DESIGN REVIEW COMMISSION
AGENDA

March 26, 2024

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://zoom.us/j/93871211326 or call on your phone at 1-929-205-6099, meeting ID is 93871211326

7:00 PM **Aubuchon Hardware – 255 East Central Street**
Replace Existing LED Channel letter sign

7:01 PM **Franklin Tire and Auto – 278 Pleasant Street**
Replace old awning add 2 signs on top of inspection garage and repair bay add 2 US Flags

7:02 PM **Mac City - 13 West Central Street**
Awning Sign

7:03 PM **Bank of America – 273 East Central Street**
Replace signage on kiosk building

7:04 PM **110 East Central St., Franklin, MA 02038 – 110 East Central Street**
Update façade and parking lot and construct proposed addition

General Matters:

Approval of Minutes: **3/12/2024**

Old Business:
New Business:
Adjourn

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. Next meeting is 4/9/2024

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: Aubuchon Hardware

Property Address 255 East Central Street

Assessors' Map # 285 Parcel # 107-000-000

Zoning District (select applicable zone): Commercial II

Zoning History: Use Variance_____
Non-Conforming Use _____

B) **Applicant Information:**

Applicant Name: ADD-A-SIGN LLC

Address: 136 Pond Street, Leominster, MA 01453

Telephone Number: 978-466-9000

Contact Person: Timothy Grautski

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

Business Owner: W.E. Aubuchon Co
Address: 95 Aubuchon Drive
Westminster, MA 01473

Property Owner: Franklin Shoppers Fair Inc.
396 Washington Street #325
WELLESLEY, MA 02481

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

Timothy Grautski
Signature of Applicant

see attached
Signature of Owner

Timothy Grautski (Add-A-Sign LLC)
Print name of Applicant

see attached
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: ADD-A-SIGN LLC

Contact Person: Timothy Grautski

Address 136 Pond Street, Leominster, MA 01453

Telephone Number: 978-466-9000

b. Architect/Engineer (when applicable)

Business Name: _____

Contact Person: _____

Address _____

Telephone Number: _____

E) Work Summary

Summary of work to be done: Replace existing LED Channel letter sign with new (Slightly smaller as requested by inspector) Replace Pylon Sign Faces to Match new Building Sign

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.)
   - size/dimensions
   - style of lettering
   - colors
   - materials
   - 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._____
_____
_____

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.
_____
_____

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

4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. _____
_____

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. _____
_____
_____

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. _____
_____
_____
_____

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._____
_____
_____

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

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._____
_____
_____

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 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.

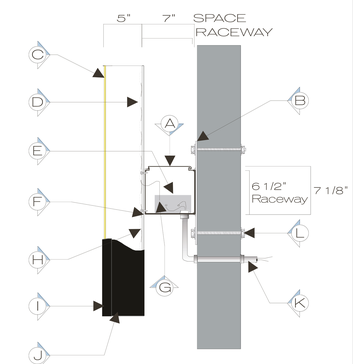
AUBUCHON HARDWARE

255 E. Central Street
FRANKLIN, MA

WALL MOUNTED SIGNAGE
INTERNALLY ILLUMINATED CHANNEL LETTERS

PMS 349c Green	PMS 021c Orange	PMS 186c Red

A ALUMINUM EXTRUDED RACEWAY W/ WATERTIGHT SERVICE DOOR
B 1/4" X 2" ALUMINUM FLAT STOCK WELDED TO BACK OF RACEWAY FOR FASTENING TO WALL
C 3/16" ACRYLIC FACES
D LED ILLUMINATION
E TRANSFORMERS LOCATED INSIDE RACEWAY.
F 10mm ECONOLITE LETTER BACKS TECH SCREWED TO FACE OF RACEWAY
G 12V OUTPUT TO LETTERS
H 3M VHB ADHESIVE TAPE MOUNTING LED MODULES
I TRIM CAP
J ALUMINUM WALLS
K 1/2" ELECTRICAL CONDUIT FROM RACEWAY THRU WALL TO POWER SOURCE. FINAL CONNECTION BY OTHERS
L METHOD OF ATTACHMENT T.B.D. SHOWN THRU BOLTED W/ 3/8" THREADED ROD AS REQ'D.



D CHANNEL LETTERS MOUNTED ON A RACEWAY
NOT TO SCALE

Authorized Signature: _____ Print Name: _____ Date: _____

ADD-A-SIGN LLC
136 Pond Street
Leominster, MA 01453
978.466.9000 Fax: 978.537.0095
www.addasign.com

Scope of Work:
Install a set of raceway mounted, LED backlit Channel Letters and LED Channel Box to building. Electrical by others.

Artwork Disclaimer: Due to the nature of the printing process, the colors represented in this proof are approximate and should be used solely for proofing purposes only. If actual colors or PMS colors are listed, it is recommended that you refer to a Pantone color guide for actual colors. All scales are approximate unless measurements are specifically shown. By signing this proof indicates that you approve of the colors and sizes and have verified such.

This design is the exclusive property of ADD-A-SIGN Co.. All rights reserved. Reproduction of this property without permission will be subject to the user liability under the copyright statutes of the United States.

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: Franklin Tire and Auto

Property Address 278 Pleasant St.

Assessors' Map #_____ Parcel # _____

Zoning District (select applicable zone): _____

Zoning History: Use Variance_____
Non-Conforming Use _____

B) **Applicant Information:**

Applicant Name: Franklin Tire and Auto

Address: 278 Pleasant Street 02038
Franklin MA

Telephone Number: 781 985 3994

Contact Person: Ayman Souleiman

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

Business Owner: 92 Mercury st
Address: weymouth MA
02188

Property Owner: Ayman Souleiman

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this 3 day of 7 2024

Signature of Applicant

Signature of Owner

Ayman Souleiman
Print name of Applicant

Ayman Souleiman
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: New cc sign INC

Contact Person: Jeny

Address 259 Quincy Ave Quincy MA 02169

Telephone Number: 617 210 7982

b. Architect/Engineer (when applicable)

Business Name:

Contact Person:

Address

Telephone Number:

E) Work Summary

Summary of work to be done: Replace old awing and install 2 sign on top of inspaction garge and repair bay 2 US flag and one sign on sidewall

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.)
   - size/dimensions
   - style of lettering
   - colors
   - materials
   - 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)

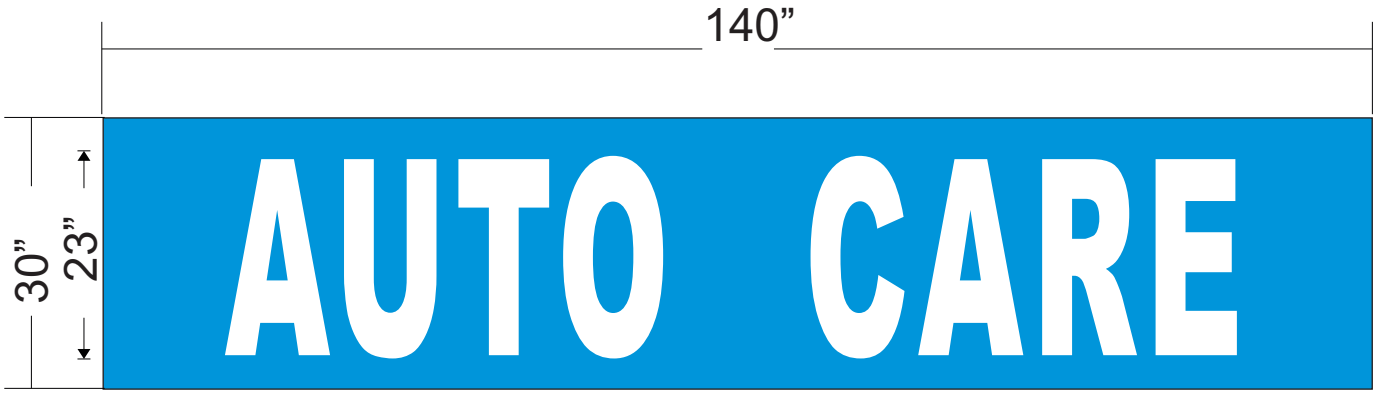
b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:

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

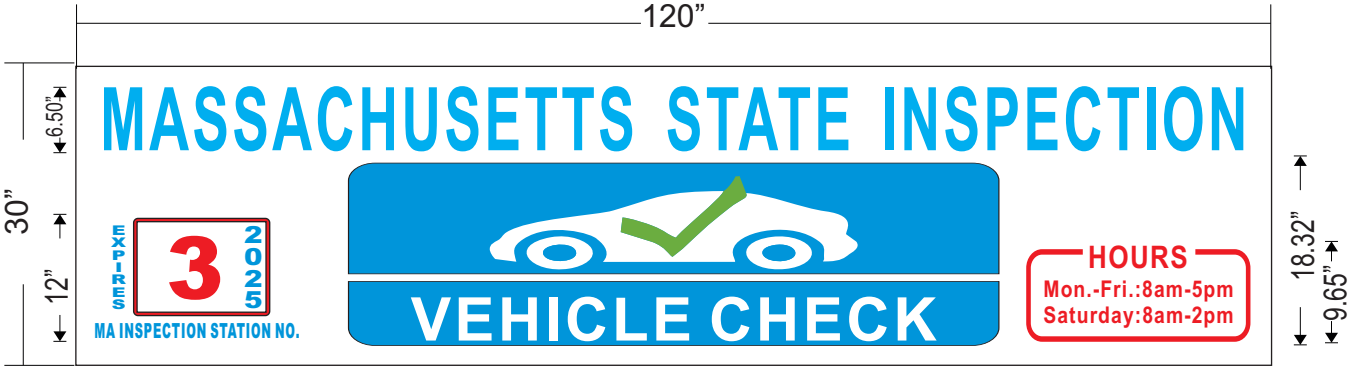
1. Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide
2. Lighting Plan indicating lighting levels & specifications of proposed lights
3. Building drawings, indicating size and height of building(s); front, rear and side elevations (when there 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

Aluminum panel with vinyl:

New - 3-21-2024



Specifications:
* Sign backing to be 040 sliver aluminum w. 1” square tube interior support.
* Sign face to be 040 blue aluminum.
* apply white vinyl.

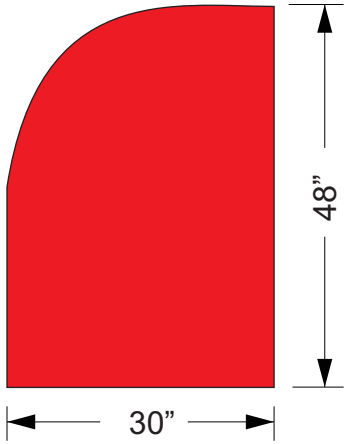


Specifications:
* Sign backing to be 040 sliver aluminum w. 1” square tube interior support.
* Sign face to be 040 white aluminum.
* apply blue and red vinyl.

Existing awning change fabric only

New 3-21-2024

Side view:

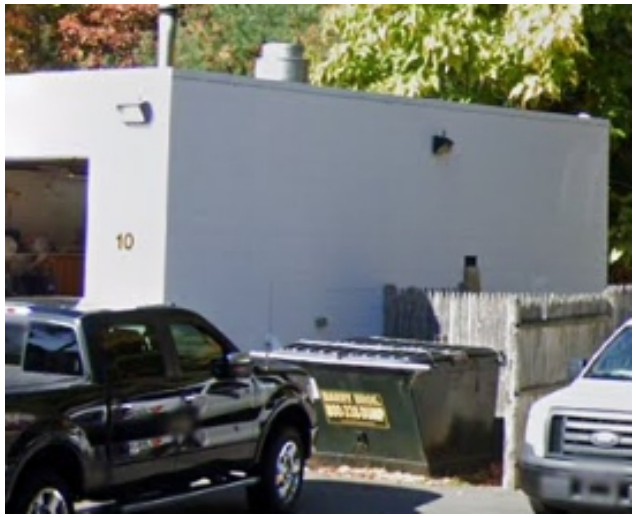


Specifications:

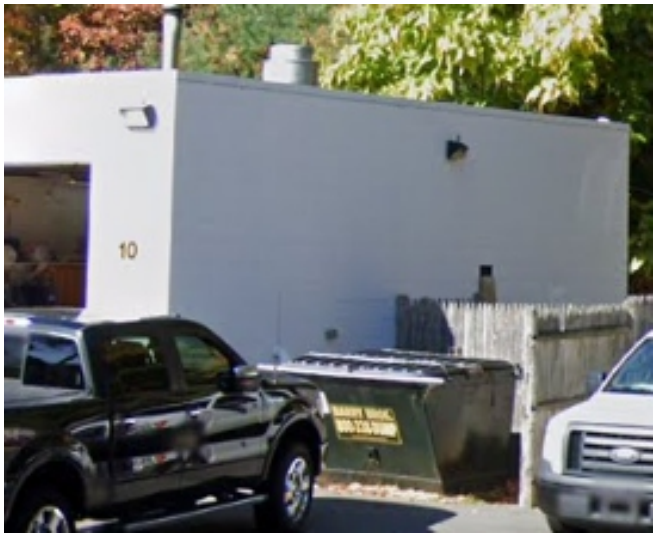
* Existing awning recover only
* Sunbrella fabric #6003 Jockey Red.
* Apply white fabric vinyl.

