

**DESIGN REVIEW COMMISSION  
AGENDA**

**Tuesday, May 19, 2020 7:00 PM.  
Virtual Meeting**

**Due to the growing concerns regarding the COVID-19 virus, we will be conducting a remote/virtual Design Review Commission Meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number (Cell phone or Landline Required) OR citizens can participate by copying the link (Phone, Computer, or Tablet required).**

Please click on <https://us02web.zoom.us/j/86068717676> or call on your phone at 1-929-205-6099, meeting ID is 86068717676.

**7:00 PM      Kaleidoscope – 440 East Central Street**  
Front Directory letters only, 2 sides Decals applied (Logo)

**7:05 PM      122 Chestnut Street Residential Development – 122 Chestnut Street**  
Construct new multi-family residential building

**General Matters**

Approval of Minutes: April 7, 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: May 14, 2020**

The next meeting of the Design Review Commission is scheduled for June 2, 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: Kaleidoscope

Property Address 440 E. Central Street

Assessors' Map # \_\_\_\_\_ 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

Telephone Number: 508-528-6545

Contact Person: Rocco Cavallaro

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

Business Owner: Scott Andrews Property Owner: Oxford Realty  
Address: 950 E. Haverford Rd. Ste 200 Trust Inc  
Bryn Maur, PA 19010

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

Rocco Cavallaro  
Signature

Print Name: Rocco Cavallaro

5/1/20  
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: Cavallaro Signs  
Contact Person: Rocco Cavallaro  
Address: 305 Union Street  
Telephone Number: 508-538-6545

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

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

**E) Work Summary**

Summary of work to be done: Front Directory letters ONLY (road side)  
(2) SIDES Decals applied (Logo)

**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.



# Cavallaro Signs

INCORPORATED

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

From the Desk of; *Rocco Cavallaro*

Date..... 5/1/2020

DRC Submission

Company: Kaleidoscope ABA Therapy Services

One logo each side 10.5" x 56" White cut vinyl 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: 122 Chestnut Street Residential Development

Property Address 122 Chestnut Street

Assessors' Map # \_\_\_\_\_ Parcel # \_\_\_\_\_

Zoning District (select applicable zone): Comm. II

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

**B) Applicant Information:**

Applicant Name: Michael McKay

Address: 35 Bryant Street , Dedham, MA 02026  
\_\_\_\_\_

Telephone Number: 617-966-6850

Contact Person: Michael McKay

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

Business Owner: \_\_\_\_\_ Property Owner: Michael O'Brien

Address: \_\_\_\_\_  
\_\_\_\_\_

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

Michael McKay  
\_\_\_\_\_

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: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number: \_\_\_\_\_

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

Business Name: McKay Architects

Contact Person: Michael McKay

Address 35 Bryant Street, Dedham, MA 02026

Telephone Number: 617-966-6850

**E) Work Summary**

Summary of work to be done: Construct new multi family residential building

**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.

## 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. 31'-10" which is consistent with Franklin Health next door

---

---

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 are a major design element and are designed to complement the more commercial look to the building.

---

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 structure has open space on either side and the rear of the building

---

---

4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. The roof is flat complimenting a more modern commercial look

---

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. The 3 stories is consistent with the Franklin Health building to the right

---

---

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 below

---

---

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. As noted above, the building was designed to be a more modern building consistent with the Franklin Health Center. The mixture of facade materials (Vertical stained and horizontal painted) break up the facade. The design is also has larger overhangs which will provide strong shadow lines.

---

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. Only address number is proposed

---

---

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

---

---

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. The structure will be new construction built to energy star levels with sustainable siding, insulation framing materials. All systems will be hi efficiency.

---

---

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.

---

---

---

**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](http://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, 1<sup>st</sup> 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 w/Application

##### a) SIGNS ONLY –

- Nine (9) Copies of sign drawings and photos, which include information listed on Page 2 of the application

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

- Nine (9) Copies of 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 NINE (9) COPIES OF SUPPLEMENTARY INFORMATION MUST BE FILED BY CLOSE OF BUSINESS ON WEDNESDAY PRIOR TO THE FOLLOWING TUESDAY MEETING. MEETINGS ARE GENERALLY TWICE A MONTH THE 2<sup>ND</sup> & 4<sup>TH</sup> TUESDAY OF THE MONTH.

