

Town of Franklin



Design Review Commission

**Tuesday, February 13, 2024  
Meeting Minutes**

Chair Sam Williams called the above-captioned meeting to order this date at 7:00 PM, as a remote access virtual Zoom meeting. Members in attendance: Chair Sam Williams, Vice Chair Paul Lopez, Cassandra Bethoney, Andrew Pratt, Amy Adams. Members absent: None. Associate James Bartro. 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.

**1. Active Recovery – 391 East Central Street – Install new sign faces.**

Mr. Cam Afonso of Signs by Cam, Inc. said they are replacing the face on the existing white box and two street sign faces as well. He said both signs are lit; he confirmed the background is gray. He explained the gray and the A and the V will light up; the black will not light up. Chair Williams said they have had signs like this before; the stipulation is that it cannot be white as it shines very brightly.

**Motion:** To **Approve** the sign package as submitted. Motioned by P. Lopez. Seconded by C. Bethoney. Roll Call Vote: Lopez-YES; Bethoney-YES; Pratt-YES; Adams-YES; Williams-ABSTAIN. Voted 4-0-1.

**2. Coastal Glow – 9 Summer Street – Replace signage.**

Mr. Cam Afonso of Signs by Cam, Inc. said the signs are pretty much the same; they are belt signs with 3-dimensional letters. He said there is also a directory on the side of the building for parking and one on the corner of the streets. They are just replacing the signs. He said nothing is lit.

**Motion:** To **Approve** the sign package as submitted. Motioned by A. Pratt. Seconded by P. Lopez. Roll Call Vote: Lopez-YES; Bethoney-YES; Pratt-YES; Adams-YES; Williams-YES. Voted 5-0-0.

**3. Eastern Acoustic Works – 19 National Drive – Update directories, install building sign.**

Mr. Cam Afonso of Signs by Cam, Inc. said this is an industrial property in Forge Park. He said they are redoing the current monument signs and an aluminum belt sign on the building. He said they are allowed 60 sq. ft. and this is under; there is no lighting.

**Motion:** To **Approve** the sign package as submitted. Motioned by C. Bethoney. Seconded by A. Pratt. Roll Call Vote: Lopez-YES; Bethoney-YES; Pratt-YES; Adams-YES; Williams-YES. Voted 5-0-0.

**4. Fiori & Fern – 138 East Central Street – Install new signs.**

Mr. Cam Afonso of Signs by Cam, Inc. said on the building they are doing a 3-dimensional letter and are installing lights as shown in the drawing which are stud mounted to the building. He said they are doing a free-standing sign well under the allowed 50 sq. ft. It is an internally lit cabinet with an aluminum header. He said this is the last property on Rt. 140 that can have lighted signs. He explained the proposed sign package for the pylon sign.

**Motion:** To **Approve** the sign package as submitted. Motioned by A. Adams. Seconded by P. Lopez. Roll Call Vote: Lopez-YES; Bethoney-YES; Pratt-YES; Adams-YES; Williams-YES. Voted 5-0-0.

**5. Grove Street Auto – 79 Grove Street – Replace existing sign.**

Mr. Cam Afonso of Signs by Cam, Inc. said this business has been there a long time. He said they have a monument sign like is there now. He said they are going to internally light this one. It is all aluminum. He said there are two lines of reader board, and they are allowed up to three. He said they are just updating what is there now. He confirmed the current sign is 12 years old; it is very hard to read. He said that the header is 6 x 6 which is 36 sq. ft. with 10 ft. high to the top. Mr. Lopez confirmed the reader board is illuminated. Mr. Afonso explained that reader board letters only come in certain colors. He said around town, they have allowed the reader boards with the white background. Chair Williams reviewed some of the current reader boards around town which have white backgrounds. He noted the bylaw that discusses reader boards and that they are allowed.

**Motion:** To **Approve** the sign package with the dimensions as discussed in the meeting which is a 6 x 6 sign with 10 ft. high to the top. Motioned by A. Pratt. Seconded by A. Pratt. Roll Call Vote: Lopez-YES; Bethoney-YES; Pratt-YES; Adams-YES; Williams-YES. Voted 5-0-0.

**6. Well Minded Healthcare – 111 East Central Street – Replace existing sign.**

Mr. Cam Afonso of Signs by Cam, Inc. said this is an existing sign that they are making new and will be using the existing poles with all new double-sided panels; there is no lighting on the sign.

**Motion:** To **Approve** the sign package as submitted. Motioned by P. Lopez. Seconded by A. Adams. Roll Call Vote: Lopez-YES; Bethoney-YES; Pratt-YES; Adams-YES; Williams-YES. Voted 5-0-0.

