <input type="checkbox"/>	WOOD: <input type="checkbox"/>
CONTACT:	ACRYLIC: <input type="checkbox"/>	MAGNETIC: <input type="checkbox"/>	URETHANE: <input type="checkbox"/>
PHONE:	PVC: <input checked="" type="checkbox"/>	ALUMINUM: <input type="checkbox"/>	NUEDGE: <input type="checkbox"/>
FAX:	SINGLE SIDED: <input checked="" type="checkbox"/>	DOUBLE SIDED: <input type="checkbox"/>	OTHER: _____
JOB DESCRIPTION:	SQUARE FOOTAGE= _____		

<b>COLOR SPECS:</b>	<b>OUTLINE:</b>
<b>BACKGROUND:</b>	<b>SHADOW:</b>
<b>COPY:</b>	<b>BORDER:</b>
	<b>LOGO:</b>

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: Edward Jones

Property Address 205 E Central St.

Assessors' Map # 285-101 Parcel # 000-000

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

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

B) Applicant Information:

Applicant Name: Robert Rochon / Creative Signworks

Address: 20 West St.  
Milbury, Mass. 01527

Telephone Number: 508-865-7330

Contact Person: Bob Rochon

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

Business Owner: Kevin Johnson Property Owner: \_\_\_\_\_

Address: 250 E 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\_\_\_\_

Robert W. Rochon  
Signature of Applicant

[Signature]  
Signature of Owner

Robert W. Rochon  
Print name of Applicant

Brad Cooper  
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: Creative Signworks  
Contact Person: Bob Rochon  
Address: 20 West St. Millburg MA - 01527  
Telephone Number: 508 - 865 - 7338

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

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

**E) Work Summary**

Summary of work to be done: Apply vinyl to 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**

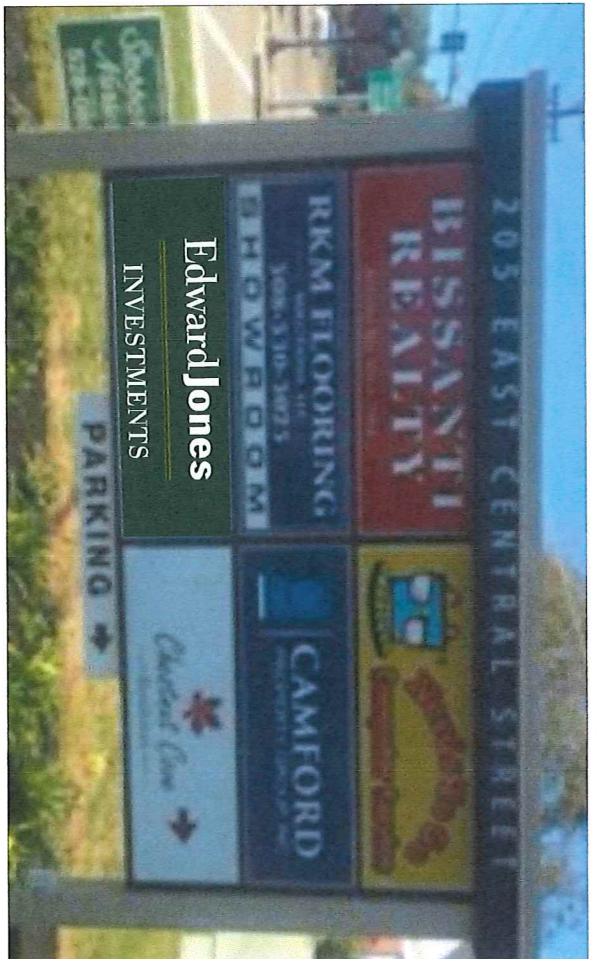
1. Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide
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Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.

**Sign 03 - Monument Panel**  
1" = 1'

Apply reverse cut green vinyl graphics to existing tenant panel

Quantity (2) required for D/F monument



**Vinyl to Match**

- Vinyl to match  
Aton "Olive Green"  
2500SL
- Vinyl to match  
Avery PR800-782  
"Bottle Green"

<b>Edward Jones</b>	Client
Franklin, MA	Project
MR	Drawn By
11.07.17	Date
XXX.XX.XX AV	Initial Revision
	MEMBER
	LISTED
ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF SOUTH WATER SIGNS, AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM SOUTH WATER SIGNS.	
934 N. Church Road Empire, MA 01026 P 800.333.4915 F 800.333.4915	
	

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: Downtown Sports

Property Address 240 Cottage St.

Assessors' Map # 296 Parcel # 173

Zoning District (select applicable zone): <sup>CBCD</sup> Commercial & Business Center District

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

B) Applicant Information:

Applicant Name: Expose Signs & Graphics

Address: 13 Airport Rd.  
Worcester, MA 01747

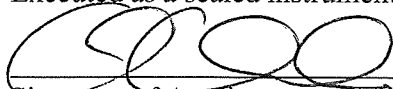
Telephone Number: 508.381.0941

Contact Person: Karen Glynn or Andrew Clark

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

Business Owner: Rich Frongillo Property Owner: JSB Property Holdings  
Address: 240 Cottage St. 34 Saxon St.  
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 14<sup>th</sup> day of March 2018

  
Signature of Applicant

See Attached  
Signature of Owner

Andrew Clark  
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**

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**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: *Fabricate & install 2 - 48" H x 144" white polycarbonate panels w/ digital print into existing pylon sign, 1. 32" H x 192" W framed alum panel w/ digital print wall sign. 2. 2-48" x 60" W polycarb panels w/ digital prints into existing cabinets*

**F) Information & Materials to be Submitted with Application on building.**

**a) FOR SIGN SUBMISSIONS ONLY:**

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size/dimensions      materials  
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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.