New 3-21-2024

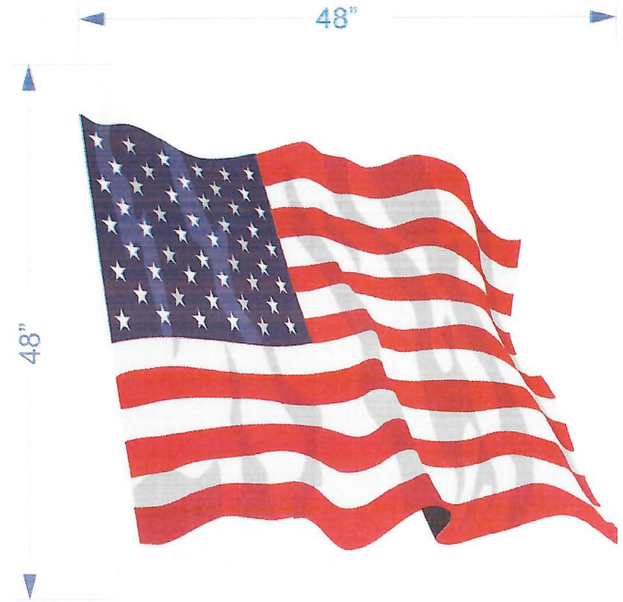
Existing

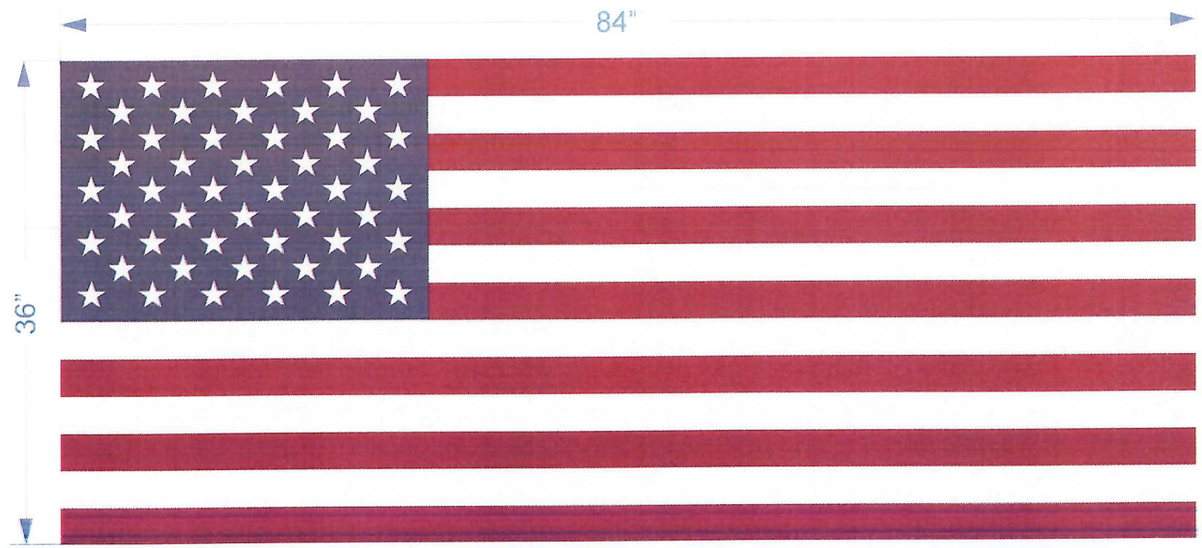


Proposed



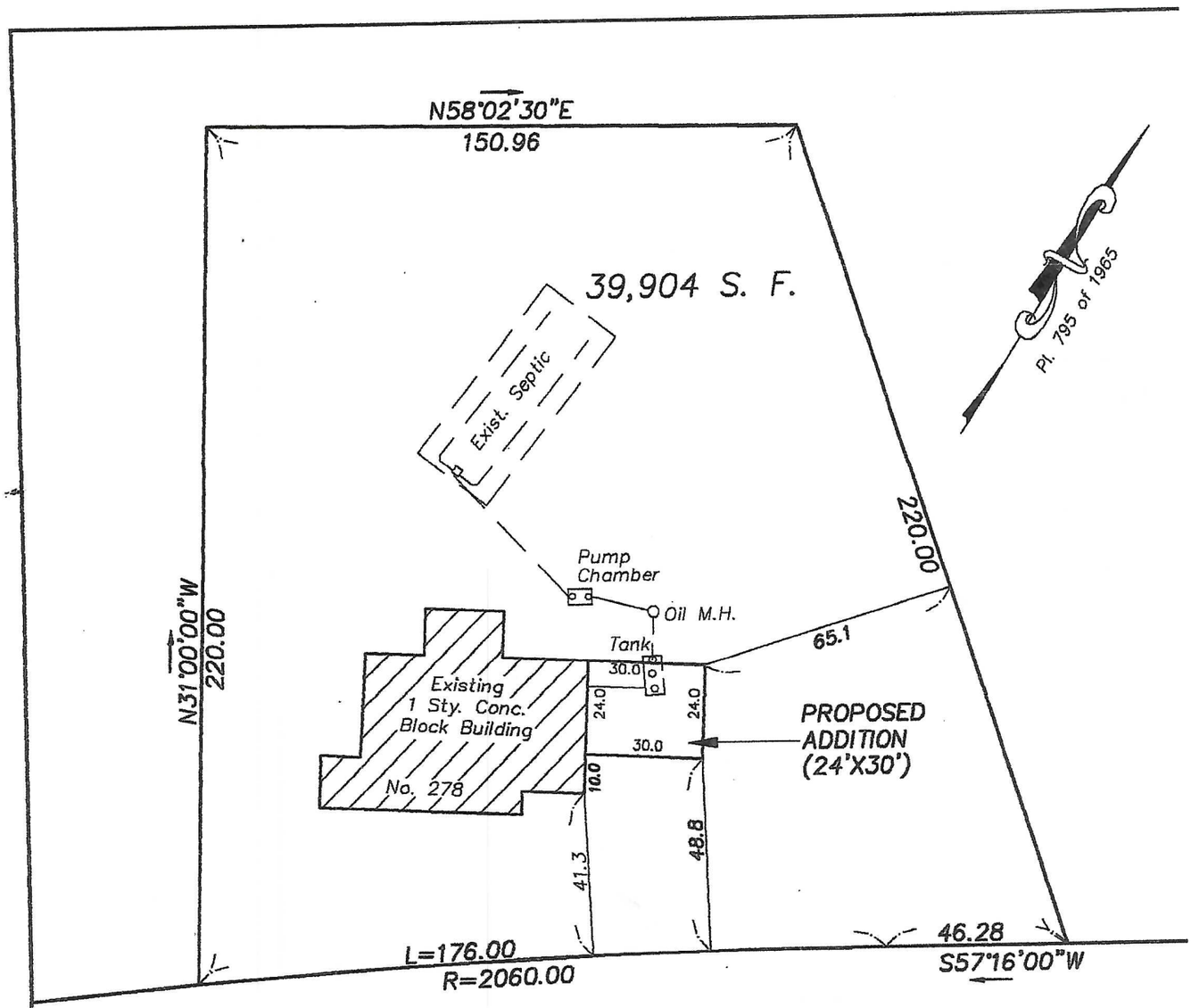
White Corrugated Plastic sheet with digital print vinyl





Existing

Proposed



COMMONWEALTH OF MASSACHUSETTS
ANTHONY M. DELLORCO No.34303
REGISTERED PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR

PROPOSED PLOT PLAN
278 PLEASANT STREET
IN
FRANKLIN, MASS.

NOV. 13 2018 SCALE: 1"=40'

DELLORCO & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
82 BROOK ST. FRANKLIN, MASS.
(508) 541-6323

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: NGG LLC DBA MAC CITY

Property Address 13 WEST CENTRAL ST FRANKLIN MA 02038

Assessors' Map #_____ Parcel # _____

Zoning District (select applicable zone): _____

Zoning History: Use Variance_____
Non-Conforming Use _____

B) **Applicant Information:**

Applicant Name: GAUTAM BATRA

Address: 58, JOHN DR NORTH GRAFTON MA 01536

Telephone Number: 508 789 0352

Contact Person: NAVEEN BATRA

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

Business Owner: GAUTAM BATRA Property Owner: VICTOR PSINI
Address: 58 JOHN DR
NORTH GRAFTON MA 01536

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this 11 day of MARCH 2024

Signature of Applicant — Signature of Owner: GAUTAM BATRA

NAVEEN BATRA — Print name of Owner: GAUTAM BATRA

Print name of Applicant

***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: NONE

Contact Person: _____

Address _____

Telephone Number: _____

b. Architect/Engineer (when applicable)

Business Name: N/A

Contact Person: _____

Address _____

Telephone Number: _____

E) Work Summary

Summary of work to be done: N/A

_____

_____

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.)
   - size/dimensions
   - style of lettering
   - colors
   - materials
   - 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

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5. If any signage on the building or site, provide information from above Signage Checklist

The
ROSATE
RESTAURANT

MAC CITY
Mac & Cheese Joy of Life
MAC CITY
Mac & Cheese' Pizza & Sandwiches
OPEN
Mac City
Is Currently Closed We Will
Update Google And
Facebook Page For
Reopening
Like us!
MAC & CHEESE
SHAKES
COOK@HOME MACS
FRIED OREOS
WINGS / FRIES

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: _BANK OF AMERICA_____

Property Address __273 EAST CENTRAL STREET _____

Assessors' Map #__285_____ Parcel # __107_____

Zoning District (select applicable zone): ___COMMERCIAL 2_____

Zoning History: Use Variance_____
Non-Conforming Use _____

B) **Applicant Information:**

Applicant Name: _CAROLYN A PARKER _____

Address: __3 LORION AVENUE_____
__WORCESTER MA 01606_____

Telephone Number: _774-239-2781 _____

Contact Person: _CAROLYN A PRKER_____

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

Business Owner: BANK OF AMERICA
Address: 100 N. TYRON STREET
CHARLOTTE, NC 28255

Property Owner: FRANKLIN SHOPPERS
396 WELLESLEY STREET
WELLESLEY, MA 02481

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

Carolyn A Parker
Signature of Applicant

SEE ATTACHED LETTER
Signature of Owner

CAROLYN A PARKER
Print name of Applicant

SEE ATTACHED LETTER
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: _STRATUS UNLIMITED_____

Contact Person: _C/O/CAROLYN PARKER_____

Address _8959 TYLER BOULEVARD, MENTOR, OHIO 44060_____

Telephone Number: _774-239-2781_____

b. Architect/Engineer (when applicable)

Business Name: ___N/A_____

Contact Person: _____

Address _____

Telephone Number: _____

E) Work Summary

Summary of work to be done: _REIMAGE EXISTING BANK OF AMERICA KIOSK LOCATED WITHIN THE SHOPPING PARKING LOT_____

_____

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

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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)

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1. **Height**—The height of any proposed alteration shall be compatible with the style and character of the surrounding buildings, within zoning requirements._____
_**N/A**_____
_____

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.
_**N/A**_____
_____

3. **Relations of Building Masses and Spaces –** The relationship of a structure to the open space between it and adjoining structures shall be compatible._____
__**N/A**_____
_____

4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. _____
__**N/A**_____

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. _REMAINS THE SAME_____
_____
_____

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

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. _RED, WHITE AND BLUE_____
_____
_____
_____

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._KIOSK WITH INTERNALLY ILLUMINATED SIGNS ON ALL FOUR SIDES_____

_____

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

___**N/A**_____

_____

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.__N/A_____

_____

_____

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.

___**N/A**_____

_____

_____

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 –

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- Signs only – Name of Sign Company and Contact Person
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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.

Franklin Shoppers Fair, Inc.
396 Washington St Box 325
Wellesley, MA 02481
617-877-5895
mzos@yahoo.com

Property address:
273 E Central St
Franklin, MA 02038

To Whom It May Concern,

Please consider this letter authorization for Stratus to function as Authorized Agent for CBRE/Bank of America, giving them permission to sign for, obtain permits, and install signage for the exterior renovation/rebranding project at 273 E Central St Franklin, MA 02038.