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

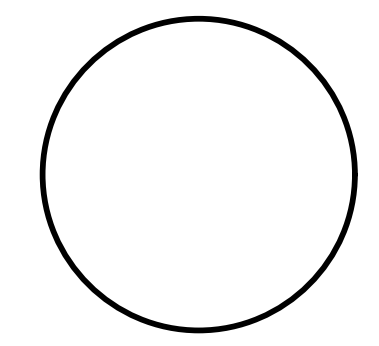
**New  
Multi-Family  
Dwelling**

**122  
Chestnut Street  
Franklin, MA**

OWNER

**mckay** architects

35 Bryant Street  
Dedham, MA 02026  
ph: 781.326.5400  
www.mckayarchitects.net

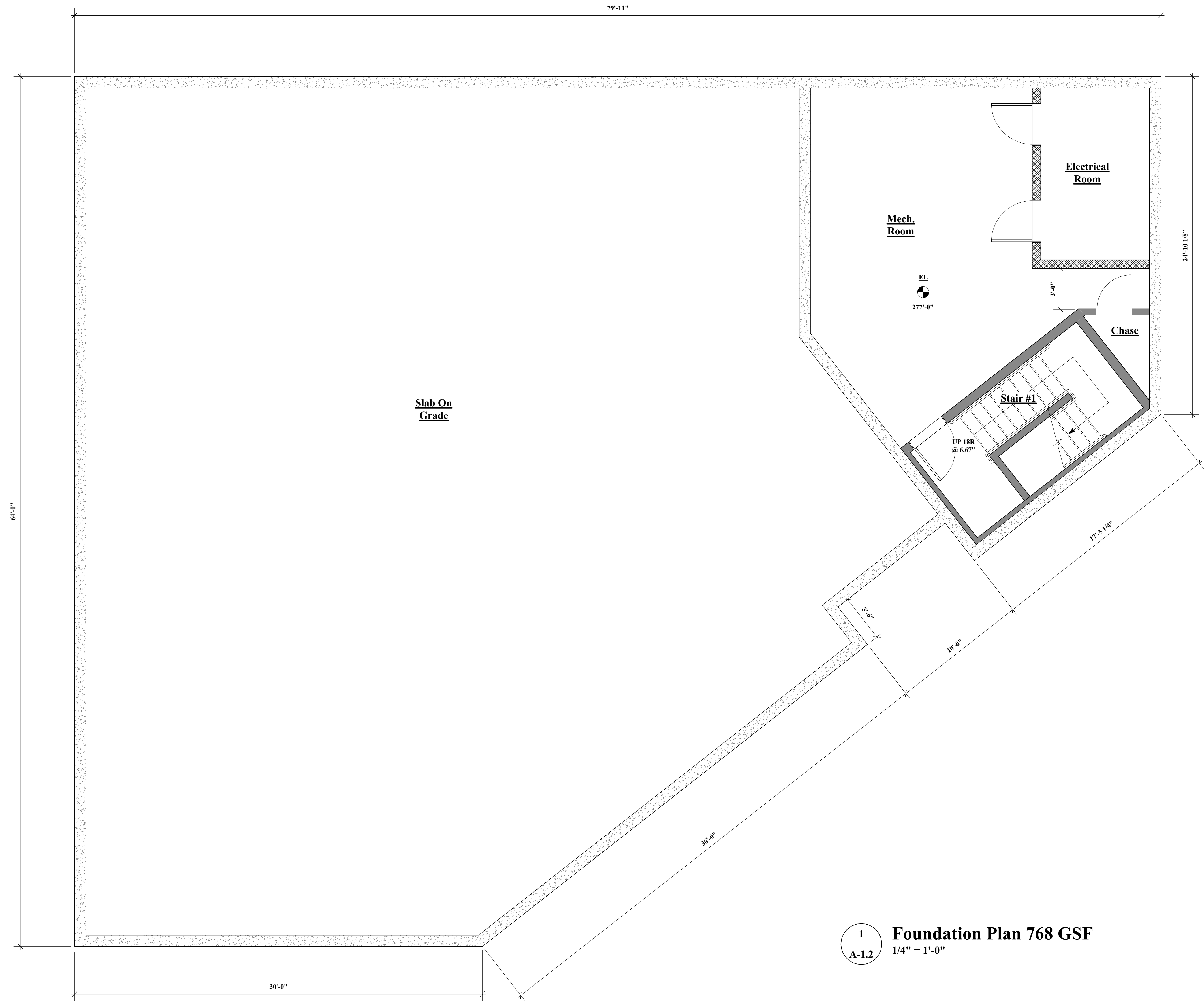


REV #	DATE	ISSUANCE
1	12.19.19	UPDATES
2	04.24.20	UPDATES

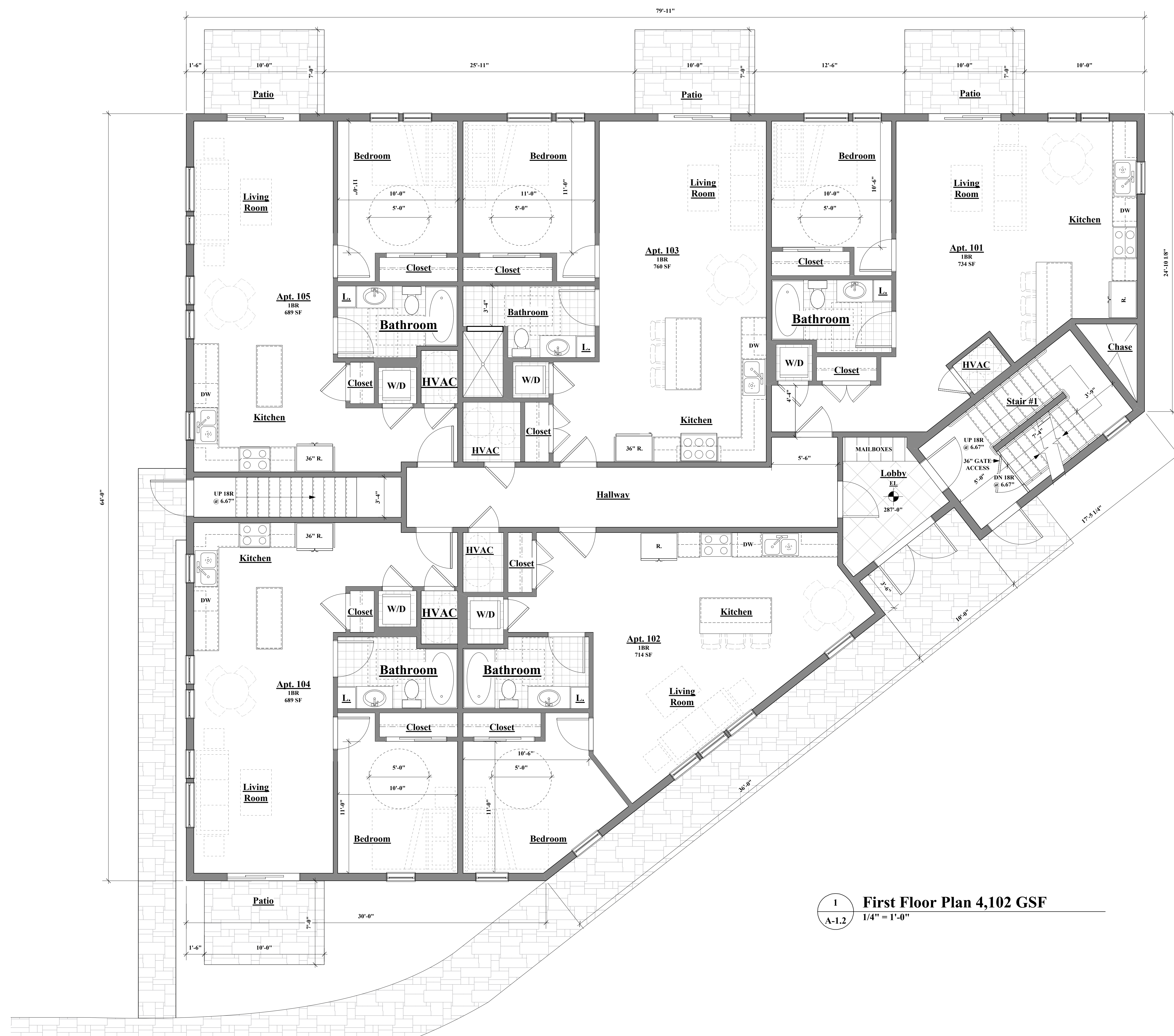
**OWNERSHIP & USE OF DOCUMENTS**  
 These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects.  
 Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