JOB#

EST# 10257

ITEM# 3

DUE DATE:

PROOF DATE: 2/13/18

144"

240 COTTAGE STREET

Downtown Sports

TURF FIELD • MULTI-SPORT COURT • SKILL CENTER

48"



EXISTING



PROPOSED

LAYOUT BY: *Drian*

**EXPOSE**  
SIGNS & GRAPHICS, INC.

13 Airport Road • Hopedale, MA  
phone 508.381.0941 fax 508.381.3784  
www.exposesigns.net

DOWNTOWN SPORTS  
ATTN: RICH FRONGILLO  
INSTALL LOCATION:  
240 COTTAGE ST.  
FRANKLIN, MA 02038

(2) 48"H x 144"W x 3/16" TRANSLUCENT WHITE  
POLYCARBONATE W/TRANSLUCENT DIGITAL  
PRINT AND OPTICALLY CLEAR UV  
LAMINATION

**APPROVAL**  
SIGNATURE & DATE REQUIRED FOR PRODUCTION

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

JOB#

EST# 10257

ITEM# 1

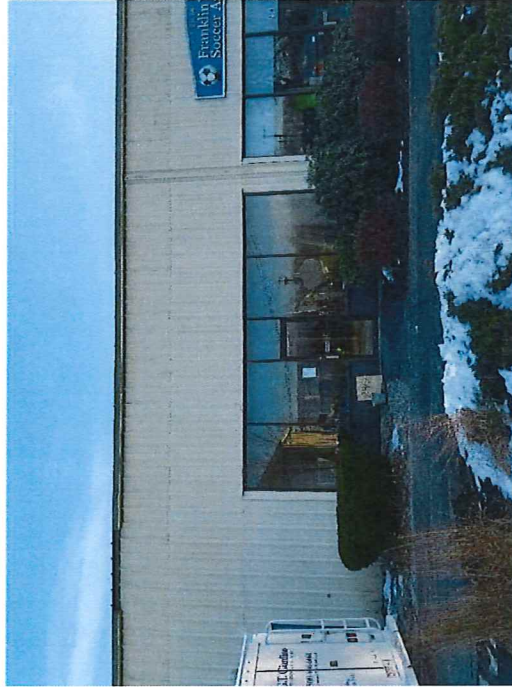
DUE DATE:

PROOF DATE: 2/12/18

192 "

32 "

# Downtown Sports



EXISTING



PROPOSED

LAYOUT BY: *Drian*

**EXPOSE**  
SIGNS & GRAPHICS, INC.

13 Airport Road • Hopedale, MA  
phone 508.381.0941 fax 508.381.3784  
www.exposesigns.net

DOWNTOWN SPORTS  
ATTN: RICH FRONGILLO

INSTALL LOCATION:  
240 COTTAGE ST.  
FRANKLIN, MA 02038

(1) 32"H X 192"W x 1" FRAMED ALUMINUM  
PANEL WUV SATIN LAM. DIGITAL PRINT FACE

## APPROVAL

SIGNATURE & DATE REQUIRED FOR PRODUCTION

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

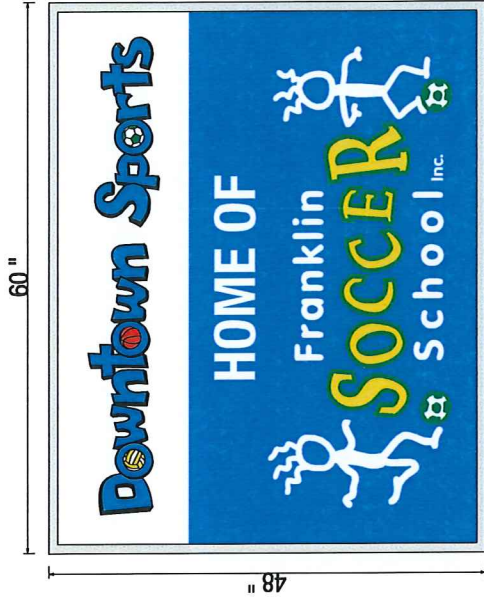
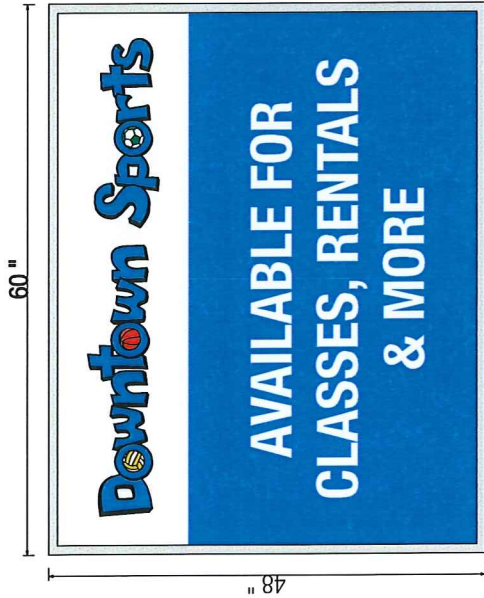
JOB#