Signage Cost: $20000
Installation: $20000
Freight: $3500

Jennifer DeLorenzo
Digitally signed by Jennifer DeLorenzo
Date: 2024.03.11 13:05:13 -04'00'

Jennifer DeLorenzo
Project Manager, Stratus

Jeff DiLeo
Jeff DiLeo (Mar 18, 2024 11:38 EDT)

Jeff DiLeo
Project Manager, CBRE for Bank of America

Stratus®

stratusunlimited.com

888.503.1569

LOCATION NUMBER:

296

SITE ADDRESS:

273 E Central St
Franklin, MA
02038-1317

View in Google Maps

BANK OF AMERICA

Stratus®

stratusunlimited.com

8959 Tyler Boulevard
Mentor, Ohio 44060

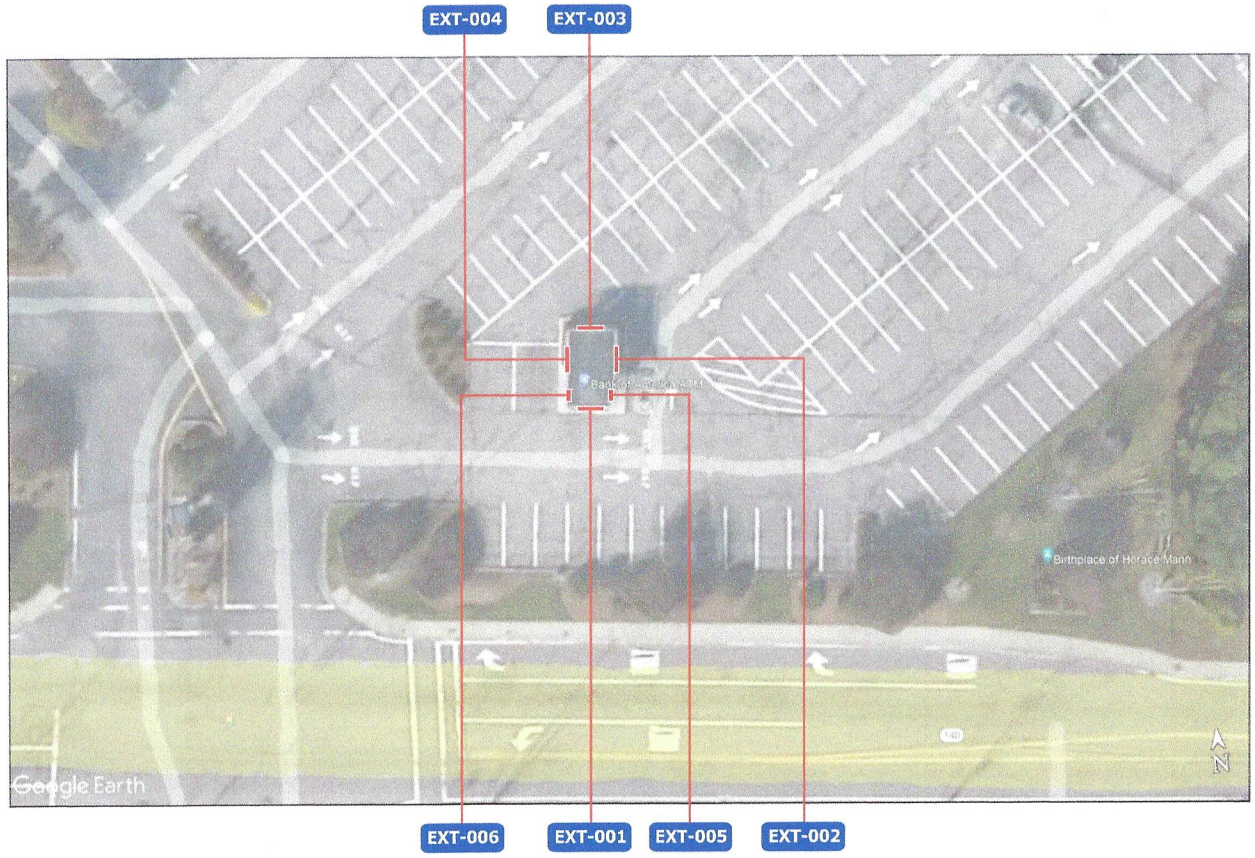
CLIENT:	ORDER NUMBER:	PROJECT NUMBER:
BANK OF AMERICA	1195329	4306
	SITE NUMBER: 296	PROJECT MANAGER: Jennifer DeLorenzo
ADDRESS: 273 E Central St Franklin, MA 02038-1317	PAGE NO.: 1	ELECTRONIC FILE NAME: K:\ACCOUNTS\B\BANK OF AMERICA\2023\MA\296_Franklin\4306_296_Franklin_R2.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	439666	08/15/23 NS					
Rev 1	446670	09/21/23 NS					
Rev 2	465016	02/29/24 DB					

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS

Infinite possibilities, ideal solutions.

SITE OVERVIEW



Proposed Sign Schedule

Item	Description	Qty	Page #
EXT-001	Custom Illum Cabinet w/ Push-thru Letters (Inline)	1	6,10
EXT-002	Custom Illum Cabinet w/ Push-thru Letters (Inline)	1	7,11
EXT-003	Custom Illum Cabinet w/ Push-thru Letters (Inline)	1	8,10
EXT-004	Custom Illum Cabinet w/ Push-thru Letters (Inline)	1	9,11
EXT-005	Entrance Door Graphics - Remote ATM; Non ADA	1	14
EXT-006	Entrance Door Graphics - Remote ATM w/ ADA Decal	1	16
EXT-007a	Card Reader / Manual Door - Vertical - Decal	1	17
EXT-007b	Card Reader / Manual Door - Vertical - Decal	1	17
EXT-008a	Entrance Graphics - Security Camera Vinyl	1	17
EXT-008b	Entrance Graphics - Security Camera Vinyl	1	17
ATM 1	ATM Surround - By Others	1	18
ATM 2	Walk-Up ATM - Not In Scope	1	19

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CLIENT: BANK OF AMERICA

ADDRESS: 273 E Central St, Franklin, MA 02038-1317

PAGE NO.: 2

ORDER NUMBER: 1195329

SITE NUMBER: 296

PROJECT NUMBER: 4306

PROJECT MANAGER: Jennifer DeLorenzo

ELECTRONIC FILE NAME: K:\ACCOUNTS\B\BANK OF AMERICA\2023\MA\296_Franklin\4306_296_Franklin_R2.cdr

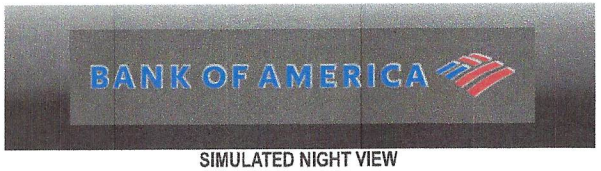
Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	439886	08/15/23 NS					
Rev 1	446670	09/21/23 NS					
Rev 2	465016	02/29/24 DB	Updated sign schedule and site map				

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

EXT-001 FRONT (SOUTH) ELEVATION @ REMOTE ATM BUILDING

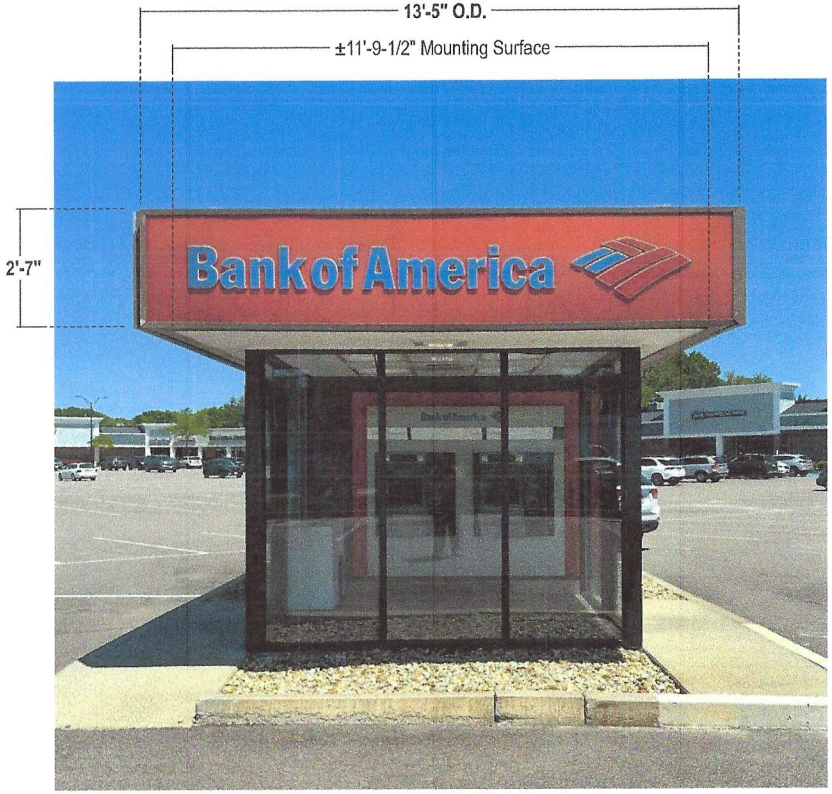
Scale: 3/8"=1'-0"

Existing SQ. FT.	±34.7
Proposed SQ. FT.	32.6



SIMULATED NIGHT VIEW

PROPOSED



EXISTING CONDITIONS

EXISTING 2'-7" x ±13'-5" CABINET TO BE REMOVED & REPLACED

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Mentor, Ohio 44060
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CLIENT: BANK OF AMERICA

ADDRESS: 273 E Central St, Franklin, MA 02038-1317

PAGE NO.: 6

ORDER NUMBER: 1195329

SITE NUMBER: 296

PROJECT NUMBER: 4306

PROJECT MANAGER: Jennifer DeLorenzo

ELECTRONIC FILE NAME: K:\ACCOUNTS\B\BANK OF AMERICA\2023\MA\296_Franklin\4306_296_Franklin_R2.cdr

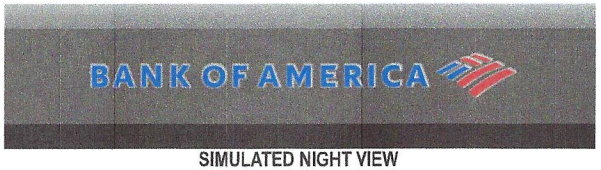
Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	439886	08/15/23 NS					
Rev 1	446670	09/21/23 NS	Revised per shop drawings				
Rev 2	465016	02/29/24 DB	Updated to new push-thru design				

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS

EXT-002 RIGHT (EAST) ELEVATION @ REMOTE ATM BUILDING

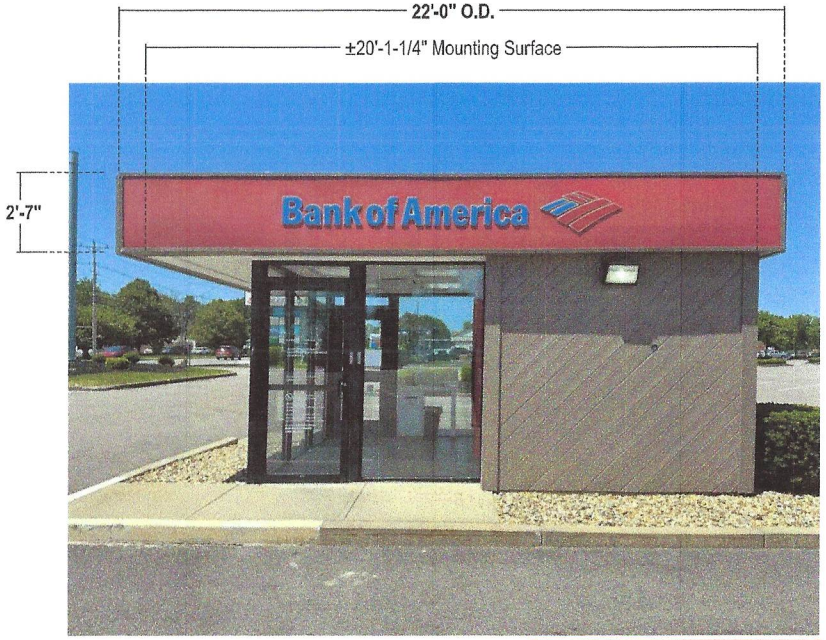
Scale: 1/4"=1'-0"

Existing SQ. FT.	±56.8
Proposed SQ. FT.	54.1



SIMULATED NIGHT VIEW

PROPOSED



EXISTING CONDITIONS

EXISTING 2'-7" x ±22'-0" CABINET TO BE REMOVED & REPLACED

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ADDRESS: 273 E Central St, Franklin, MA 02038-1317