**Foundation  
Plan**

JOB NO	0240	<b>A-1.1</b>
DATE	04.24.2020	
DWG BY	EAL	
CKD BY	MLM	
SCALE	1/4" = 1'-0"	



**1** Foundation Plan 768 GSF  
**A-1.2** 1/4" = 1'-0"



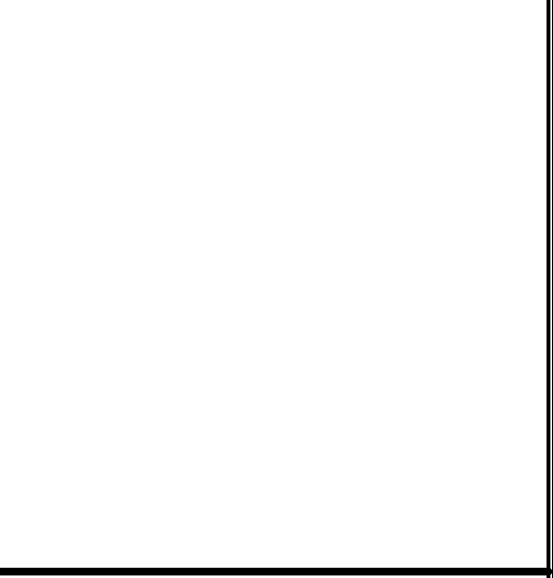
**SUMMARY**

FIRST FLOOR	(5) 1 BR UNITS	3,587 SF
SECOND FLOOR	(5) 2 BR TOWN HOUSE UNITS	3,323 SF
THIRD FLOOR	(5) 2 BR TOWN HOUSE UNITS	3,620 SF
TOTAL	(10)	UNITS 10,530 SF

**New Multi-Family Dwelling**  
**122 Chestnut Street Franklin, MA**

OWNER

**mckay architects**  
 35 Bryant Street  
 Dedham, MA 02026  
 ph: 781.326.5400  
 www.mckayarchitects.net



REV #	DATE	ISSUANCE
1	12.19.19	UPDATES
2	04.24.20	UPDATES

**OWNERSHIP & USE OF DOCUMENTS**  
 These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects.  
 Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies.

**First Floor Plan**

JOB NO	0240
DATE	04.24.2020
DWG BY	EAL
CKD BY	MLM
SCALE	1/4" = 1'-0"

**1 First Floor Plan 4,102 GSF**  
 A-1.2 1/4" = 1'-0"

**A-1.2**

**SUMMARY**

FIRST FLOOR	(5) 1 BR UNITS	3,587 SF
SECOND FLOOR	(5) 2 BR TOWN HOUSE UNITS	3,323 SF
THIRD FLOOR	(5) 2 BR TOWN HOUSE UNITS	3,620 SF
TOTAL	(10) UNITS	10,530 SF

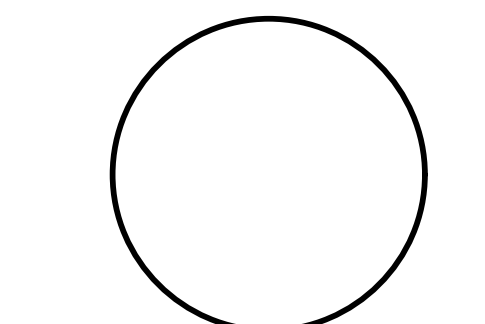
**New  
Multi-Family  
Dwelling**

**122  
Chestnut Street  
Franklin, MA**

OWNER

**mckay** architects

35 Bryant Street  
Dedham, MA 02026  
ph: 781.326.5400  
www.mckayarchitects.net



REV #	DATE	ISSUANCE
1	12.19.19	UPDATES
2	04.24.20	UPDATES

**OWNERSHIP & USE OF DOCUMENTS**

These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects.  
Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

**Second  
Floor Plan**

JOB NO	0240
DATE	04.24.2020
DWG BY	EAL
CKD BY	MLM
SCALE	1/4" = 1'-0"

**A-1.3**

**1** Second Floor Plan 3,824 GSF  
A-1.4 1/4" = 1'-0"

**SUMMARY**

FIRST FLOOR	(5) 1 BR UNITS	3,587 SF
SECOND FLOOR	(5) 2 BR TOWN HOUSE UNITS	3,323 SF
THIRD FLOOR	(5) 2 BR TOWN HOUSE UNITS	3,620 SF
<b>TOTAL</b>	<b>(10)</b>	<b>UNITS 10,530 SF</b>

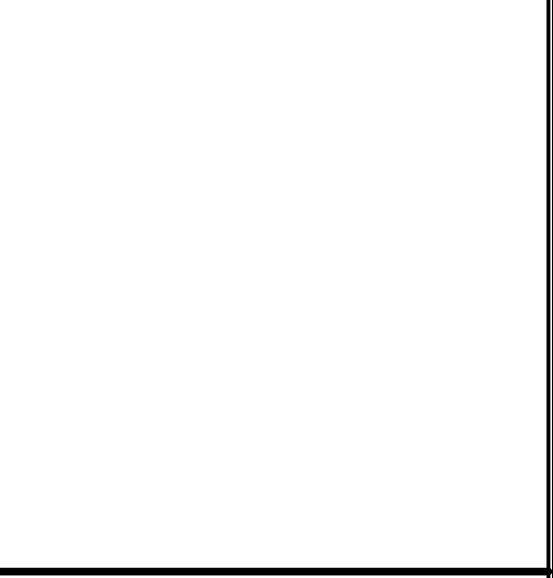
**New  
Multi-Family  
Dwelling**

**122  
Chestnut Street  
Franklin, MA**

OWNER

**mckay** architects

35 Bryant Street  
Dedham, MA 02026  
ph: 781.326.5400  
www.mckayarchitects.net



REV #	DATE	ISSUANCE
1	12.19.19	UPDATES
2	04.24.20	UPDATES

**OWNERSHIP & USE OF DOCUMENTS**

These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects.

