

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

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

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

**1. 1 Kenwood Circle – RT Engineering
Monument sign**

Cam Afonso, Signs by Cam appeared on behalf of the applicant RT Engineering, located at 1 Kenwood Circle in the Industrial/ Office Park Sign District. Mr. Afonso discussed the monument sign indicating the sign would be non-illuminated and meets the requirements of the sign district.

Members had no issues with the sign as presented asking only that it be noted on the decision that it be non-illuminated.

Motion:

Silverman. Baryluk Seconded: Voted 5-0-0 to approve the monument sign as submitted conditional upon the following:

1. The sign will be non-illuminated.

2. 37-41 East Central Street – Multifamily building

- **Site Plan: Landscaping and lighting**
- **Facades**

Brad Chaffee of 37-41 East Central Street and Dennis Colwell of Dennis Colwell Architects appeared to discuss the project at 37-41 East Central Street. Mr. Chaffee indicated the project will consist of phased approach with the current, front mixed use building remaining for the time being and the development of a multi-family residential building in the back. When the time is right, Mr. Chaffee will construct the previously approved mixed-use front building.

Mr. Chaffee indicated a temporary rain garden will be installed to accommodate the phasing of the project with plantings as previously approved by the Design Review Commission. Members discussed plantings at the site indicating Mr. Chaffee should consider the use of a disease resistant variety of Elm tree that is consistent with the Town's Best Development Practices Guidebook such as the American Liberty Elm.

Members discussed lighting and noted spillage along the property line closest to Molloy's and asked for this to be addressed by directing lighting downward; the applicant agreed to correct this issue.

Mr. Chaffee noted there would be no machinery located on the roof of the residential property, also indicating there would be landscaping around the foundation of the property. Members asked that the utility panel be screened as best as possible, asking that it be painted to match the building. The applicant indicated to accommodate this request, noting it has yet to be determined where the panel would be located, but should it be located on the exterior of the building, it will be painted to match and screened as much as possible.

Members indicated they liked the look of the project and voted (5-0-0) to recommend the following for 37-41 East Central Street: Fitzgerald. Second Coleman:

- 1) To recommend approval of the Site Plan as submitted with a modification to the planting plan to include a disease resistant variety of Elm, such as an "American Liberty Elm". Plantings shall be consistent with the Best Development Practices Guidebook.
- 2) To recommend lighting as submitted with additional shielding to reduce spillage along eastern property boundary.
- 3) To recommend approval of building elevations, finishes and materials, with a condition that the utility boxes will be screened and/or painted to hide utilities as much as possible upon determination of utility location on the building

General Matters:

Approval of March 10, 2015 Meeting Minutes


Motion to accept meeting minutes of March 10, 2015. Silverman. Second: Baryluk. (5-0-0)

Doug Newton indicated due to personal reasons that conflict with Tuesday night meetings; he feels it necessary to resign from the Design Review Commission. Members agreed if Mr. Newton has any suggestions on a replacement to please pass any names along. Ms. Wierling will let administration know of Mr. Newton's intentions to resign.

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

Adjourned.

Respectfully submitted,


Beth A. Wierling, Town Planner