PAGE NO.: 7

ORDER NUMBER: 1195329

PROJECT NUMBER: 4306

SITE NUMBER: 296

PROJECT MANAGER: Jennifer DeLorenzo

ELECTRONIC FILE NAME: K:\ACCOUNTS\B\BANK OF AMERICA\2023\MA\296_Franklin\4306_296_Franklin_R2.cdr

Rev #	Req #	Date/Artist	Description
Original	439886	08/15/23 NS	
Rev 1	446670	09/21/23 NS	
Rev 2	465016	02/29/24 DB	Updated to new push-thru design

Rev #	Req #	Date/Artist	Description

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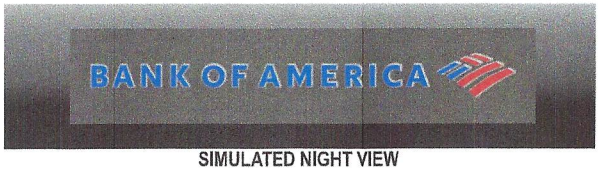
EXT-003 REAR (NORTH) ELEVATION @ REMOTE ATM BUILDING

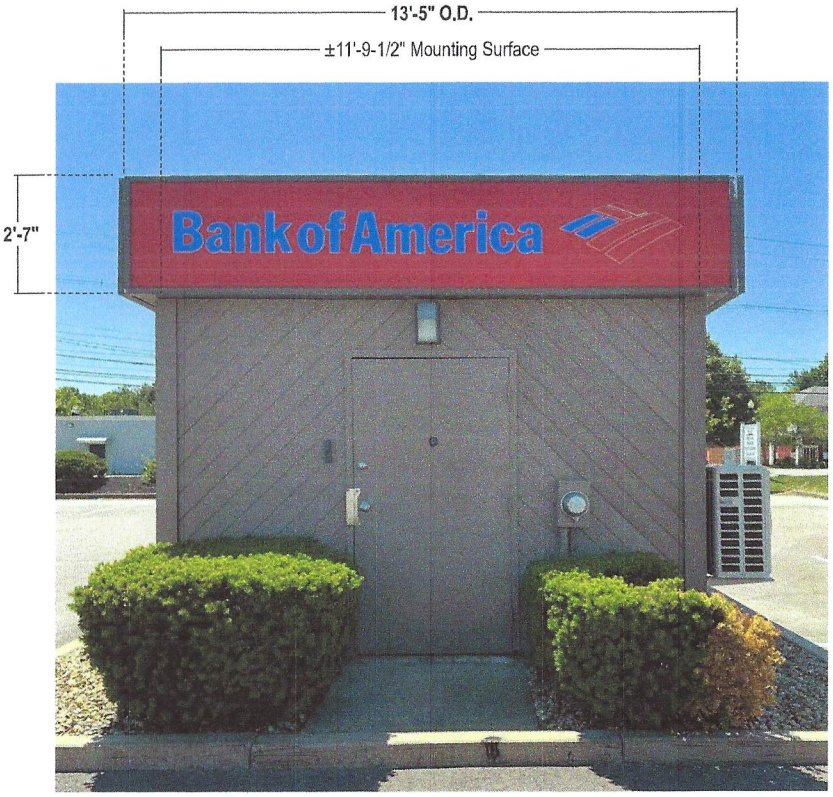
Scale: 3/8"=1'-0"

Existing SQ. FT.	±34.7
Proposed SQ. FT.	32.6



SIMULATED NIGHT VIEW

PROPOSED



EXISTING CONDITIONS

EXISTING 2'-7" x ±13'-5" CABINET
TO BE REMOVED & REPLACED

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CLIENT: BANK OF AMERICA

ADDRESS: 273 E Central St, Franklin, MA 02038-1317

PAGE NO.: 8

ORDER NUMBER: 1195329

PROJECT NUMBER: 4306

SITE NUMBER: 296

PROJECT MANAGER: Jennifer DeLorenzo

ELECTRONIC FILE NAME: K:\ACCOUNTS\B\BANK OF AMERICA\2023\MA\296_Franklin\4306_296_Franklin_R2.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	439886	08/15/23 NS					
Rev 1	446670	09/21/23 NS					
Rev 2	465016	02/29/24 DB	Updated to new push-thru design				

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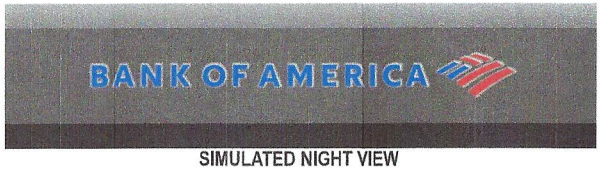
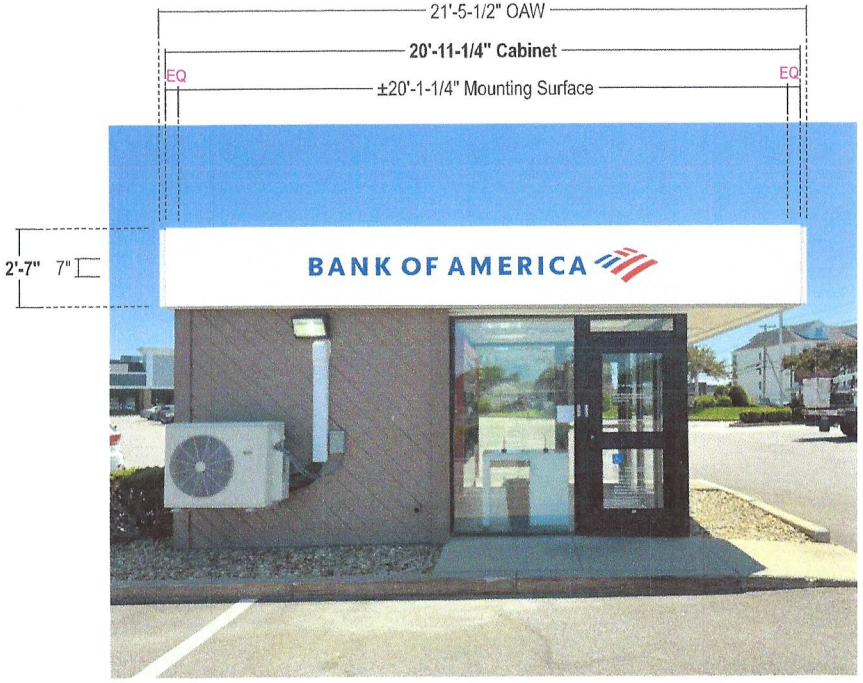
EXT-004 LEFT (WEST) ELEVATION @ REMOTE ATM BUILDING

Scale: 1/4"=1'-0"

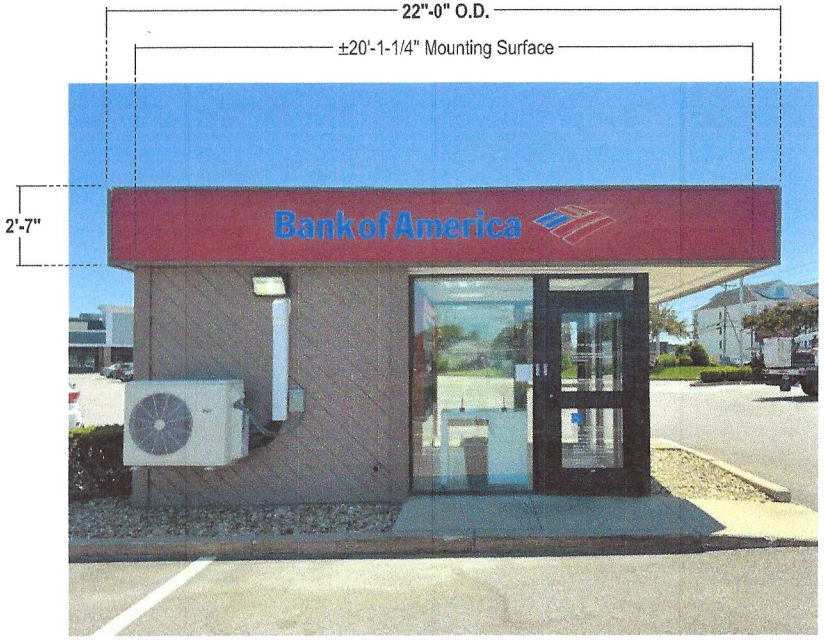
Existing SQ. FT.	±56.8
Proposed SQ. FT.	54.1



SIMULATED NIGHT VIEW



PROPOSED



EXISTING CONDITIONS

EXISTING 2'-7" x ±22-0" CABINET TO BE REMOVED & REPLACED

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ADDRESS: 273 E Central St, Franklin, MA 02038-1317

PAGE NO.: 9

ORDER NUMBER: 1195329

PROJECT NUMBER: 4306

SITE NUMBER: 296

PROJECT MANAGER: Jennifer DeLorenzo

ELECTRONIC FILE NAME: K:\ACCOUNTS\B\BANK OF AMERICA\2023\MA\296_Franklin\4306_296_Franklin_R2.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	439866	08/15/23 NS					
Rev 1	446670	09/21/23 NS	Revised per shop drawings				
Rev 2	465016	02/29/24 DB	Updated to new push-thru design				

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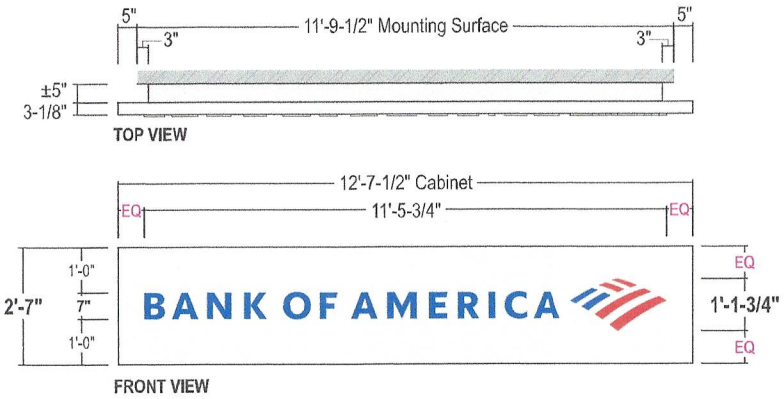
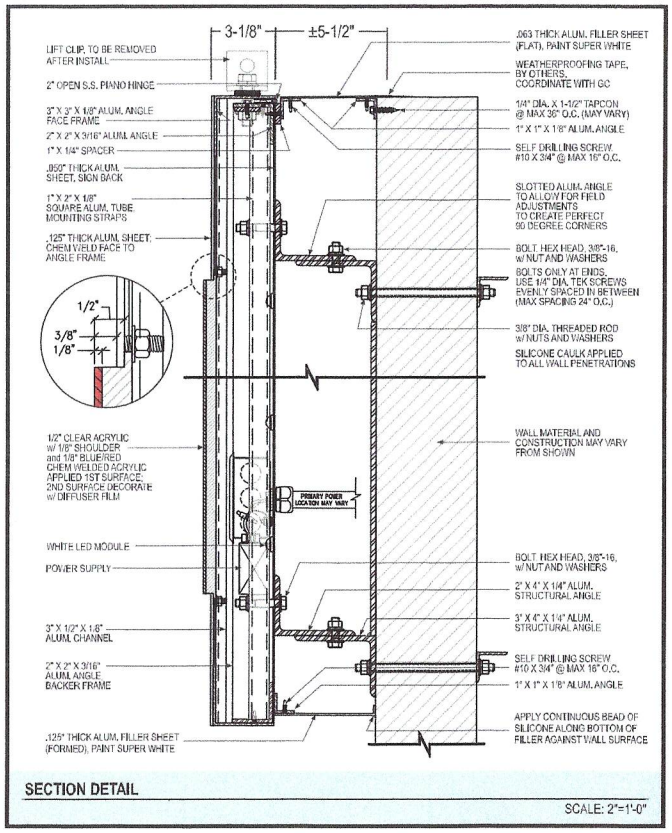
EXT-001 **EXT-003**

ILLUMINATED CABINET w/ PUSH-THRU LETTERS (INLINE)

Scale: 3/8"=1'-0"

32.6 square feet





SECTION DETAIL

SCALE: 2"=1'-0"

CABINET: 1/8" Thick aluminum faces with routed out graphics for push-thru letters/symbol. Routed openings for push-thru to be as tight as possible, especially at corners (use two router bit sizes if necessary). Chem weld 3" x 3" x .125" alum. angle frame at perimeter to form sign box. Miter cut, weld and grind smooth at corners. Paint face and returns to match Super White. Paint Interior surfaces of cabinet w/ light enhancement paint. Any permanent seams will be filled & ground smooth for a seamless appearance and may not be shown. Secure to aluminum angle backing frame at top w/ cont. 2" open S.S. piano hinge (1/4" spacer req'd @ top filler).

