

FRANKLIN HERITAGE COMMISSION MINUTES

MONDAY, MAY 9, 2022 at 6:00 P.M.

City Hall - 316 Central Street

- ❑ **Call to Order – 6:00**
- ❑ **Salute to the Flag – led by Leigh Webb**
- ❑ **Roll Call:** Chairman Glen Feener, Colby Morrill, Tim Stangroom, Leigh Webb. Absent: Bob Lucas, Councilor Paul Trudel due to City Council Meeting.

❖ **Seat Alternates** – Leigh Webb seated for Paul Trudel.

- ❑ **Approval of Minutes of the April 11, 2021 Public Hearing Meeting of the Board.**  
Member Webb made a motion to approve the minutes as written, seconded by Member Stangroom. **Motion carried 4-0-0.**

- ❑ **Old Business:**

**H 22-04:** Hank Tran and Nguyen Thi Hai Duong, owners, at 436 Central St. are requesting façade improvements, namely new siding colors/materials. The property is located at Map/Lot 117-159-00. Continued from April 11, 2022

Mr. Tran, owner, spoke to the application. He explained that the existing siding is broken on the front and he is looking to paint the siding and cover the broken/missing piece with a platform/ledger board to mount future sign for whatever business rents the space. Member Webb confirmed the color and that Mr. Tran was planning to paint the siding, not replace it. Mr. Tran confirmed that he would be using a paint that is supposed to adhere to vinyl siding and the color is not exactly what is on the approved chart but is close. Member Webb asked if there would be any other colors. Mr. Tran confirmed the only other color would be white as shown in the picture he provided. Member Webb suggested the platform be a little bigger than the allowed sign.

Chairman Feener asked if the trim around the windows would be painted. Mr. Tran explained that he may replace the windows with the same size as is currently there but more energy efficient. He might paint the trim if he does not replace the windows. Chairman Feener asked what color the trim would be, to which Mr. Tran confirmed it would be white whether he changed the windows or not.

Member Stangroom asked if he was proposing any outdoor lighting. Mr. Tran is not. Member Webb asked if he had tested painting the vinyl. Mr. Tran said he had not but believed it was possible. Member Morrill said he had seen vinyl siding painted before and it confirmed that it does hold up to the weather. Member Webb suggested that he test it and check the condition of

APPROVED 6/13/2022

the vinyl prior to painting all of it. Member Stangroom asked if he would be doing the painting himself or hiring someone. Mr. Tran confirmed that he would be doing it himself. Member Stangroom then asked if the future business would be able to put a blade sign up as well as the wall sign. Mr. Tran confirmed they would be able to.

Chairman Feener opened the hearing to the public but nobody spoke so it was closed and brought back to the Board. Chairman Feener then went through the requirements of making a motion and summarized the elements being considered. Chairman Feener then made a motion to approve the application with the following conditions: 1) a sample of the paint is to be submitted and approved by the Planning Director, 2) window trim and platform are to be painted white, and 3) the platform/ledger board is to conform to the size of the sign ordinance. Motion was seconded by Member Webb. **Motion carried 4-0-0.**

□ **New Business:**

**H 22-06:** "Downtown Crepes," tenant, at 42 Franklin St. is applying to install an awning and wall mounted sign. The property is located at Map/Lot 117-176-00.

Louise Nylander, owner of Downtown Crepes, spoke to the application. They are looking to install a black and white striped awning along the length of the shop and a circular blade sign above it.

Member Webb asked how far out the awning will reach. Mrs. Nylander confirmed it would extend 36" from the building. Member Stangroom said that it looks like it is fixed, not retractable. Mrs. Nylander confirmed that it will be fixed. Member Morrill asked who would be installing the awning. Mrs. Nylander said Concord Awning has been hired to make and install it. Member Webb asked if the owner of the building had been consulted about the awning. Mrs. Nylander confirmed that he had and approved of it. There are already bolts on the wall for the awning and the sign. Chairman Feener said he was familiar with the work of Concord Awning and confirmed they do very nice work.

