

**DESIGN REVIEW COMMISSION
MINUTES OF MEETING
September 8, 2015**

A meeting of the Design Review Commission was held on Tuesday, September 8, 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. Town employees Lloyd "Gus" Brown Building Commissioner, Beth Wierling, Town Planner and John Allen, Program Coordinator were also present.

Chairman Fitzgerald opened the meeting at 7:00 PM.

1. Franklin Fire Place - 456 West Central Street – Building and pylon sign

Bryan Clayman, from Signarama in Walpole, MA represented the owner and appeared before the Committee. The Committee approved the building and pylon signs as presented.

Motion: Baryluk. Coleman second voted **5-0-0 to Approve** the building and pylon sign.

2. Imperial Bag & Paper Co., LLC. – 111 Constitution Blvd. - Building sign.

Scott Cashman of I.D. Design Group represented the owner. The building sign was approved as presented.

Motion: Coleman. Moses second voted **5-0-0 to Approve** the building sign.

3. Horace Mann Square – 150 Emmons Street - site plan, landscaping and lighting

The property located at 150 Emmons Street is currently under a purchase and sales agreement between the Town of Franklin, MA and Horace Mann Square, LLC, which is owned by Roger Calarese. Mr. Calarese along with Donald Nielsen, B.S.E.T. from Guerriere & Halnon, Inc. and Juli Riemenschneider, A.S.L.A., R.L.A. from Green International Affiliates, Inc. appeared before the Commission. Ms. Riemenschneider gave the Commission a presentation on the landscaping, Horace Mann statue and lighting. Mr. Nielsen and Mr. Calarase interjected information and contributed as they saw fit. Mr. Nielsen discussed the site plan, and lighting. Mr. Calarase discussed the building façade. Significant items mentioned were:

1. The back of the building will face the park and the front of the building will face the parking lot. The park, statue, and trellis will reduce the visibility of the building from the street.
2. The Downtown commercial district does not require parking. However, the building will have 37 parking spots.
3. The lights to be selected will be similar to the new street lights with consideration given to the amount of light on adjacent lots. The photometric plan provided noted

that the light extended beyond the boundaries of the property. Per Franklin Zoning Code Chapter 185-31(1) (C) (3) (4) (e) “No site feature or activity shall create glare or illumination which extends beyond a site’s property lines and creates a hazard or nuisance to neighboring property owners or on adjacent roadways. Lighting shall be designed to provide the minimum illumination necessary for the safety and security of the proposed activity. Lighting shall be designed such that the light source is shielded and the light is directed downward.” The Committee recommended shielding as a way to mitigate the amount of light on the adjacent lot. The lighting is a point of discussion that will require a waiver from the planning board.

4. The Sugar Maple trees proposed are on the Town of Franklin’s list of approved trees, but concern was expressed over the resiliency to deal with road salt. It was requested that consideration be given to selecting a different type of tree.
5. Mr. Calarese will maintain the landscaping. The landscaping will have drip irrigation to help.
6. An easement will be granted in favor of the Town for maintenance.
7. Details of the bronze Horace Mann statue are currently under discussion. Currently the statue is proposed at approximately seven feet tall and will be approximately ten feet tall with the stand. There will be a line of vision from the street to the statue. Spot lights will focus on the statue at night. If there are significant changes this will need to be reviewed by the Committee.
8. An evergreen covered 10’6” timber trellis will be behind the statue. The purpose of the trellis is to block the back of the building, which faces the street. If there is a significant change in size, the Committee will need to review this again.
9. The Committee did not discuss any of the signs. The discussion was tabled to allow the applicant to revise his proposed plans and resubmit to the Commission.
10. A Committee member voted against the plan because of concern of the resiliency of the sugar maple trees. The member believes that due to the proximity of the trees to the road, the road salt will land on the trees resulting in them dying. The committee member highly recommended another tree that is much more resilient to road salt. The committee member also expressed concern over the density of the plantings in the park area. The member believed that in a small area less is more.

Motion: Fitzgerald. Silverman second voted **4-1-0 to Recommend** the site plan, lighting and landscaping as submitted with consideration given to substituting another tree for the sugar maple tree because of concern over the resiliency to road salt. It was also recommended, if possible, to have some shielding on the East / South side to reduce the light exposure on adjoining lots.

4. **Horace Mann Square** – 150 Emmons Street - building façade and elevation

Mr. Calarese gave a presentation on the façades of the building. His presentation included samples of the materials to be used which included New England red brick veneer, desert sand vinyl clapboard, slate asphalt shingles, green window mullions, bone color precast quoins and headers.

There was extensive discussion about the side of the building that will face Emmons Street. There consensus that the long wall of bricks was not very appealing. Normally a window would break up the wall of bricks, but because of the mechanical room, that was not possible. The Committee requested and the applicant agreed that he would place a faux window near the mechanical room. This change will give the building symmetry and break up the long wall of bricks.

Motion: Fitzgerald. Baryluk. voted **5-0-0 to Recommend** the building exterior and finish as submitted with a request to add a window on the side of the building that faces Emmons Street.

Other Business:

Gus Brown, Building Commissioner and Zoning Enforcement Agent gave the Committee an overview of some of the challenges he encounters with sign enforcement. He also noted that sometimes the bylaws do not address some of the situations that he encounters. The example provided was that the bylaw will reference the total amount of signage allowed for a particular building, but does not provide guidance to the amount of signage allowed if there are multiple businesses in that building.

Gus stated that he personally reviews all commercial building permits and uses that opportunity to bring the requestor into compliance. Per Gus, “sooner or later, every business will need a permit”.

The minutes from July 28, 2015 and August 25, 2015 were approved.

Motion to adjourn. All in favor 5-0-0. Meeting adjourned at 9:00 p.m.

Adjourned.

Respectfully submitted,

John Allen