PUSH-THRU LETTERS: 5/8" Thick, co-extruded, capped over acrylic clear pocket letters and flagscape with 1/8" trans Blue acrylic & 1/8" trans Red acrylic respectively. Route back from face 3/8" to provide a cont. 1/8" "shoulder" to allow second surface retention by 1/8" Clear backing sheet. First surface chem weld .118" Blue and Red acrylic. Second surface decorated with Diffuser Film. Returns to have mill finish.

BACKING FRAME: 2" x 2" x 3/16" Aluminum angle frame w/ vertical 1" x 2" x 1/8 square alum. tubes and .050" alum. backing sheet.

ILLUM.: Sloan Prism White LED 6500K illum. as required by manufacturer or approved equivalent. Self-contained power supplies. External cut off switch location to be determined by Stratus engineering.

WALL MATERIAL: To be provided from survey.

INSTALL: Attach to existing RATM building w/ adjustable mounting brackets for field adjustment to create perfect 90 degree corners. Fill gaps at top & bottom w/ alum. filler painted to match Super White. Attach using S.S. self drilling screws and silicone. Paint screw heads to match cabinet. Fill gaps at corners by screwing to frame (4) 2" x 2" x .125" aluminum angles painted to match Super White. *NOTE: Coordinate with GC for weatherproofing detail.

QUANTITY: (2) Two required, South & North Elevation

COLOR PALETTE

- Industrial Coating to Match Benjamin Moore Super White OC-152, Semi-gloss Finish
- Red #2793 Translucent Acrylic
- Blue #2050 Translucent Acrylic

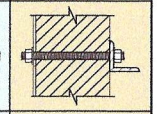
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

DESIGN LOADS: 125 MPH WIND LOAD RISK CATEGORY II, EXPOSURE C. 2018 INTERNATIONAL BUILDING CODE, ASCE 7-16

TOLERANCE: ± 1/16" ON ALL DIMENSIONS

USE WHITE SILICONE TO CONCEAL LIGHT LEAKS

WALL TYPE	PREFERRED FOR ALL WALL TYPES WHEN POSSIBLE
SECTION	
ANCHOR TYPE	ø 3/8" THREADED ROD

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CLIENT: BANK OF AMERICA

ADDRESS: 273 E Central St, Franklin, MA 02038-1317

PAGE NO.: 10

ORDER NUMBER: 1195329

PROJECT NUMBER: 4306

SITE NUMBER: 296

PROJECT MANAGER: Jennifer DeLorenzo

ELECTRONIC FILE NAME: K:\ACCOUNTS\B\BANK OF AMERICA\2023\MA\296_Franklin\4306_296_Franklin_R2.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	439886	08/15/23 NS					
Rev 1	446670	09/21/23 NS	Revised per shop drawings				
Rev 2	465016	02/29/24 DB	Updated to new push-thru design				

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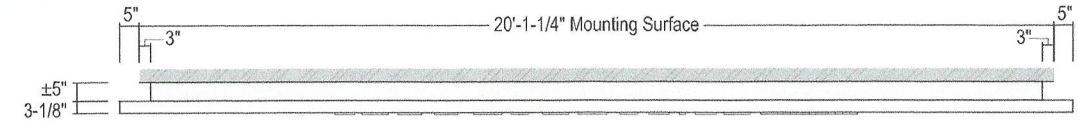
EXT-002 **EXT-004**

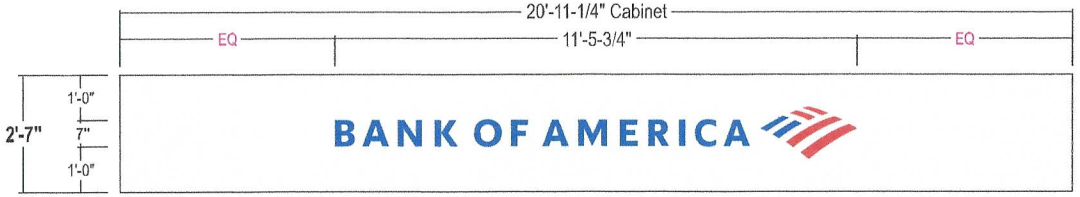
ILLUMINATED CABINET w/ PUSH-THRU LETTERS (INLINE)

Scale: 3/8"=1'-0"

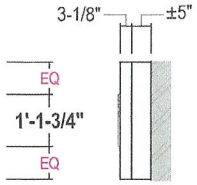
54.1 square feet



TOP VIEW



FRONT VIEW



SIDE VIEW

CABINET: 1/8" Thick aluminum faces with routed out graphics for push-thru letters/symbol. Routed openings for push-thru to be as tight as possible, especially at corners (use two router bit sizes if necessary). Chem weld 3" x 3" x .125" alum. angle frame at perimeter to form sign box. Miter cut, weld and grind smooth at corners. Paint face and returns to match Super White. Paint Interior surfaces of cabinet w/ light enhancement paint. Any permanent seams will be filled & ground smooth for a seamless appearance and may not be shown. Secure to aluminum angle backing frame at top w/ cont. 2" open S.S. piano hinge (1/4" spacer req'd @ top filler).

PUSH-THRU LETTERS: 5/8" Thick, co-extruded, capped over acrylic clear pocket letters and flagscape with 1/8" trans Blue acrylic & 1/8" trans Red acrylic respectively. Route back from face 3/8" to provide a cont. 1/8" "shoulder" to allow second surface retention by 1/8" Clear backing sheet. First surface chem weld .118" Blue and Red acrylic. Second surface decorated with Diffuser Film. Returns to have mill finish.

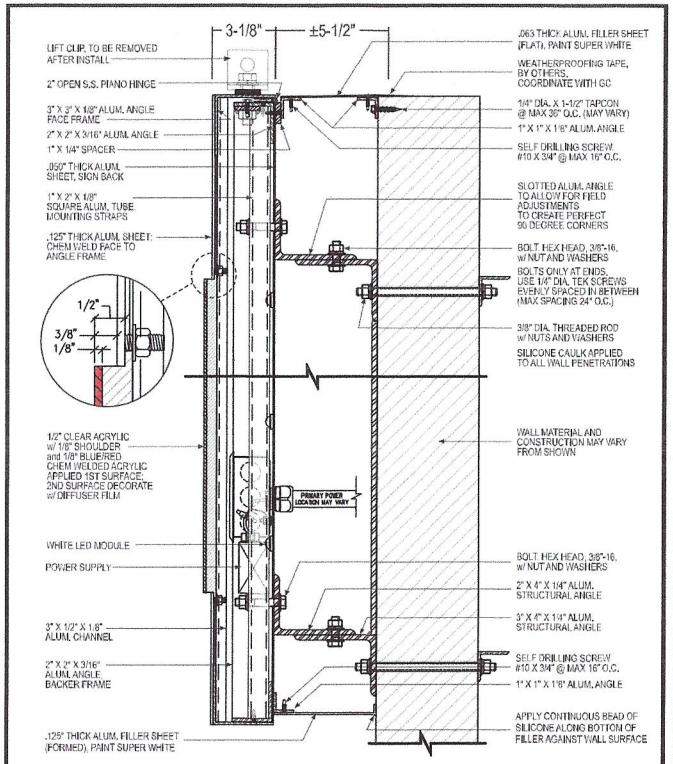
BACKING FRAME: 2" x 2" x 3/16" Aluminum angle frame w/ vertical 1" x 2" x 1/8 square alum. tubes and .050" alum. backing sheet.

ILLUM.: Sloan Prism White LED 6500K illum. as required by manufacturer or approved equivalent. Self-contained power supplies. External cut off switch location to be determined by Stratus engineering.

WALL MATERIAL: To be provided from survey.

INSTALL: Attach to existing RATM building w/ adjustable mounting brackets for field adjustment to create perfect 90 degree corners. Fill gaps at top & bottom w/ alum. filler painted to match Super White. Attach using S.S. self drilling screws and silicone. Paint screw heads to match cabinet. Fill gaps at corners by screwing to frame (4) 2" x 2" x .125" aluminum angles painted to match Super White. *NOTE: Coordinate with GC for weatherproofing detail.

QUANTITY: (2) Two required, East & West Elevation



SECTION DETAIL

SCALE: 2"=1'-0"

COLOR PALETTE

- Industrial Coating to Match Benjamin Moore Super White OC-152, Semi-gloss Finish
- Red #2793 Translucent Acrylic
- Blue #2050 Translucent Acrylic

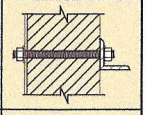
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

DESIGN LOADS: 125 MPH WIND LOAD RISK CATEGORY II, EXPOSURE C. 2018 INTERNATIONAL BUILDING CODE, ASCE 7-16

TOLERANCE: ± 1/16" ON ALL DIMENSIONS

USE WHITE SILICONE TO CONCEAL LIGHT LEAKS

WALL TYPE	PREFERRED FOR ALL WALL TYPES WHEN POSSIBLE
SECTION	
ANCHOR TYPE	ø 3/8" THREADED ROD

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8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT: BANK OF AMERICA

ADDRESS: 273 E Central St, Franklin, MA 02038-1317

PAGE NO.: 11

ORDER NUMBER: 1195329

SITE NUMBER: 296

PROJECT NUMBER: 4306

PROJECT MANAGER: Jennifer DeLorenzo

ELECTRONIC FILE NAME: K:\ACCOUNTS\B\BANK OF AMERICA\2023\MA\296_Franklin\4306_296_Franklin_R2.cdr

Rev #	Req #	Date/Artist	Description
Original	439686	08/15/23 NS	
Rev 1	446670	09/21/23 NS	Revised per shop drawings
Rev 2	465016	02/29/24 DB	Updated to new push-thru design

Rev #	Req #	Date/Artist	Description

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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: 110 East Central St, Franklin, MA 02038

Property Address _110 East Central St

Assessors' Map # 286 Parcel # 286-030-000

Zoning District (select applicable zone): Commercial 1

Zoning History: Use Variance_____
Non-Conforming Use _____

B) **Applicant Information:**

Applicant Name: 110 East Central St RE, LLC

Address: 37 East Central St, Franklin, MA 02038 _____

Telephone Number: 508-507-9020

Contact Person: Brad Chaffee

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

Business Owner: _____Same_____ Property Owner: _____
Address: _____ _____
_____ _____

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this 20th day of March 2024

Signature of Applicant

Signature of Owner

Brad Chaffee
Print name of Applicant

Brad Chaffee
Print name of Owner

LORI H. CHAFFEE
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
October 10, 2025

***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: Kuth Ranieri Architects

Contact Person: Scott Bascom

Address 32A Main St, STE 2, Franklin, MA 02038

Telephone Number: 508-538-9611

E) Work Summary

Summary of work to be done: Update facade and parking lot and construct proposed addition

_____

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. Proposed building to be 3 stories tall matching surrounding building gable end 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 proportions of windows and doors reflect the architectural style of the surrounding area for store front retail glass

3. **Relations of Building Masses and Spaces** – The relationship of a structure to the open space between it and adjoining structures shall be compatible. Matched existing heights of surrounding and existing

4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. New building roof to have a pitch matching surrounding style/ pitches

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. Blends in with existing heights of surrounding buildings

6. **Façade, Line, Shape & Profile** – Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context: Facade materials are wood style and brick veneer with netural colors

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. Details and material selections are designed to match existing character as well as add a modernized look to the downtown area

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. New signage was approved by this commission

9. **Heritage** – Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable. The current structures have no major historical significance and we are proposing to bring back its architectural elements

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. This building is designed to meet all current energy code and will boost high efficient interior fixtures

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. New landscaping should make a big impact over the existing

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 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 2ND & 4TH TUESDAY OF THE MONTH.

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

110 EAST CENTRAL ST

PROPOSED DEVELOPMENT

CAMFORD
PROPERTY GROUP, INC.

PREPARED BY
KUTRANIERI
architects

CAMFORD
PROPERTY GROUP, INC.