Member Stangroom asked if any outside lighting was proposed. Mrs. Nylander said they would only be replacing the light in the foyer, not adding any outside lighting. Member Webb asked what the business hours would be. Mrs. Nylander said they plan to be open until 6:00 p.m. Member Webb acknowledged that those hours would not make outside lighting an issue. Member Webb also said how much he liked the design of the blade sign. He felt the colors and design were very tasteful. Other members of the Commission agreed that they approved of the design.

Chairman Feener opened the hearing to the public but nobody spoke so it was closed and brought back to the Board. Member Morrill made a motion to approve the application as presented. Motion was seconded by Member Webb. **Motion carried 4-0-0.**

**H 22-07:** "Lakes Region E-Bikes", tenant at 446 Central St, is applying to install a wall mounted sign. The property is located at Map/Lot 117-161-00.

Justin and Audry Barriault, owners of Lakes Region eBikes, spoke to the application. They explained the business model and where the sign would be located. Member Webb made a

APPROVED 6/13/2022

suggestion that they consider putting the sign within the big, front wheel of an old-fashioned bicycle and gave them a rendering of it. Mr. and Mrs. Barriault said they would consider it and thought it was better than some of the other suggestions they had been given.

Member Stangroom asked if they had any plans for a blade sign. Mr. Barriault said they were not familiar with those but thought it was an interesting idea and would speak to the property owner about it.

Member Morrill asked if this was a beginning sign and if it would evolve at all. Mr. and Mrs. Barriault agreed that it could possibly evolve. Member Stangroom said the colors were not exactly historical and asked if they are married to those shades. Mr. Barriault said the blue shade changes a little bit depending on what it is printed on.

There was discussion among the Board about which shades on the historical color chart would be close to what they have proposed and could they get it closer to an approved color. Mr. Barriault said he would do his best to get it as close as possible to their recommendation but would need to speak to his printer to check on the options. Chairman Feener thought Meeting House Blue was very close, as well as Robins Egg Blue could be considered. Chairman Feener said the Planning Director could make the final determination.

Chairman Feener opened the hearing to the public but nobody spoke so it was closed and brought back to the Board. Member Stangroom made a motion to approve with the following conditions: 1) final shade of blue needed to be approved by the Planning Director and 2) a future blade sign would be approved by the Planning Director. Motion was seconded by Member Webb.  
**Motion carried 4-0-0.**

**H 22-08:** "Hidden Treasures Antiques & Collectibles"" at 330/332 Central St is applying for a new wall sign and to paint the façade of the store. The property is located at Map-Lot 117-149

Mike Vertone, owner of Hidden Treasures Antiques & Collectibles, spoke to the application. He explained that he had taken over the business from the previous owner and would be following the design and colors previously approved for the store. He liked the recommendation from Director Creighton to consider a blade sign and will be looking into that. He also explained that the one difference from the prior approval was that he wanted to paint the façade gray, not green as is currently there.

Member Stangroom asked about the gray color, why the change. Mr. Vertone explained that he was trying to make it look more antique to match the theme of the store. He also said the green really shows the dirt and they thought maintenance would be easier with the gray. Chairman Feener pointed out the Polished Pewter color on the chart is very close to his proposed color and is approved.

Chairman Feener opened the hearing to the public but nobody spoke so it was closed and brought back to the Board. Member Webb asked how long the previous owner had been there. Mr. Vertone said she had opened the shop in January but just wasn't up to the task of running a business so he bought it from her. Member Stangroom asked if there was any conflict with the owners. Mr. Vertone confirmed that there was not.

APPROVED 6/13/2022

Member Stangroom made a motion to approve with the following conditions: 1) the sign is to be vinyl sign in cream and stagecoach red, 2) final shade of gray needed to be approved by the Planning Director and 3) a future blade sign would be approved by the Planning Director. Motion was seconded by Member Webb. **Motion carried 4-0-0.**

- ❑ **Other Business:** None
- ❑ **Public Comment:** None
- ❑ **Adjournment:** Member Stangroom made a motion to adjourn, seconded by Member Webb. **Motion carried 4-0-0. Meeting adjourned at 7:00 p.m.**

Respectfully submitted,

Judy Bibbins  
Planning and Zoning Administrative Assistant