EST# 10257

ITEM# 2

DUE DATE:

PROOF DATE: 2/27/18



EXISTING



PROPOSED



EXISTING



PROPOSED

CONFIRM LOCATIONS

LAYOUT BY: Brian

**EXPOSE**  
 SIGNS & GRAPHICS, INC.  
 13 Airport Road • Hopedale, MA  
 phone 508.381.0941 fax 508.381.3784  
 www.exposesigns.net

DOWNTOWN SPORTS  
 ATTN: RICH FRONGILLO  
 INSTALL LOCATION:  
 240 COTTAGE ST.  
 FRANKLIN, MA 02038

(2) 48"H x 60"W x 3/16" TRANSLUCENT WHITE  
 POLYCARBONATE W/TRANSLUCENT DIGITAL  
 PRINT AND OPTICALLY CLEAR UV  
 LAMINATION, MOUNTED INTO EXISTING  
 CABINETS ON BUILDING

**APPROVAL**  
 SIGNATURE & DATE REQUIRED FOR PRODUCTION

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

## Karen

---

**From:** Richard J. Frongillo <rfj@downtownsports.net>  
**Sent:** Monday, March 19, 2018 3:13 PM  
**To:** karen@exposesigns.net  
**Cc:** design@exposesigns.net; ksayward@downtownsports.net  
**Subject:** Design Review Authorization

Expose Signs of Hopedale, MA has our permission and authorization to pursue a permit for signs related to our business establishment on Cottage Street, Downtown Sports. Call if any questions come up.

Richard J. Frongillo  
Managing Partner, Administration

Downtown Sports  
240 Cottage Street  
Franklin, MA 02038

Phone: 508-528-1339  
Web: <https://www.downtownsports.net>

**DESIGN REVIEW COMMISSION**  
**MINUTES OF MEETING**  
**March 20, 2018**

A meeting of the Design Review Commission was held on Tuesday, March 20, 2018, at the Franklin Municipal Building, Franklin, Massachusetts. Members present were Mark Fitzgerald, Chairman, Chris Baryluk, Vice Chairman, Claudine Silverman, and Associate Members James Bartro and Sean Preston. Also in attendance was Chrissy Whelton.

Mark Fitzgerald, Chairman opened the meeting at 7:01 PM.

Mark Fitzgerald authorized Associate Members James Bartro and Sean Preston to vote.

**1. Rhapsodys– 395 East Central Street–Wall Sign**

No representative was present for the hearing. Commission reviewed the sign package. Applicant is moving the medallion to the left of the building and installing in its place PVC vertical letters of Business name down the building on the entrance side. Signs to be stud mounted. All within limits. Silverman asked that there be a stipulation to repair the area where the medallion was to match the rest of the building if there is any paint discoloration or holes. Preston abstained due to no representative being present.

**Motion:** To **Approve** the sign package as submitted with the stipulations. Motioned by Fitzgerald. Second by Silverman: Voted (4-0-1).

**2. Sunoco Gas Station – 43 East Central Street - Pylon Sign**

Nabil Nakhoul of Molloy's and John Tobin of Sunoco represented Sunoco Gas Station with a revised pylon sign proposal. Sign will be 14 feet high and is under the minimum 40 square feet requirement. One set of digital pricing. Sign has dual posts with new footings and meets the setback requirements.

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

**3. 70 East Central Street – 70 East Central Street – Site Plan**

Brad Chaffee and Dennis Colwell represented this project with a revised site plan proposal. Building has decreased in density and went down to 12 units. Proposal is a more traditional look with neutral colors. Vinyl siding is a Victorian Grey and Harbor Grey. Hardy Plank to give the building some texture and is a Mahogany color. Stone in front is a New England Field Stone and the molding will be white. Front entrance to be handicap accessible with a walk in from the curb. The original entrance with stairs has been removed from proposal as well as the penthouses on 4<sup>th</sup> floor. Railings on Balconies are black oxidized aluminum. Light packs will be facing parking lot and will not spill onto abutting property. Front lights will be sconces and facing down. Approx. 2500 square feet of commercial retail space. Units are approx. 1570 square feet. Parking is roughly the same as previous submission. 14 retail parking spots, 18 Residential spots and garages. More Arborvitae was added to the back lot.

**Motion:** To **Recommend** the site plan package as submitted. Motioned by Bartro. Second by Preston:  
Voted (5-0-0).

**Other Business:**

Meeting Minutes from February 27, 2018 meeting were approved (4-0-1) (*Abstained: Baryluk*)

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

Adjourned at 7:45 P.M.  
Respectfully submitted,

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Chrissy Whelton