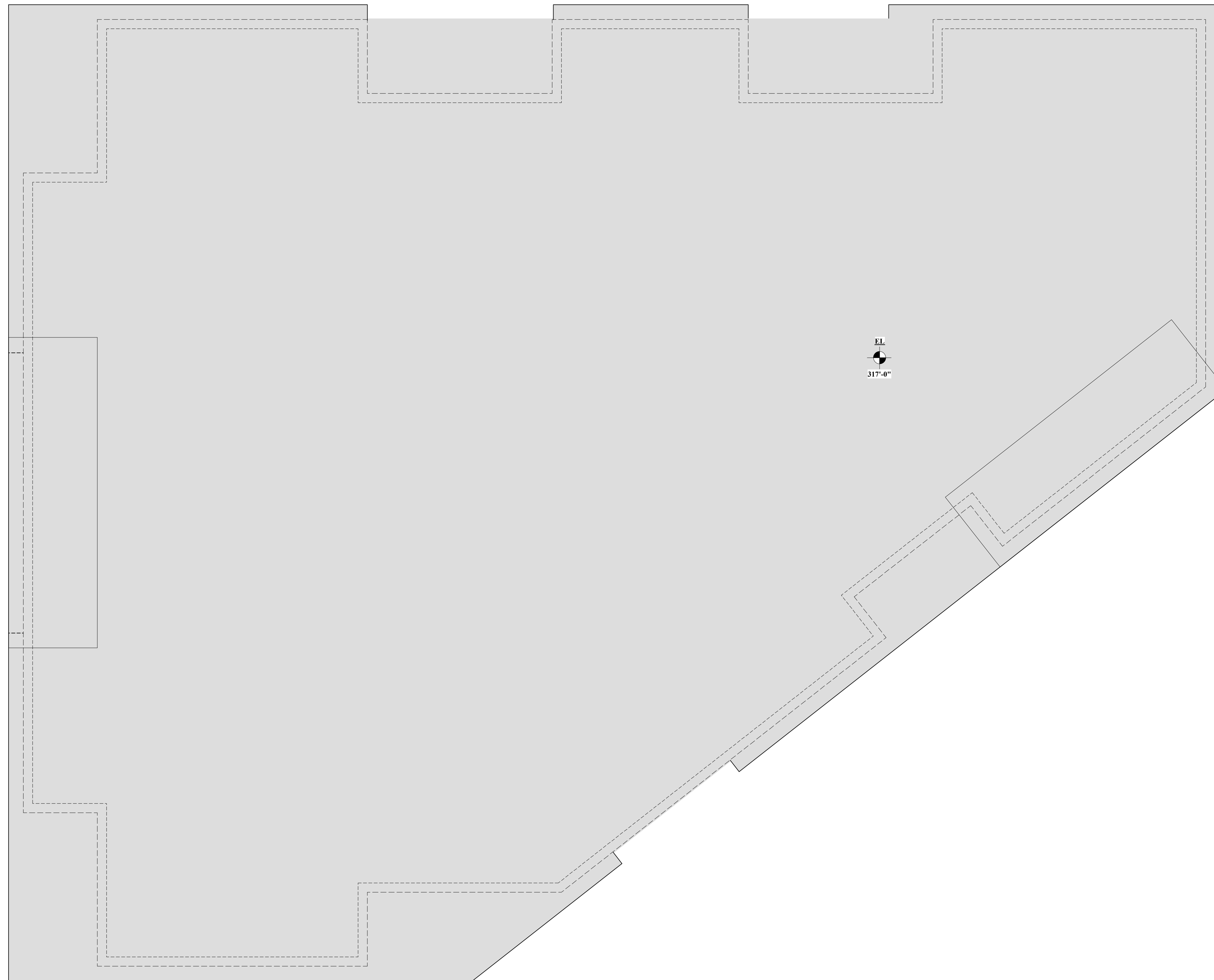
Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

**Third  
Floor Plan**

JOB NO	0240	<b>A-1.4</b>
DATE	04.24.2020	
DWG BY	EAL	
CKD BY	MLM	
SCALE	1/4" = 1'-0"	



**1 Third Floor Plan 3,620 GSF**  
A-1.4 1/4" = 1'-0"



1 **Roof Plan**  
 A-1.4 1/4" = 1'-0"

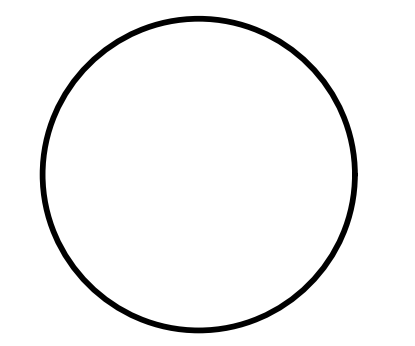
**New  
 Multi-Family  
 Dwelling**

**122  
 Chestnut Street  
 Franklin, MA**

OWNER

**mckay** architects

35 Bryant Street  
 Dedham, MA 02026  
 ph:781.326.5400  
 www.mckayarchitects.net



REV #	DATE	ISSUANCE
1	12.19.19	UPDATES
2	04.24.20	UPDATES

**OWNERSHIP & USE OF DOCUMENTS**  
 These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects.  
 Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