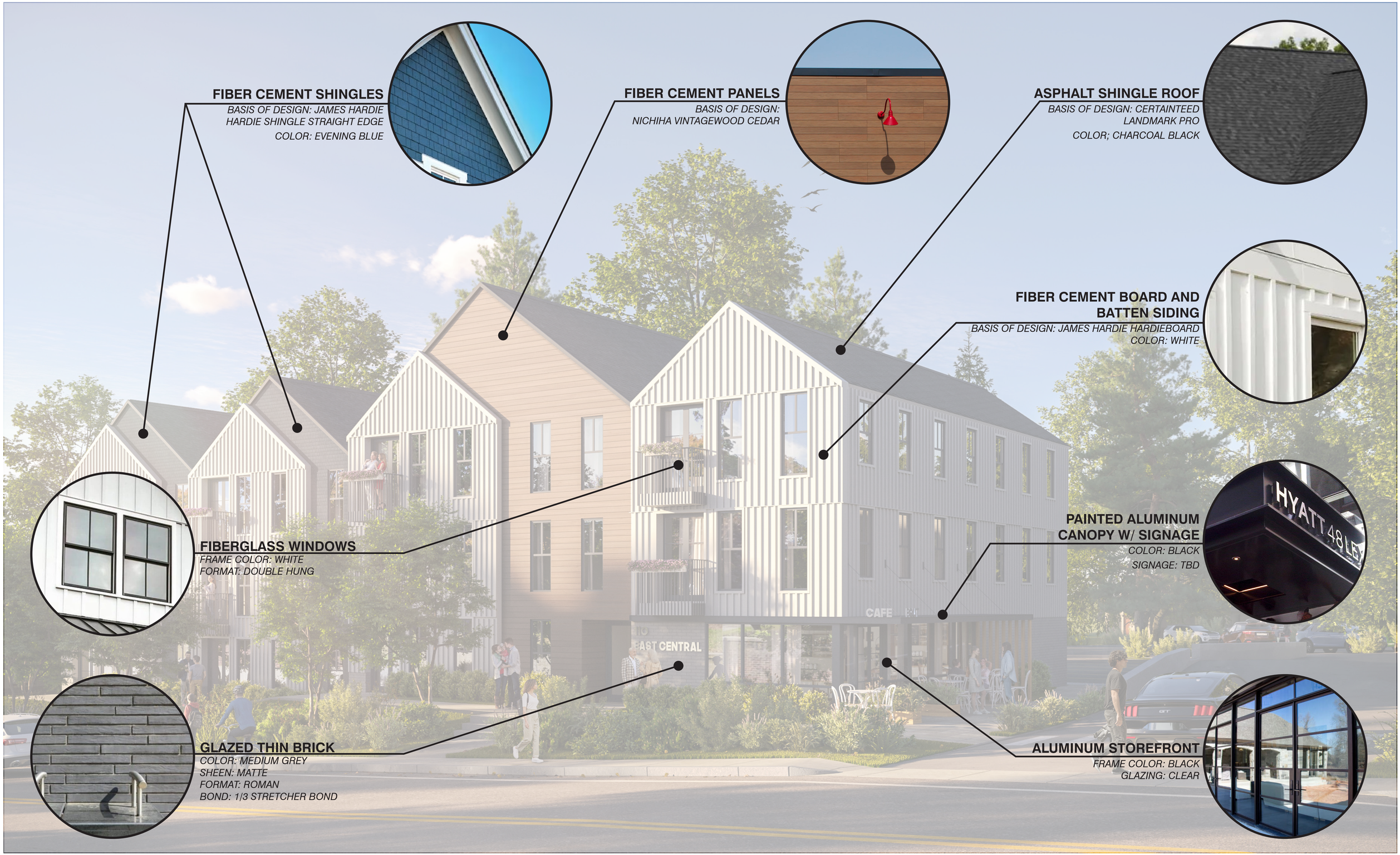
EXISTING CONDITIONS

PROPOSED DEVELOPMENT
110 EAST CENTRAL ST

CAMFORD
PROPERTY GROUP, INC.

PROPOSED CONDITIONS

PROPOSED DEVELOPMENT
110 EAST CENTRAL ST



FIBER CEMENT SHINGLES
BASIS OF DESIGN: JAMES HARDIE
HARDIE SHINGLE STRAIGHT EDGE
COLOR: EVENING BLUE

FIBER CEMENT PANELS
BASIS OF DESIGN:
NICHIHA VINTAGEWOOD CEDAR

ASPHALT SHINGLE ROOF
BASIS OF DESIGN: CERTAINTEED
LANDMARK PRO
COLOR; CHARCOAL BLACK

FIBER CEMENT BOARD AND BATTEN SIDING
BASIS OF DESIGN: JAMES HARDIE HARDIEBOARD
COLOR: WHITE

FIBERGLASS WINDOWS
FRAME COLOR: WHITE
FORMAT: DOUBLE HUNG

PAINTED ALUMINUM CANOPY W/ SIGNAGE
COLOR: BLACK
SIGNAGE: TBD

GLAZED THIN BRICK
COLOR: MEDIUM GREY
SHEEN: MATTE
FORMAT: ROMAN
BOND: 1/3 STRETCHER BOND

ALUMINUM STOREFRONT
FRAME COLOR: BLACK
GLAZING: CLEAR

CAMFORD PROPERTY GROUP, INC.

PROPOSED MATERIAL PALETTE

PROPOSED DEVELOPMENT
110 EAST CENTRAL ST

CAMFORD
PROPERTY GROUP, INC.

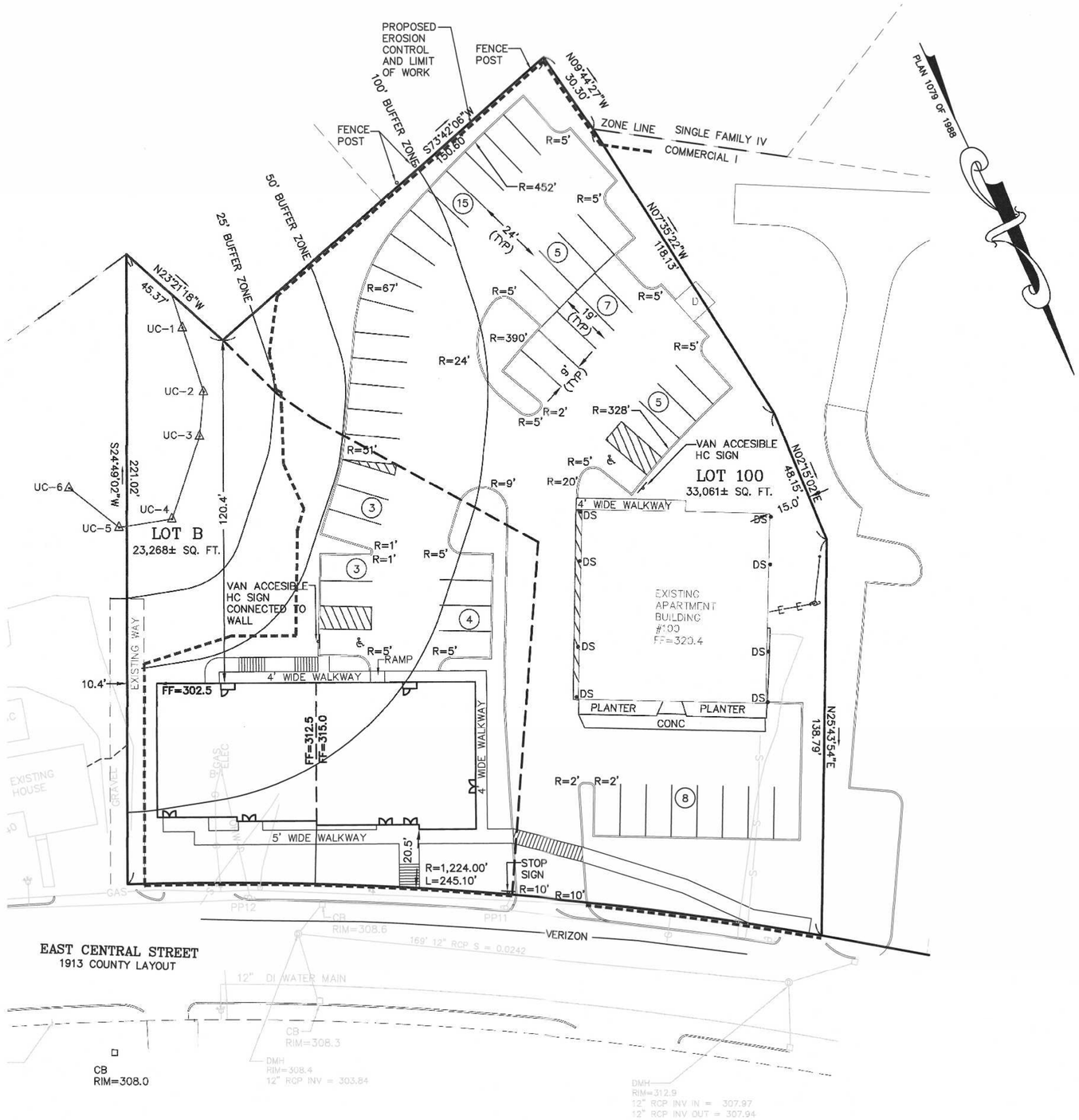
PROPOSED CONDITIONS

PROPOSED DEVELOPMENT
110 EAST CENTRAL ST

CAMFORD PROPERTY GROUP, INC.

ELEVATIONAL COMPARISON

PROPOSED DEVELOPMENT
110 EAST CENTRAL ST



PARKING CALCULATIONS:
#100 – #110 EAST CENTRAL STREET
COMMERCIAL I REQUIREMENTS (SECTIONS 185–21B.(2)(a)
1.5 SPACES PER DWELLING UNIT
RESIDENTIAL DWELLINGS – 30 x 1.5 = 45

COMMERCIAL I REQUIREMENTS (SECTIONS 185–21B.(2)(b)
COMMERCIAL SPACE (NON RESIDENTIAL USE) 1 SPACE PER 500 SQ. FT. = 500 SQ. FT. / 500 = 1 SPACE REQUIRED

46 SPACES REQUIRED

50 TOTAL SPACES PROVIDED INCLUDING 2 HANDICAP SPACES.

RESIDENTIAL UNIT DENSITY:

1 UNIT PER 2,250 SQ. FT.
56,329 SQ. FT. / 2,250 = 25.03 UNITS
SEE 185 ATTACHMENT 7 NOTE 3.
30 DWELLING UNITS PROPOSED (INCLUDING 10 EXISTING UNITS)
SPECIAL PERMIT REQUIRED.

LEGEND:

297	EXISTING CONTOUR
297	PROPOSED CONTOUR
x274.3	SPOT GRADE – PROPOSED
x274.3EX.	SPOT GRADE – EXISTING
48M	EXIST. TREE – DIAMETER – SPECIES
	UTILITY POLE
	OVERHEAD WIRES
GV	GAS GATE
WCS	WATER CURB STOP
WV	WATER GATE
FH	FIRE HYDRANT
DM	DRAIN MANHOLE
CB	CATCH BASIN
SM	SEWER MANHOLE
D	DUMPSTER
VCC	VERTICAL CONCRETE CURBING (REINFORCED)
VGC	VERTICAL GRANITE CURBING
♿	HANDICAP PARKING SPACE
▬	BUILDING MOUNTED LIGHT
•B	BOLLARD
•M	MONITOR WELL

REFERENCES:
ASSESSORS MAP 286 PARCELS 30 AND 31
DEED BOOK 38897 PAGE 557
CERTIFICATE NUMBER 209218

PLAN 19290B
PLAN IN BOOK 1091 PAGE 108
PLAN 3334 OF 1913

OWNERS:
100 EAST CENTRAL STREET RE, LLC
110 EAST CENTRAL STREET RE, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

APPLICANT:
110 EAST CENTRAL STREET RE, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

SITE PLAN
SITE LAYOUT PLAN
100 & 110 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
110 EAST CENTRAL STREET RE, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
JANUARY 5, 2024
SCALE: 1" = 100'