**7. BLP – 130 Constitution Boulevard – Install a non-illuminated pan sign on upper exterior façade, building numbers.**

Ms. Carol Fournier of Boston Sign Installation, LLC said this is non-illuminated signage to be installed in the upper façade. It is mainly just a building number and a very small advertisement for the company name. She said they got permission from the landlord for this. Chair Williams said that for the purposes of the Commission, it is only the sign and not the address numbers that they take a look at. He confirmed the location of the sign.

**Motion:** To **Approve** the sign package as submitted. Motioned by P. Lopez. Seconded by C. Bethoney. Roll Call Vote: Lopez-YES; Bethoney-YES; Pratt-YES; Adams-YES; Williams-YES. Voted 5-0-0.

**8. CubeSmart – 14 Grove Street – Replace monument face, remove 2 existing blank panels and installing 2 new white polycarbonate panels with black vinyl applied.**

Mr. Sean McGlone of Serrato Signs explained they are swapping out the faces. He said it will be a black vinyl background with knocked out text showing the white Lexan. Chair Williams confirmed it was only the section indicating climate controlled that is changing.

**Motion:** To **Approve** the sign package as submitted. Motioned by A. Pratt. Seconded by A. Adams. Roll Call Vote: Lopez-YES; Bethoney-YES; Pratt-YES; Adams-YES; Williams-YES. Voted 5-0-0.

## **GENERAL MATTERS**

Mr. Pratt said when he was reviewing the Fiori & Fern sign beforehand, he was not sure where the specific precedent was for the angle that the lights should be at so they do not cause any glare onto the street. Chair Williams said they are sort of trusting them; they are trying to illuminate the signs and shining into the building makes the most sense. He said they already went through a site plan review for this property and would have looked at a photometric at that time. He said he is not sure if the lights would have been on that photometric. He said that is an interesting case of lighting a building sign with an external light. He said it seems like they should be submitting an updated photometric. He said he thinks this does not really arise that often, but this is a good point. He noted the Commission had done a review of the bylaws, and those notes were passed to the town planner. He said this is a note that could be given to the town planner also. Ms. Bethoney said she would be more concerned about street lighting on industrial light poles.

### **Approval of Minutes: January 9, 2024**

**Motion:** To **Approve** the January 9, 2024 Meeting Minutes. Motioned by P. Lopez. Seconded by A. Pratt. Roll Call Vote: Lopez-YES; Bethoney-YES; Pratt-YES; Adams-ABSTAIN; Williams-YES. Voted 4-0-1.

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

Chair Williams stated this item is not on the agenda until 7:40 PM. He explained that for a site plan review, the Commission is looking at the site, lighting, landscaping, and facades of the building which the Commission will discuss and make recommendations on. He said that the applicant does not seem like they submitted any signage at this time. Ms. Kinhart said she did not hear from the applicant today.

Ms. Bethoney said that if this will be going to the next meeting, can we let them know items we would like to see. She said there is significant grading/earthwork that they are going to be doing, and a series of walls that are terraced as a result of this plan. She said she would like to understand better what the big block walls and small block walls are going to look like aesthetically as they will be a significant feature within the site. She said she would like more information. She said she does not think she saw planting in the plan set. She said she would like a planting plan and plant list. She asked if there were colors and samples for the siding. She asked if this needs to go before Conservation Commission. Ms. Kinhart said there was an approximately 400-page stormwater report which was not included in this meeting packet.

Chair Williams said that he thinks this is a 55-plus type community. Ms. Bethoney commented on the street lighting and said the locations of the poles are not consistent, and there will be some dim or dark spots. She said there should be some consistent lighting on the road.

Mr. Lopez confirmed that at 7:42 PM the applicant was not in attendance at the meeting.

## **GENERAL MATTERS (continued)**

### **Old Business**

Chair Williams said that he mentioned the Big Y sign to Building Commissioner Gus Brown. He said he is not sure if anything happened; he will follow up with him. He said he has not talked to Director of Planning

and Community Development about changes to the regulations; he will have a discussion with him about that.

**New Business**

Chair Williams said the Episcopal Church on Pleasant Street has an LED reader board under their sign that they did not get approved, and it would not have been approved. He said he will make a note to Mr. Brown to tell them to not have that. He said the rules are the rules.

**Motion:** To **Adjourn** by P. Lopez. Seconded by A. Adams. Roll Call Vote: Lopez-YES; Bethoney-YES; Pratt-YES; Adams-YES; Williams-YES. Voted 5-0-0.

Meeting adjourned at 7:45 PM.

Respectfully submitted,

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Judith Lizardi  
Recording Secretary