**Roof Plan**

JOB NO	0240	<b>A-1.5</b>
DATE	04.24.2020	
DWG BY	EAL	
CKD BY	MLM	
SCALE	1/4" = 1'-0"	

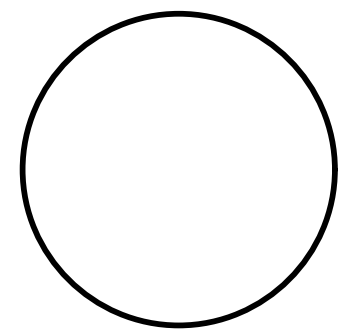
**New  
Multi-Family  
Dwelling**

**122  
Chestnut Street  
Franklin, MA**

OWNER

**mckay** architects

35 Bryant Street  
Dedham, MA 02026  
ph:781.326.5400  
www.mckayarchitects.net



REV #	DATE	ISSUANCE
1	12.19.19	UPDATES
2	04.24.20	UPDATES

**OWNERSHIP & USE OF DOCUMENTS**

These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects.

Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

**Chestnut Street  
Elevation**

JOB NO	0240
DATE	04.24.2020
DWG BY	EAL
CKD BY	MLM
SCALE	1/4" = 1'-0"

**A-2.1**



**1** Chestnut Street Elevation  
A-2.1 1/4" = 1'-0"

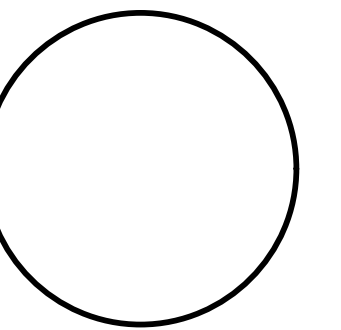
**New  
Multi-Family  
Dwelling**

**122  
Chestnut Street  
Franklin, MA**

OWNER

**mckay** architects

35 Bryant Street  
Dedham, MA 02026  
ph: 781.326.5400  
www.mckayarchitects.net



REV # | DATE | ISSUANCE

REV #	DATE	ISSUANCE

**OWNERSHIP & USE OF DOCUMENTS**

These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects.

Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies.

**Right Side &  
Lobby Elevations**

JOB NO	0240
DATE	04.24.2020
DWG BY	EAL
CKD BY	MLM
SCALE	1/4" = 1'-0"

**A-2.2**



**1 Right Side Elevation**  
A-2.2 1/4" = 1'-0"

**2 Lobby Elevation**  
A-2.2 1/4" = 1'-0"



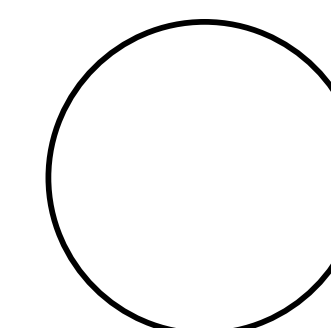
**New  
Multi-Family  
Dwelling**

**122  
Chestnut Street  
Franklin, MA**

OWNER

**architects  
mckay**

35 Bryant Street  
Dorham, MA 02026  
ph: 781.326.5400  
www.mckayarchitects.net



REV #	DATE	ISSUANCE

**OWNERSHIP & USE OF DOCUMENTS**

These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects.

Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

**Rear & Left Side Elevations**

JOB NO	0240
DATE	04.24.2020
DWG BY	EAL
CKD BY	MLM
SCALE	1/4" = 1'-0"

**A-2.3**



**1 Rear Elevation**  
A-2.3 1/4" = 1'-0"

**2 Left Side Elevation**  
A-2.3 1/4" = 1'-0"

# PLANTING PLAN (TREES)

TREE SCHEDULE			
ID	QTY	LATIN NAME	COMMON NAME
AR	2	ACER RUBRUM	RED MAPLE
JVES	15	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EMERALD SENTINEL JUNIPER
PG	1	PICEA GLAUCA	WHITE SPRUCE
PP	2	PICEA PUNGENS	COLORADO SPRUCE