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

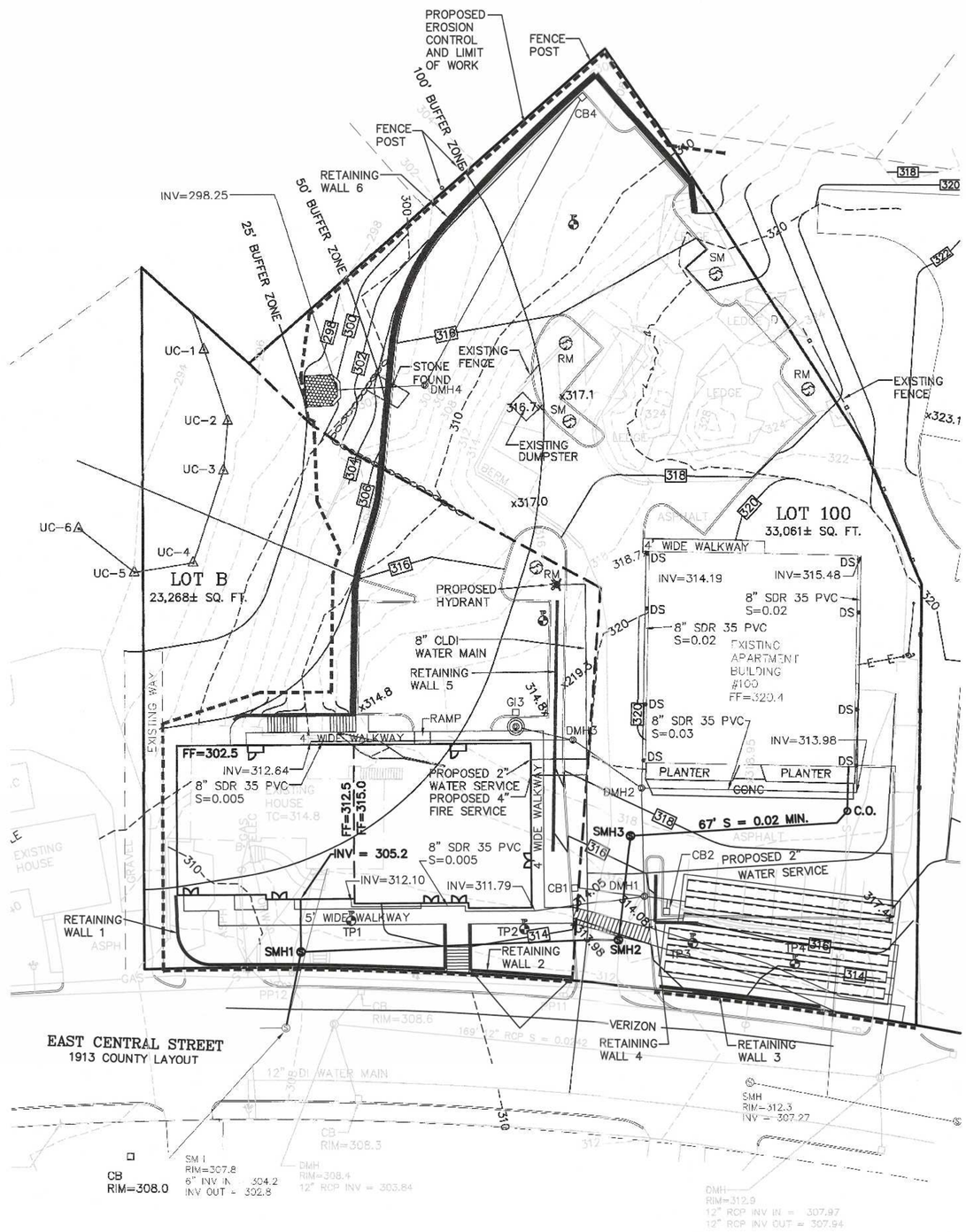
NO.	DATE	DESCRIPTION	BY

COMMONWEALTH OF MASSACHUSETTS CARLOS A. QUINTAL CIVIL No. 30812 REGISTERED PROFESSIONAL ENGINEER
CARLOS A. QUINTAL P.E. #30812

DATE		INT.
7/23	FIELD BY:	BL
BK#	FIELD BOOK	PG#
1/24	CALCS BY:	RRG
1/24	DESIGNED BY:	RRG
1/24	DRAWN BY:	COMP
1/24	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508–384–6560 FAX 508–384–6566

DATE JAN. 5, 2024
SCALE 1" = 20'
PROJECT UC1587
SHEET 3 of 10

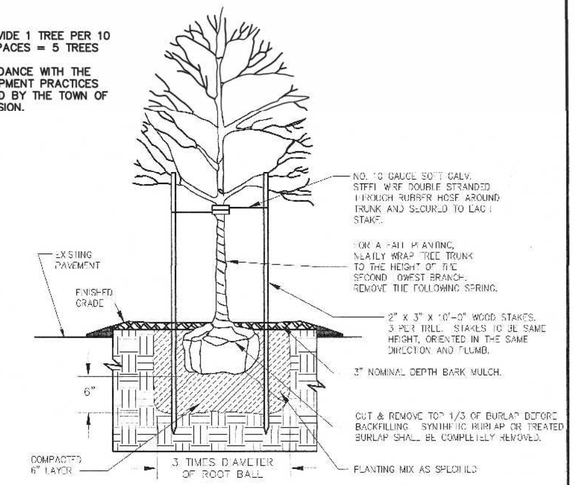


LANDSCAPE AND SNOW STORAGE / REMOVAL NOTES:
1. LANDSCAPE AREAS TO BE COVERED WITH MULCH OR DECORATIVE STONE.
2. LANDSCAPE AREAS TO BE UTILIZED AS SNOW STORAGE AREAS.
3. SNOW STORAGE TO BE IN EXTRA PARKING SPACES 21–25.

PLANTING SCHEDULE

NUMBER		SCIENTIFIC NAME	SIZE	CONDITION
2	SUGAR MAPLE – SM	ACER SACCHARUM	2 – 2 1/2"	B&B
3	RED MAPLE – RM	ACER RUBRUM	2 – 2 1/2"	B&B

– PER SECTION 185–21C(5) PROVIDE 1 TREE PER 10 PARKING SPACES. 50 PARKING SPACES = 5 TREES
5 TREES PROVIDED.
– ALL PLANTINGS ARE IN ACCORDANCE WITH THE TOWN OF FRANKLIN BEST DEVELOPMENT PRACTICES GUIDEBOOK OR WILL BE APPROVED BY THE TOWN OF FRANKLIN CONSERVATION COMMISSION.



DECIDUOUS TREE PLANTING

NOTES:
1. CONTRACTOR TO CONTACT DIGSAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES ANY REPORT ANY DISCREPANCIES TO UNITED CONSULTANTS, INC.
3. ALL WORK SHALL CONFORM TO THE TOWN OF FRANKLIN DPW STANDARDS.
4. MAINTAIN A MINIMUM OF 10' SEPARATION FROM THE WATER SERVICE TO THE SEWER SERVICE.

LEGEND:

297	EXISTING CONTOUR
297	PROPOSED CONTOUR
x274.3	SPOT GRADE – PROPOSED
x274.3EX.	SPOT GRADE – EXISTING
48M	EXIST. TREE – DIAMETER – SPECIES
	UTILITY POLE
	OVERHEAD WIRES
GV	GAS GATE
	WATER CURB STOP
WV	WATER GATE
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	DRAIN MANHOLE
	CATCH BASIN
	SEWER MANHOLE
D	DUMPSTER
VCC	VERTICAL CONCRETE CURBING (REINFORCED)
VGC	VERTICAL GRANITE CURBING
	HANDICAP PARKING SPACE
	BUILDING MOUNTED LIGHT
B	BOLLARD
M	MONITOR WELL

SITE PLAN
PLANTING PLAN
100 & 110 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
110 EAST CENTRAL STREET RE, LLC
37 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS
JANUARY 5, 2024
SCALE: 1" = 100'

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NO.	DATE	DESCRIPTION	BY

COMMONWEALTH OF MASSACHUSETTS CARLOS A. QUINTAL CIVIL No. 30812 PROFESSIONAL ENGINEER
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DATE		INT.
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SCALE 1" = 20'
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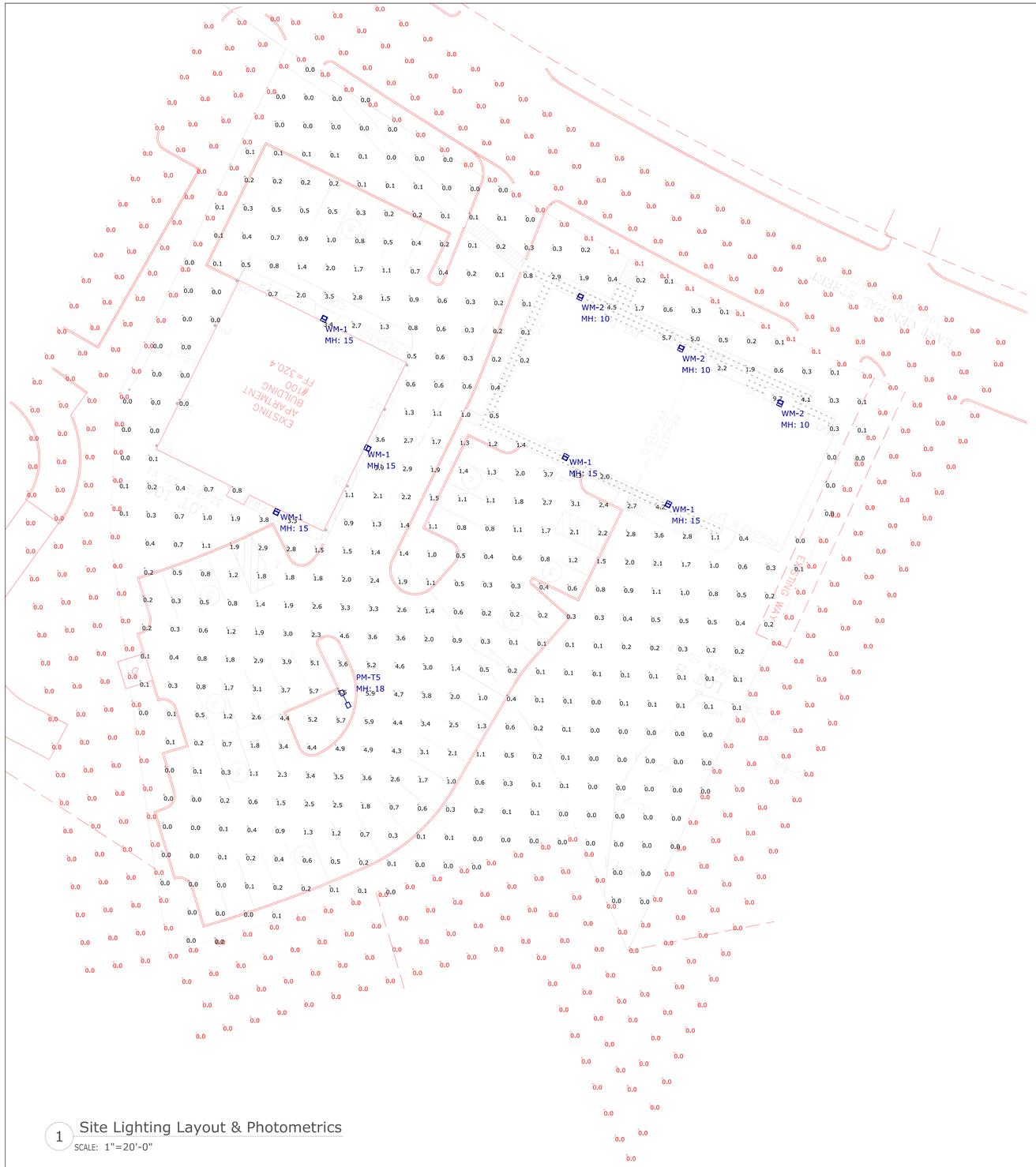
SHEET 5 of 10



1 Site Lighting Layout & Photometrics

SCALE: 1"=20'-0"

Luminaire Schedule								
Symbol	Label	Qty	Part Number	Arrangement	LLF	Total Watts	Total Luminaire Lumens	BUG Rating
	PM-T5	1	Solais Lighting # GL1-12H-5QS-730-STD-10-1PS-00-SBZ-ES / POLE # SSP18-5-11-BRZ-DM2180 / KAB13611R	Back-Back	0.950	164.56	24590	B4-U0-G2
	WM-1	5	Solais Lighting # GL1-5H-4WS-730-STD-10-0-BZ-WP	Single	0.950	44.5	5203	B1-U0-G2
	WM-2	3	Solais Lighting # GL1-2-H-2RM-730-STD-10-0-BZ-WP-FS	Single	0.950	18	2232	B1-U0-G1

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
New Construction Walkway	Illuminance	Fc	2.85	11.5	0.1	28.50	115.00
Property Line	Illuminance	Fc	0.01	0.2	0.0	N.A.	N.A.
Site Points	Illuminance	Fc	1.03	9.7	0.0	N.A.	N.A.

NOTES:

A. A LIGHT LOSS FACTOR OF 0.950 HAS BEEN APPLIED TO FIXTURES UNLESS OTHERWISE NOTED. REFER TO LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR AND LUMEN INFORMATION.

B. SEE "MH" ON LIGHTING FIXTURE TAG LOCATED ON PLAN FOR MOUNTING HEIGHT INFORMATION.

C. CALCULATION POINTS ARE TAKEN AT GRADE.

D. CALCULATION RESULTS ARE BASED ON IES STANDARDS UNLESS OTHERWISE REQUESTED.

2 Fixture Specification - Solais Lighting GridLite 3

3 Fixture Specification - Solais Lighting GridLite WP

SK&Associates
Experience the light™
JACK & SKWATT APPROVED
20/22 Carver Circle
Canton, MA 02021
T - 781-821-1700
www.skandassociates.com

CAMFORD PROPERTY GROUP, INC.

