

FRANKLIN HERITAGE COMMISSION MINUTES

MONDAY, NOVEMBER 14, 2022 at 6:00 P.M.
City Hall - 316 Central Street

- ❑ **Call to Order – 6:00 p.m.**
- ❑ **Salute to the Flag – led by John Benham**
- ❑ **Attendance:** Bob Lucas – Acting Chairman, Tim Stangroom, Alternate Leigh Webb (seated for Glen Feener), Alternate Joya Pinkham Clark (seated for Colby Morrill) Absent: Chairman Glen Feener, Councilor Paul Trudel (City Council Meeting), Colby Morrill.

❖ Staff present: Judy Bibbins, Planning and Zoning Administrative Assistant.

- ❑ **Approval of Minutes of the September 12, 2021 Public Meeting of the Board.**
Member Webb made a motion to approve the minutes, seconded by Member Clark. **Motion carried 4-0-0.**
- ❑ **New Business:**

H 22-16: Vulgar Brewing Company, tenant, is applying for approval of signage on the back side of 378 Central Street. Map/lot number is 117-151-00.

Damon and Megan Lewis, owners of Vulgar Brewing Company, spoke to the application. They explained the need to have a sign on the back of the building as it faces a parking lot and want to be able to direct people to the correct door for entrance.

Member Clark asked about the material and how it will be attached. Mr. Lewis responded that it is brushed metal and would be affixed into the mortar so as to minimize damage to the bricks. Tilton sign works will be installing it and will use approximately 40 contact points in total.

Member Webb asked about the pictures in the application and also if the gooseneck lights in the rendering are part of the plan. Mr. Lewis explained that the Planning Director had requested he show every face of the building and the lights shown are something they want to do eventually but will not happen right now.

Chairman Lucas asked for any public comment but there was none. Discussion was brought back to the Board. Member Stangroom asked if the size would comply with the ordinance. Judy Bibbins confirmed that has been reviewed by the Planning Director.

Member Webb made a motion:

"I move that the Franklin Heritage Commission approve the proposed wall sign and lighting at 378 Central St, Map-Lot 117-151, as presented and/or amended with the following conditions:

1) The sign is to be constructed as proposed.

2) Lighting details (dimensions of light head, and bulb type and wattage, and quantity) are to be reviewed and approved by the Planning Director before installation.

Motion was seconded by Member Stangroom. **Motion carried 4-0-0.**

APPROVED 12/12/2022

H 22-17: Franklin Home for the Aged Association d/b/a Peabody Place, owner, is applying for approval of two new signs at 24 Peabody Place. Map/lot number is 117-138-00.

Chairman Lucas recused himself as he is Vice President of the Board of Managers for Peabody Place. He appointed Member Stangroom as acting chair for this application. Member Webb disclosed that he is a non-voting corporate member, but did not feel this was a conflict of interest and as such will remain seated.

John Benham from Peabody Place spoke to the application. He explained that there are 2 signs. The first is a monument sign with a brick base and lit from within. It will be placed at an angle so it is visible from both directions as Central Street curves in that area. The second is a wall sign that is lit from dusk to dawn.

Member Webb asked for clarification on the lighting because internally-lit signs are not permitted in the Historic District. Mr. Benham explained that his understanding is that the light is not internal but along the top within a channel. Member Webb asked for confirmation that the colors are approved or are they at least very close to approved colors. Judy Bibbins confirmed that there are colors very similar on the approved list.

Member Clark asked for more clarification on the lighting. Mr. Benham will follow up with the manufacturer for a better description and example if possible. He also disclosed there is a government logo that is not shown on the pictures but is required to be on the sign.

Acting Chair Stangroom asked for any public comment. Bob Lucas, as a member of the public, commended Mr. Benham on his work on this project. Comment was closed and brought back to the Board. Member Webb pointed out that the proposed motion in the staff notes allows for Director Creighton to review the lighting.

Member Webb made a motion:

"I move that the Franklin Heritage Commission approve the proposed freestanding and wall sign at 24 Peabody Place, Map-Lot 117-138, as presented and/or amended with the following conditions:

1) The sign is to be constructed as proposed.

2) Any proposed lighting of the signs is to be reviewed and approved by the Planning Director before installation. Lighting details (dimensions of light head, and bulb type and wattage, and quantity) would need to be submitted for review and approved."

Member Clark seconded the motion. **Motion carried 3-0-0.**

Bob Lucas resumed his position as acting Chairman. With no other business to come before the Board, he asked for a motion to adjourn.

- **Adjournment:** Motion to adjourn made by Member Webb, seconded by Member Clark. Motion carried 4-0-0. Meeting adjourned at 6:26 p.m.

Respectfully submitted,

Judy Bibbins
Planning and Zoning Administrative Assistant