**RED MAPLE**  
ACER RUBRUM



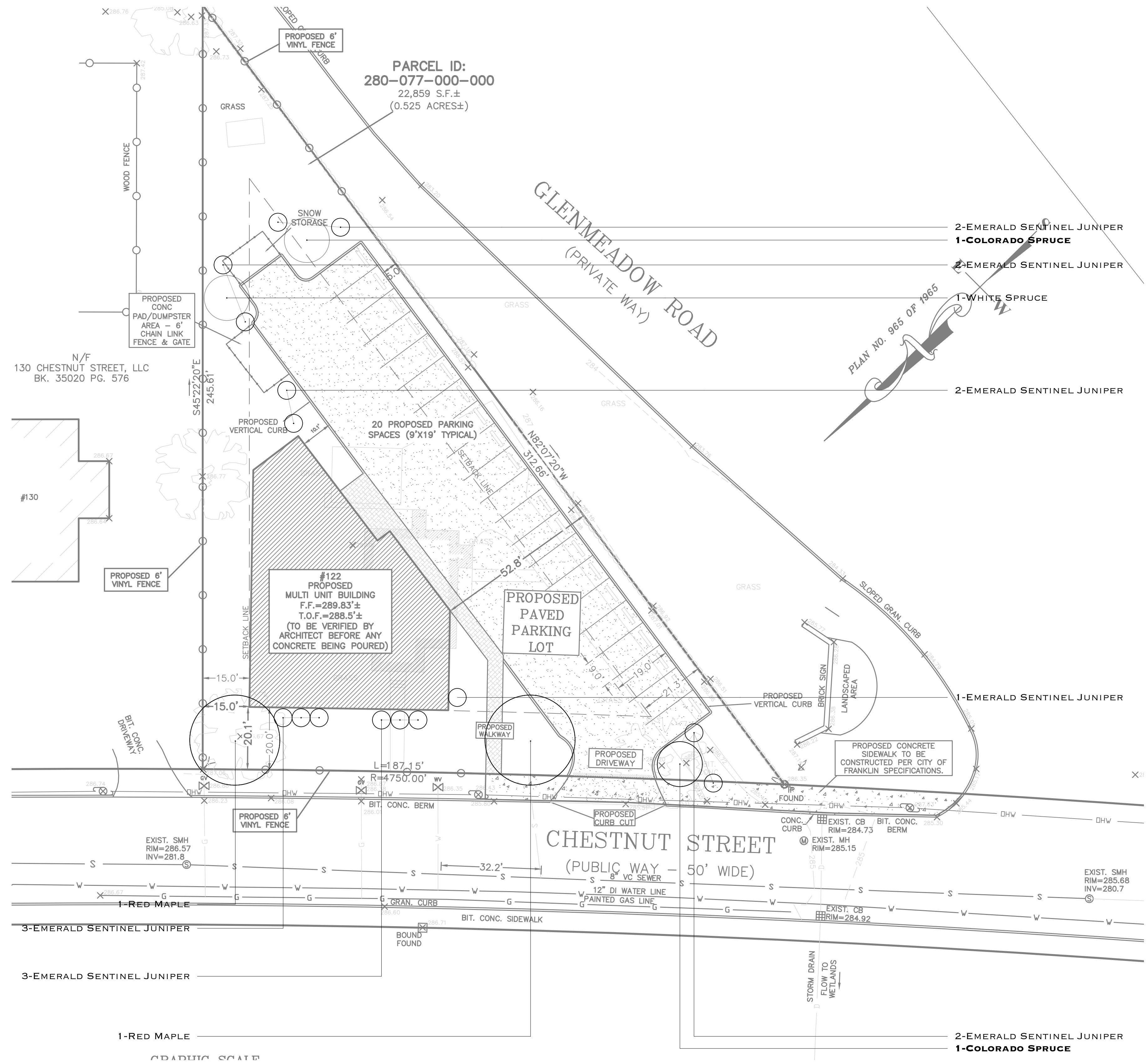
**EMERALD SENTINEL JUNIPER**  
JUNIPERUS VIRGINIANA  
'EMERALD SENTINEL'



**WHITE SPRUCE**  
PICEA GLAUCA



**SPRUCE (COLORADO)**  
PICEA PUNGENS



SHEET TITLE:  
PLANTING PLAN  
SCALE:  
1"=20'  
DATE: 09.22.19

PREPARED FOR:  
MIKE & STEPHANIE ROSE  
33 WINDING RIVER ROAD  
NEEDHAM, MA 02492

PROJECT:  
RESIDENCE  
33 WINDING RIVER ROAD  
NEEDHAM, MA 02492

ERIK J SKALA,  
LANDSCAPE DESIGNER  
BROAD MEADOW FARMS  
56 BROAD MEADOW ROAD  
NEEDHAM, MA 02492

**L-4.1**

ID	QTY	LATIN NAME	COMMON NAME	SIZE
AZGW	25	AZALEA 'GUMPO WHITE'	AZALEA 'GUMPO WHITE'	#3
CAB	5	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	#3
HQSQ	8	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	SNOW QUEEN OAKLEAF HYDRANGEA	#5
KLOF	8	KALMIA LATIFOLIA 'OLYMPIC FIRE'	OLYMPIC FIRE MOUNTAIN LAUREL	#3
PVSH	27	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#2
VDC	6	VIBURNUM DENTATUM 'CHRISTOM'	VIBURNUM 'BLUE MUFFIN'	#5

