

**DESIGN REVIEW COMMISSION
MINUTES OF MEETING
February 24, 2015**

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A meeting of the Design Review Commission was held on Tuesday, February 24, 2015, at the Franklin Municipal Building, Franklin, Massachusetts. Members present were Mark Fitzgerald, Chairman; Anna Moses; Claudine Silverman; Nancy Coleman; and Chris Baryluk. Beth A. Wierling, Town Planner was also present for the meeting.

Chairman Fitzgerald opened the meeting at 7:00 p.m.

Items were taken out of order from the agenda due to applicant attendance.

1. 648 Old West Central Street – Starbucks: Building Sign

Andrew Serrato, Serrato Signs attended on behalf of the applicant, Starbucks located at 648 Old West Central Street. Mr. Serrato reviewed the sign package indicating the signs were reviewed with the Building Commissioner and Planning Department prior to formal submittal. Ms. Wierling indicated that the signs were reduced significantly in size to conform to requirements, further indicating that the site had been given status as a corner lot because of the frontage on both West Central Street and Old West Central Street.

Motion:

Silverman. Seconded: Coleman. Voted 5-0-0 to approve the building sign package as submitted.

The decision is subject to applicant obtaining a building permit prior to erecting approved signs, as well as all other Board approvals or permits as are required.

2. 648 Old West Central Street – Noodles: Building Signs

Jeff Sarra, Batton Bros., Inc. attended on behalf of the applicant Noodles, 648 Old West Central Street. Ms. Wierling indicated, much like Starbucks, the applicant reviewed sign submittals with the Building Commissioner and Planning Department prior to formal submittal.

Motion:

Silverman. Seconded: Coleman. Voted 5-0-0 to approve the building sign package as submitted.

The decision is subject to applicant obtaining a building permit prior to erecting approved signs, as well as all other Board approvals or permits as are required.

3. Calico Nook- 58 East Central Street: Window Sign

Marissa Massucco and a co-applicant attended on behalf of Calico Nook, 58 East Central Street. Ms. Massucco explained the nature of her business indicating there would be 4-6 cats on site; guests would pay a small fee to visit the cats in a relaxing friendly environment. The business will allow for adoption of the cats through an off-site veterinary clinic and the animals will be removed each evening.

The applicant indicated the signs are simply window decals that conform to the zoning bylaws.

Members saw no issues with the signs as submitted indicating that if any additional signs are proposed the applicant will return to Design Review for approval.

Motion:

Baryluk. Seconded: Moses. Voted 5-0-0 to approve the window sign (window decal) as submitted conditional upon the following:

1. Any additional signs will require approval by Design Review Commission.

The decision is subject to applicant obtaining a building permit prior to erecting approved signs, as well as all other Board approvals or permits as are required.

4. Midas Auto Service and Tire: 529 West Central Street (Formerly 505 West Central Street) – Site plan including landscape, photometric and Signage.

Don Nielsen, Jeff and Donna Stearns and Jim Daddario attended to discuss the project at 529 West Central Street (formerly 505 West Central Street) Midas Auto Service and Tire. Mr. Nielsen, Guerriere & Halnon reviewed changes to the site plan since the last meeting indicating the photometric plan has been revised to reduce glare, the brick retaining wall has been eliminated to the rear of the property and a slope has been added for a more natural look. Mr. Nielsen also indicated Ms. Coleman's suggestions for landscape changes have been added and proposed screening of white pines along the condominium property line will be further determined at the time of planting to best determine screening, noting this idea was acceptable to the Planning Board.

Mr. Stearns discussed that all used metal and tires will be stored indoors eliminating the covered garbage area, indicating the change has yet to be made on the plan but will be for the Planning Board. Design Review members noted for the record that there will only be a standard trash dumpster with required screening on site. Mr. Stearns also discussed the rear of the building will be aluminum siding while the rest of the building will be brick, indicating the painting will be beige with a smooth face brick red band around the top and yellow stripe. Mr. Nielsen indicated there will be a safety light on the exit; members noted this on the façade plan.

Motion:

Fitzgerald. Seconded: Silverman. Voted 5 -0 to recommend the following for Midas Auto Service & Tire:

- 1) To recommend approval of the revised site plan as submitted with modified dumpster enclosure (tires and scrap metal to be stored inside) and additional shielding of lighting to reduce light spillage along northern property boundary.
- 2) To recommend approval of the updated building elevation plan revised February 17, 2015, with a smooth face block to be used under red stripe and safety light above fire exit.

The decision is subject to applicant obtaining Planning Board and Zoning Board approvals, as well as any other approvals or permits which are required.

Members reviewed the proposed monument sign indicating the two lines on the reader board looked rather large and asked the applicant to make the reader board three lines, and to reduce the size of the lettering, without increasing the size of the sign; the applicant agreed.

Members also asked if the applicant could move the electrical box or disguise it within the sign somehow. Ms. Stearns indicated she has already discussed this with the sign company and believes this should be possible. Members agreed they would like to see the electrical work moved or hidden from the roadside view.

Motion:

Baryluk. Seconded: Coleman. Voted 5 -0 to recommend the following for Midas Auto Service & Tire:

To approve the monument sign and building signs as submitted conditional upon the following:

1. The reader board shall include three lines; and
2. Power panel shall be concealed or moved upon installation of monument sign to minimize visibility from the road.

The decision is subject to applicant obtaining a building permit prior to erecting approved signs, as well as all other Board approvals or permits as are required.

Item added to the agenda by the Chairman:

5. 418 West Central Street- The Curry House

Rocco Cavallaro attended with the owners of the Curry House to discuss revisions to the sign package as requested by the Design Review Commission since the last meeting. The applicant added a reader Board which showed 4 lines of text. Ms. Wierling indicated the Town's bylaws allowed for only 3 lines of text. Design Review Commission members asked that the 4th line be eliminated and replaced with a permanent phone number, the applicant agreed. Mr. Cavallaro noted that the former drive-thru sign has been changed to exit and enter signs.

Motion:

Silveman. Seconded: Moses. Voted 5-0-0 to Approve the store front sign and pylon reader board as submitted conditional upon the following:

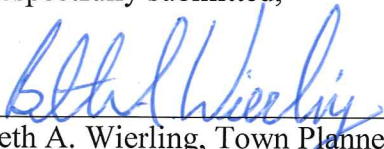
1. The pylon reader board shall be limited to three (3) lines. A permanent phone number may be added to the bottom of the reader board area.

The decision is subject to applicant obtaining a building permit prior to erecting approved signs, as well as all other Board approvals or permits as are required.

A motion was made to adjourn at 8:45 p.m. Approved. (5-0-0)

Adjourned.

Respectfully submitted,



Beth A. Wierling, Town Planner