

DESIGN REVIEW COMMISSION
MINUTES OF MEETING
August 25, 2015

A meeting of the Design Review Commission was held on Tuesday, August 25, 2015, at the Franklin Municipal Building, Franklin, Massachusetts. Members present were Mark Fitzgerald, Chairman; Chris Baryluk, Nancy Coleman; Anna Moses; Claudine Silverman; and Kate Harrington. John Allen, an employee of Department of Planning and Community Development was also present for the meeting.

Vice Chairman Baryluk opened the meeting at 7:00 PM.

Vice Chairman Baryluk authorized Alternate Kate Harrington to vote as needed.

1. Dave's East Central Café – 391 East Central Street – Free standing sign and awning

David Watson and his representative Cam Alfonso appeared before the committee. Cam apologized for prior miscommunication. The committee approved the free standing sign as is. Mr. Watson agreed to paint the side of the awning black before opening.

Motion: Silverman. Coleman second voted **5-0-0 to Approve** the free standing sign was approved and the Awning will be painted black before opening.

2. Russian School of Math – 9 Summer Street Building, pylon and directory signs

Jon Feder from ICL Imaging represented the owner. The building sign with the Russian School of Math colors was accepted as submitted. The Commission requested and the representative agreed to change the pylon and directory signs to white lettering with a black background to match the existing signs. Mr. Feder anticipated this potential request and provided an updated sample with white letters and black background during the meeting.

Motion: Coleman. Baryluk second voted **5-0-0 to Approve** the building sign package as submitted and the revised pylon and directory signs submitted during the meeting.

3. Shell Gas Station – 412 West Central Street Reface existing free standing sign and add manual price panels.

Steven Pedro from Ayoub Engineering, Inc. represented the owner. The Commission requested and Mr. Ayoub agreed that an opaque background will surround the Shell logo, the letters and the numbers. The reason for the request is that the white light makes it difficult for older people to read the sign. The Committee recommended that the empty space above the Food Mart will also be opaque.

Mr. Pedro said that energy efficient lights would be used. He believed but could not say for certain that that it would be LED lights. The committee encouraged Mr. Pedro to use LED lights if possible and not to use florescent lights.

The station is currently in violation of the zoning bylaws section E-2, which states “No liquid crystal display or light emitting diode signs are permitted within the Town of Franklin other than gas stations displaying one (1) price and no more than sixteen (16) square feet in size.” The TV displays on the pumps prevents the station from being in compliance. Mr. Pedro was asked to relay this to the owner. The reason given for the request is that it is causing issues with other submission requests.

Motion: Fitzgerald. Coleman second voted **5-0-0 to Approve** the internally illuminated pylon signs with an opaque background instead of a white background.

4. **Seven-Eleven (7-11)** – 400 King Street - Replace sign cabinet on existing ground sign and reface the LED pricing board, replace wall sign (King St.), install a new wall sign on Union St. and install a window sign.

Heather Dudko from Hazel Wood Hopkins represented the owner. The Commission requested and Ms. Dudko agreed that an opaque background will be used on the sign cabinet on the pylon instead of a white background. The building signs on King Street and Union Street will use an opaque background surrounding the seven (7). The white strips are acceptable on the building sign facing Union Street. The proposed Citibank ATM window sign was denied because the store currently has over 10% window coverage. The owner has the option of changing his window signs to get below the 10% limit including the ATM sign.

The Commission recommended that old light fixtures be removed and that the building be repaired so that there will be no evidence of the former sign.

Motion: Fitzgerald. Coleman. voted **5-0-0 to Approve** the pylon and building signs with an opaque background. The ATM sign was **Not Approved** unless the window coverage including the ATM sign is less than 10%.

5. **Horace Mann Plaza** – 250 East Central Street – Renovation of mall facade.

Eric Rumpf and Steve Livermore from R. Rumpf & Associates, Inc. represented the owner. A plan was submitted to change the façade of the mall. This included the roof line with an accent patterns, pillars with stone work, and store signs above the doors.

The pylon was not part of the request. The Commission informed the representatives that the pylon is currently grandfathered. With that said, there was a consensus that the pylon is in need of upgrades / improvements. The Commission informed the representatives that they would show some flexibility in exchange for the pylon being upgraded.

After the meeting this conversation was relayed to the Gus Brown, the Building Commissioner. He was in agreement that the Committee has the ability to show flexibility because the pylon, as is grandfathered and the end product would be an improvement.

Motion: Fitzgerald. Coleman second voted **5-0-0 to Approve** the renovation of the mall façade was approved as submitted.

Motion to adjourn. All in favor 5-0-0. Meeting adjourned at 8:35 p.m.

Adjourned.

Respectfully submitted,

John Allen