# PLANTING PLAN (SHRUBS)

SHEET TITLE:  
PLANTING PLAN  
SCALE:  
1" = 20'0"  
DATE: 12.15.19

**AZALEA 'GUMPO WHITE'**  
AZALEA  
'GUMPO WHITE'



**IVORY HALO DOGWOOD**  
CORNUS ALBA  
'BAILHALO'



**SNOW QUEEN OAKLEAF HYDRANGEA**  
HYDRANGEA QUERCIFOLIA  
'SNOW QUEEN'



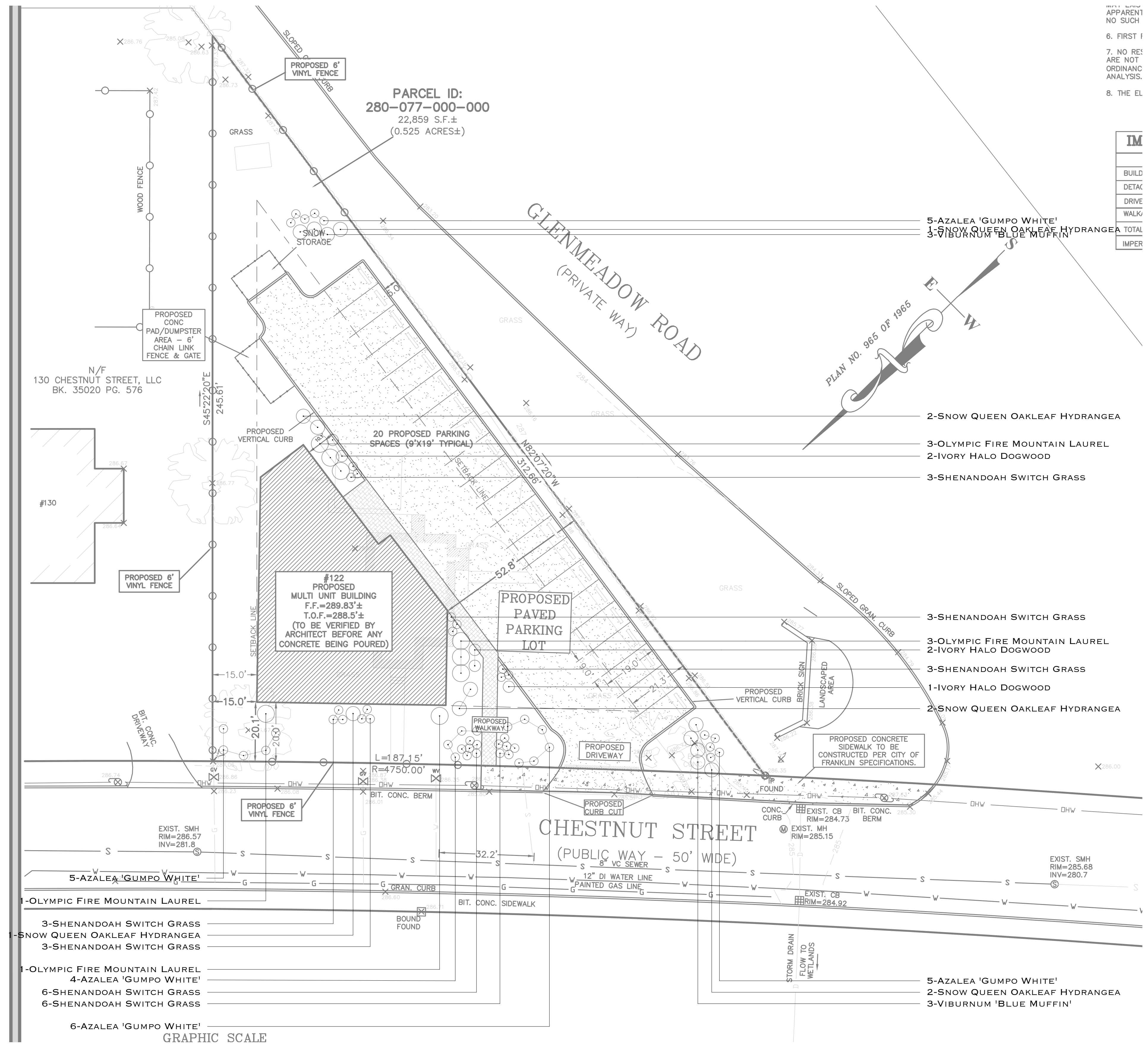
**MOUNTAIN LAUREL - OLYMPIC FIRE**  
KALMIA LATIFOLIA  
'OLYMPIC FIRE'



**PRAIRIE SWITCHGRASS**  
PANICUM VIRGATUM 'SHENANDOAH'



**ARROWOOD VIBURNUM BLUE MUFFIN**  
VIBURNUM DENTATUM  
'CHRISTOM'



APPARENT NO SUCH  
6. FIRST F  
7. NO RES ARE NOT ORDINANC ANALYSIS.  
8. THE EL

IM
BUILD
DETAC
DRIVE
WALK
IMPER

5-AZALEA 'GUMPO WHITE'  
3-SNOW QUEEN OAKLEAF HYDRANGEA  
3-VIBURNUM 'BLUE MUFFIN'

2-SNOW QUEEN OAKLEAF HYDRANGEA  
3-OLYMPIC FIRE MOUNTAIN LAUREL  
2-IVORY HALO DOGWOOD  
3-SHENANDOAH SWITCH GRASS

3-SHENANDOAH SWITCH GRASS  
3-OLYMPIC FIRE MOUNTAIN LAUREL  
2-IVORY HALO DOGWOOD  
3-SHENANDOAH SWITCH GRASS  
1-IVORY HALO DOGWOOD  
2-SNOW QUEEN OAKLEAF HYDRANGEA

5-AZALEA 'GUMPO WHITE'  
1-OLYMPIC FIRE MOUNTAIN LAUREL  
3-SHENANDOAH SWITCH GRASS  
SNOW QUEEN OAKLEAF HYDRANGEA  
3-SHENANDOAH SWITCH GRASS  
1-OLYMPIC FIRE MOUNTAIN LAUREL  
4-AZALEA 'GUMPO WHITE'  
6-SHENANDOAH SWITCH GRASS  
6-SHENANDOAH SWITCH GRASS  
6-AZALEA 'GUMPO WHITE'

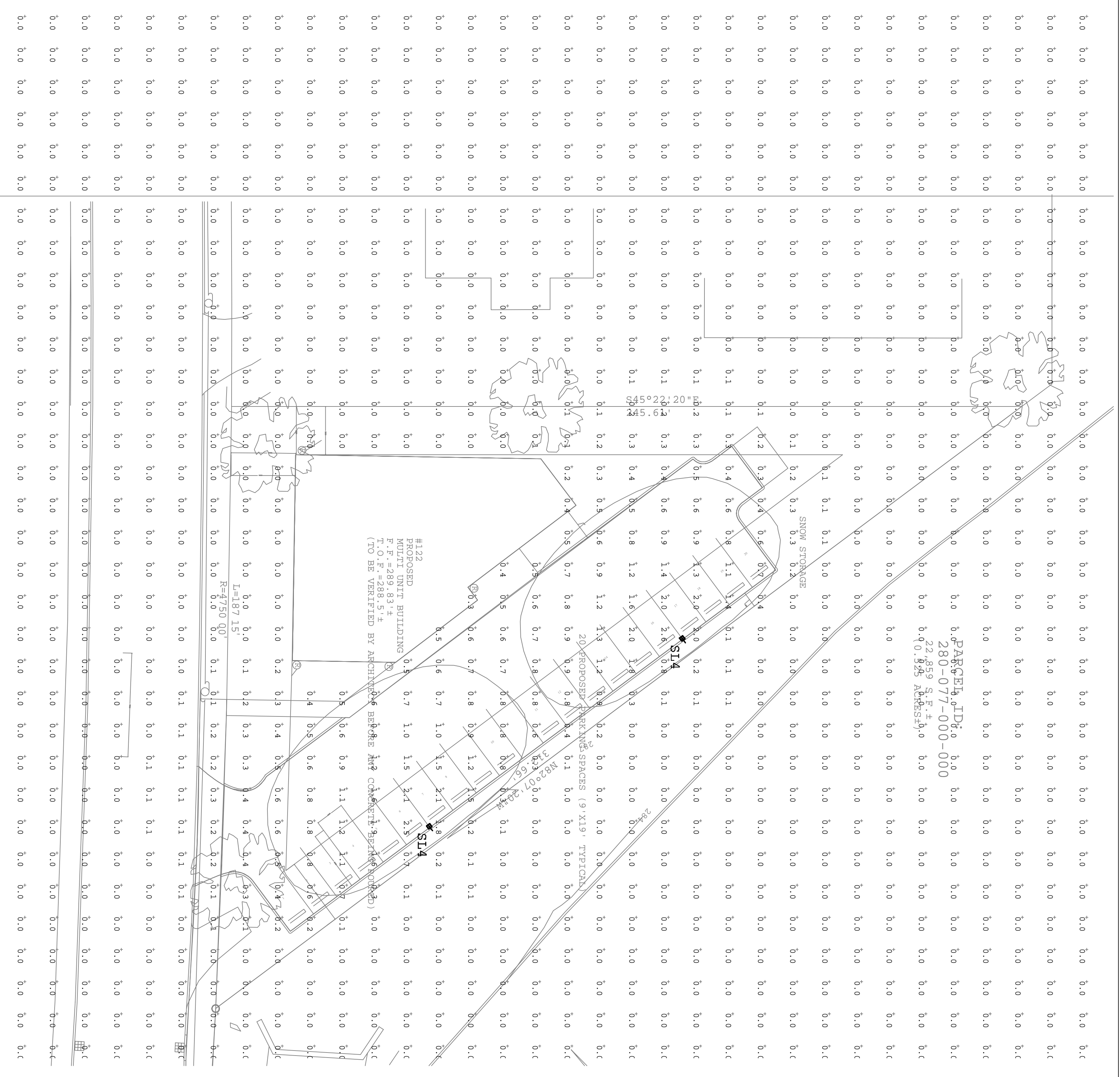
5-AZALEA 'GUMPO WHITE'  
2-SNOW QUEEN OAKLEAF HYDRANGEA  
3-VIBURNUM 'BLUE MUFFIN'