37 East Central St.
Franklin, MA

100- 110 East Central Steet

Site Lighting Layout, Schedules & Specifications

DATE: January 11, 2024	REVISIONS	DESCRIPTION	DATE
PROJECT NUMBER: 24-0028	1		
DRAWN BY: AD	2		
CHECKED BY: HD	3		
APPROVED BY: HD	4		
SCALE: AS NOTED	5		
	6		
	7		

SL1

Tel: (508) 520-4907 Fax: (508) 520-4906

Town of Franklin

Design Review Commission

Tuesday, March 12, 2024
Meeting Minutes

Mr. James Bartro called the above-captioned meeting to order this date at 7:00 PM, as a remote access virtual Zoom meeting. Members in attendance: Cassandra Bethoney, Andrew Pratt, Associate James Bartro. Members absent: Chair Sam Williams, Vice Chair Paul Lopez, Amy Adams. Also present: Maxine Kinhart, Administrative Staff.

As stated on the agenda, due to the continued concerns regarding the COVID-19 virus, this meeting will be conducted as 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, or citizens can participate by using the Zoom link provided on the agenda. This meeting was recorded.

Mr. Bartro stated that he has been authorized to vote and chair this meeting by the full-time chair, Sam Williams. He noted that the last item on the agenda, Autumn Hill Senior Village, will not present tonight; they will defer to the next meeting.

1. **Elliot Auto Supply dba FMP Motor Parts – 40 Kenwood Circle – Install signs for Factory Motor Parts.**

   Ms. Heather Dudko of National Sign Corp. said this is for a new tenant called FMP, Factory Motor Parts. She said there was signage there before, but it was taken down. She said they would like to install a wall sign on the side elevation where there is an entrance; it is non-illuminated and 25 sq. ft. She said Sign 2 in the proposal are door vinyls. She said that Sign 3 is a non-illuminated wall sign on the front elevation and is 25 sq. ft. She said at the rear elevation is a 6 sq. ft. non-illuminated sign for customer pickup. Mr. Bartro said that is directional. Ms. Dudko said she is not sure if there is an entrance on the front elevation. Mr. Bartro said this is industrial office zone. He said it is not a street corner. He said it is 60 sq. ft. for one sign. Ms. Dudko said that she thought it might be a corner as they are a corner tenant, but not a corner street. Mr. Bartro said they try to keep it for an actual street corner. He said they can get a bigger sign as for one sign it is 60 sq. ft. Ms. Dudko said since the entrance is on the side, they want to have the storefront and the entrance both identified. Mr. Bartro said a directional on the building may be helpful to show which side of the building people need to go to. Ms. Bethoney said she is okay to have the corner sign as a directional if that allows to have acknowledgement of the business. Mr. Bartro noted the end of the building where the stairs are having a directional to the storefront. Discussion commenced on the current sign proposal. Ms. Dudko said that if they can only have the one sign for identification, if they were to do a second sign and call it directional, is there a size limit for that. Mr. Bartro said they do not usually limit the directional size. He said they usually try to eliminate as much branding and advertising as possible on the directional signs. Ms. Dudko asked if they could put their logo on the main entrance sign. Mr. Bartro said they would have that on the door graphics. She said she would have to ask the applicant what they prefer their main sign to be and come back.

Motion: To **Table** the sign package as submitted to the next meeting or a future meeting. Motioned by C. Bethoney. Seconded by A. Pratt. Roll Call Vote: Bethoney-YES; Pratt-YES; Bartro-YES. Voted 3-0-0.

2. Hunter Douglas by Blinds & Design – 456 West Central Street – Replace sign face of existing building sign cabinet and sign face of existing pylon.

Mr. Adam Abelha of Signature Signs said they are looking for approval to replace existing building sign cabinet and sign face of existing pylon. He said this is a new tenant. He said they are only changing faces, there is nothing changing about the size. He reviewed the colors. Mr. Bartro said it is interesting that the current existing cabinet is oversized. He said his concern over the internally illuminated white-faced signs is that the Commission does try to enforce the signs are opaqued which he explained is so it does not cast bright white light onto the street. He provided examples of signs in town like this. Mr. Abelha said they will make sure this is the case. Ms. Bethoney asked that because the cabinet is existing, are they are going to allow for a larger size than currently allowed in the bylaw. Mr. Bartro said yes, that it how he will vote, and that is how it has been done in the past, and he noted the cost of replacing the entire cabinet. Mr. Abelha explained that when they go into different towns, there is usually this type of grandfathering for an existing cabinet. Mr. Bartro said his biggest concern was the white background. Ms. Bethoney asked about the illumination of the other signs. She asked if this is the only sign to be illuminated. Mr. Abelha said the pylon is illuminated and all the signs on the building are illuminated as well.

Motion: To **Approve** the sign package as submitted with the stipulation that the backing of the white face is opaqued. Motioned by C. Bethoney. Seconded by A. Pratt. Roll Call Vote: Bethoney-YES; Pratt-YES; Bartro-YES. Voted 3-0-0.

3. Aubuchon Hardware – 255 East Central Street – Replace Existing LED Channel letter sign, replace Pylon Sign Faces.

Michelle, the manager of the store, said Aubuchon and Ace partnered recently. Mr. Bartro said in the past this has been treated as a corner because of the layout of the lot which is why it has the two signs. He said on a corner lot, they are usually allowed 90 sq. ft. across two signs. He said they are proposing 71.8 sq. ft. per sign. Michelle said the last one was 71.8 sq. ft. and this one is 71.4 sq. ft. She said there is one sign on the front of the building and the one facing the street would have to be replaced as well. She said a representative from Add-A-Sign was not attending the meeting. Mr. Bartro said they can keep one the size it is right now at 71.8 sq. ft. and the second sign smaller, but they both have to come in at the 90 sq. ft. combined, which is what is allowed at that property. He noted that if this is commercial business corridor district, it is actually 64 sq. ft. for the total for the two signs. He said the proposed signs are a little bit big. He explained that in this case, it is a whole new sign, so it will not be grandfathered. Michelle said if they cannot do that, maybe they will take down the Benjamin Moore logo and put the Ace logo there. Mr. Bartro said that may be the way to go. He said the building is large, and he does not like this anymore than they do. He said it is in the bylaw. Ms. Bethoney said she thinks it is Commercial II. She said it is a larger face. She said she wants to understand the ratio of sign to façade size. She asked for the sign company to mock that up so she can see what the sign that fits into the bylaw would look like. Mr. Bartro asked that when the sign company is working up the square footage of the sign, they are not including the negative space or the vinyl siding that can be seen through the sign in the square footage. He said on the Design Review webpage, there is a schedule of sign sizes and zoning districts. He noted this is 64 sq. ft. for two signs combined. He reiterated that the sign company should provide a mock-up of how the sign will look. Michelle noted that the store has already been there for eight years and asked how has it changed. Mr. Bartro said either the bylaw changed or maybe they had previously gone to the ZBA for a variance. Ms. Bethoney said it may be best to find out what the previous determination was. Mr. Bartro suggested Add-A-Sign come to the next Design Review meeting. He said

the pylon sign at the street is fine. He discussed that white-faced signs be opaqued in the back. He said make sure that is done for this sign. Mr. Bartro said the Commission could vote on the pylon sign, and the applicant could come back on the wall-mounted sign.

Motion: To **Approve** the pylon sign with the stipulation that the backing is opaqued and table the building signs for a future meeting. Motioned by C. Bethoney. Seconded by A. Pratt. Roll Call Vote: Bethoney-YES; Pratt-YES; Bartro-YES. Voted 3-0-0.

4. **7-Eleven – 20 West Central Street – Replace existing face on existing pylon sign with new polycarb face.**

Ms. Marie Mercier of Sign Design said 7-Eleven is changing their logo. They are looking to do a face replacement of the same size. She said it is a polycarb face with embossments. She said it is the same size; it is just a logo change. She said she does not have any notes if the sign is lit. She said she does not think the backing is going to be lit. Mr. Bartro said he is almost positive that cabinet is illuminated. If so, that is a stipulation that the white would have to be opaqued. Ms. Mercier agreed it was a lot of white to be lit. She said it was just the pylon. Mr. Bartro said this is replacing a sign in an existing cabinet. He said if they replace the cabinet, it would need to be a smaller cabinet. Ms. Mercier confirmed they are just looking to change out the faces. She said she realizes the backing needs to be opaqued. Ms. Bethoney explained that it is about 49 sq. ft. for the whole cabinet size. She said the requirement is 30. She said it is over by 19 sq. ft. She said in the previous design, the applicant had less white space. She asked if they could reduce the white space. Ms. Mercier said they are trying to get rid of the green; this is what they are doing for their new logo across the board. Ms. Bethoney said she is thinking about how to make the logo feel smaller in the space. She said it is almost maxing out the pole height of the cabinet. She said she likes the logo scaled down. Mr. Bartro said he does not know if there is a precedent for that. He said it would be good even if it were a color that matched the cabinet a little more around the border. Ms. Mercier said all she can do is go back and ask the client. Mr. Bartro said they are not going to make them replace the cabinet, but it is way oversized, so bringing down the size of the mass of it by cabinet colored outline on the panel would make it easier to live with as it is oversized.

Motion: To **Table** the sign package as submitted to a future meeting. Motioned by C. Bethoney. Seconded by A. Pratt. Roll Call Vote: Bethoney-YES; Pratt-YES; Bartro-YES. Voted 3-0-0.

5. **Franklin Tire and Auto – 278 Pleasant Street Replace old awning add 2 signs on top of inspection garage and repair bay add 2 US Flags**

Mr. Ayman Souleiman, owner, addressed the Commission. Mr. Bartro said in this case, as the sign has already been installed on the building, Mr. Souleiman is trying to catch up and make sure the process is followed up on. Mr. Souleiman said he put in a new awning of the same size. Ms. Bethoney said she was concerned when she noticed the Complete Auto Care was a very large sign for the zone it is in. Mr. Bartro said it is Residential which is no more than 15 sq. ft. signage allowed. He said he thinks the answer is that that process for approval for this is through the ZBA as it goes through a variance. He said Mr. Souleiman can use the same application package and submit it to the ZBA. He said that given that it replaces existing signage, he thinks that the ZBA might not deny it, but he cannot speak for them. He said that to help Mr. Souleiman, the Commission could vote no tonight, and the no vote could be taken to the ZBA for a variance. He noted that the bylaws are on the Design Review Commission's webpage. He said that it can be put in the minutes that he does not have any issue with it. He said what we have had in the past is people come with signs that are distasteful and things like that. He does not think that is the problem here. He said it is purely throwing up the Complete Auto Care in particular just throws it so far out of what is allowed space-wise. He said that the canopy is 10 sq. ft. of signage. However, it is the building sign that is a challenge as it is very large. He said he thinks the applicant should take the

package to the ZBA. Ms. Bethoney discussed the sign that is currently up; she said she will let the ZBA decide.

Motion: To **Deny** the sign package as submitted. Motioned by C. Bethoney. Seconded by A. Pratt. Roll Call Vote: Bethoney-YES; Pratt-YES; Bartro-YES. Voted 3-0-0.

6. **Autumn Hill Senior Village – 496 & 488 Summer Street – Newly constructed attached condominiums consisting of buildings of 2 units 3 units for 42 units**.

   Mr. Bartro said this item is coming to a later meeting, so there is no action taken.

GENERAL MATTERS

Approval of Minutes: February 13, 2024
Motion: To **Approve** the February 13, 2024 Meeting Minutes. Motioned by C. Bethoney. Seconded by A. Pratt. Roll Call Vote: Bethoney-YES; Pratt-YES; Bartro-ABSTAIN. Voted 2-0-1.

Old Business
Ms. Bethoney said previously they had talked about the Big Y sign and the illumination and Chair Sam Williams was supposed to talk to Building Commissioner Gus Brown about this. Ms. Kinhart said she does not know if that happened. Mr. Bartro said the older sign was very nice, it was replaced, and now it is very bright.

New Business
Ms. Bethoney reviewed that the previous New Business was that the Episcopal Church on Pleasant Street has an LED reader board under their sign that did not go through the process. Ms. Kinhart confirmed no one has reached out to her.

Ms. Bethoney said she was glad Franklin Tire and Auto came up as she had noticed the sign previously and had told Ms. Kinhart about it. Ms. Kinhart said Building Commissioner Gus Brown had the owner talk to her about the sign that had already been put up, and she did not think the owner quite understood the process.

Motion: To **Adjourn**. Motioned by C. Bethoney. Seconded by A. Pratt. Roll Call Vote: Bethoney-YES; Pratt-YES; Bartro-YES. Voted 3-0-0.

Meeting adjourned at 7:53 PM.

Respectfully submitted,

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Judith Lizardi
Recording Secretary