GRAPHIC SCALE

PREPARED FOR:  
MICHAEL O'BRIEN  
122 CHESTNUT STREET  
FRANKLIN, MA

PROJECT:  
MICHAEL O'BRIEN  
122 CHESTNUT STREET  
FRANKLIN, MA

ERIK J SKALA,  
LANDSCAPE DESIGNER  
BROAD MEADOW FARMS  
56 BROAD MEADOW ROAD  
NEEDHAM, MA 02492



JOB NAME: 122 CHESTNUT ST  
 APEX LIGHTING SOLUTIONS  
 WORKPLANE/CALC PLANE: AT FINISH GRADE  
 MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE  
 APPS: LRE  
 SALES: BO

Luminaire Schedule				
Qty	Label	Arrangement	Lumens	Description
2	SL4	SINGLE	7105	GARCOO ECP-S-32L-700-NM-AR-G2-4-0NV-FINISH-HIS / MOUNTED TO 20FT POLE

Calculation Summary					
Label	Grid Height	Avg	Max	Min	Avg/Min
CalcFts_1	0	0.08	2.6	0.0	N.A.
PARKING LOT	1.00	1.00	2.6	0.2	5.00

**GENERAL DISCLAIMER:**  
 Calculations have been performed according to IES standards and good practice. The Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalogues and a Ballast Factor (BF) from current ballast specifications are used in the calculation. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.  
 NOTE TO REVIEWER:  
 Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalogues and a Ballast Factor (BF) from current ballast specifications are used in the calculation. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.  
 Designers use correct Light Loss Factors.



PROJECT TITLE:  
 122 CHESTNUT ST  
 DRAWING TITLE:  
 EXTERIOR LIGHTING PHOTOMETRIC CALCULATION  
 SCALE: 1"=20'-0"  
 DATE: 12/12/19  
 SHEET:  
 DRAWN BY: LRE  
 SL-1

## Town of Franklin



### Design Review Commission

#### Tuesday, April 7, 2020 Meeting Minutes

Chair Mark Fitzgerald called the above-captioned meeting to order this date at 7:05 PM, via remote/virtual meeting on Zoom. Members in attendance: Mark Fitzgerald, , Ralph Niemi, and James Bartro. Members absent: Chris Baryluk, Late: Sam Williams joined at 7:20PM

Chair Fitzgerald stated that he authorized Associate member James Bartro to vote.

1. **Pokemoto – 274 Franklin Village Drive** – New business, replace wall mounted sign

Jun, applicant attended by telephone. Chair Fitzgerald confirmed the applicant was requesting to replace the former sign with the new business sign.

**Motion:** To **Approve** the sign package as submitted. Motioned by J. Bartro. Seconded by R. Niemi. Voted 3-0-0.

2. **Crossway Church – 282 Summer Street** – Replace existing free standing sign with a new sign.

Cam Afonso of Signs by Cam reviewed the proposed signage replacement. Chair Fitzgerald stated the new frame is the same type, size, and mounting arrangement as the existing frame.

**Motion:** To **Approve** the sign package as submitted. Motioned by J. Bartro. Seconded by R. Niemi. Voted 3-0-0.

3. **Starr & Glick – 825 West Central Street** – Replace directory panel.

Cam Afonso of Signs by Cam reviewed the proposed signage replacement and indicated there is no lighting. Chair Fitzgerald stated the new frame is the same type, size, and mounting arrangement as the existing frame.

**Motion:** To **Approve** the sign package as submitted. Motioned by R. Niemi Seconded by J. Bartro. Voted 3-0-0.

**Motion:** To **Approve** the **February 18, 2020** and March 3, 2020 Meeting Minutes as presented. Motioned by J. Barto. Seconded by R. Niemi. Voted 5-0-0.

**General Matters:** Mr. Williams inquired a new sign at Franklin Pizza & Deli. Will look into if it was approved. Mr. Fitzgerald stated he also will speak to Mr. Brown about the Glen Pharma truck.

**Motion to Adjourn** by J. Bartro. Seconded by S. Williams. Voted 5-0-0. Meeting adjourned at 7:25 PM.

Respectfully submitted,

---

Amy Love