

**FRANKLIN HERITAGE COMMISSION MINUTES**

**MONDAY, JULY 12, 2021 at 6:00 P.M.**

- ❑ **Call to Order** – Chairman Feener called the meeting to order at 6:00 p.m.
- ❑ **Salute to the Flag** – led by Bob Lucas
- ❑ **Roll Call:** Chairman Glen Feener, Tim Stangroom, Bob Lucas, Colby Morrill & James DeBernardo. Absent – Sam McLaughlin, Paul Trudel (City Council Meeting) Mr. DeBernardo is seated for Member Trudel for voting purposes.
- ❑ **Approval of Minutes of the June 14, 2021 Public Hearing Meeting of the Board.** Member Morrill asked that the minutes be clarified on the point of “historical artifacts” to specifically identify Native American historical artifacts. Minutes were amended accordingly. Member Lucas made a motion to accept the minutes as amended, seconded by Member Morrill. Motion passed 4-0-1 with Member Lucas abstaining from the vote as he was not present at the June 14 meeting.
- ❑ **New Business:**

**H 21-04:** Cumberland Farms, Inc. is seeking approval of the design changes to the previously approved construction of a new convenience store and gas station at 192, 196, and 202 Central Street, Map/Lot 117-130, -131, and -135. The design changes are at the request of the Franklin Heritage Commission meeting held on June 14, 2021.

Attorney FX Bruton presented the updated drawings to the Commission, explaining the change to brick on the lower portion of the building and the brick pillars on the sign. He explained that after the last meeting they had driven around Franklin to get a clear idea of brick colors, looked at the architecture of the other buildings brought up at the last meeting before making the changes and feel they have covered everything the Commission asked of them. He explained that Dawn Johnson from Cumberland Farms would be bringing the brick samples for review.

The members of the Commission had a lengthy discussion regarding the new designs with Member Stangroom bringing up the idea of the sign pillars mimicking the pillars on the store with brick only on the lower portion instead of all the way to the top. Members Morrill and Feener liked the all-brick, others had no preference. Member Stangroom said it was just a thought but did not dislike the all-brick design.

Ms. Johnson presented the brick samples and after much discussion and comparison the Commission agreed that they favored the pallet called “Brandywine.”

Member Lucas asked about the possibility of reorienting the building so it faces Central Street. Attorney Bruton and Ms. Johnson explained that the lot(s) have many challenges including environmental concerns that would not make that feasible to put the gas pumps

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in. It would also cause drainage issues and complicate the traffic flow. Ms. Johnson also explained the functionality required for the tanker trucks to be able to safely enter/exit the filling tanks while maintaining public safety. Member Lucas stressed liked that he liked the design of the building with two “fronts” so it faces traffic from both directions. He then asked what the plan was for the existing Cumberland Farms building on the other lot. He expressed concerns about a boarded-up building becoming an eyesore and proposed the idea of it being torn down.

Attorney Bruton explained that the plan is to sell the building after the pumps, holding tanks and signs are removed. He explained that with the size of the lot and current zoning regulations, if the current structure was torn down nothing would be able to be built on it due to not meeting current setback requirements. Member Stangroom asked for clarification as to what would be happening with the property of the existing Cumberland Farms. Ms. Johnson explained that all gas, pipes, pumps, tanks and canopy would be removed as well as the free-standing sign removed. Member Stangroom also had concerns about the look of the back of the proposed building as that is visible for certain perspectives. Could it be dressed up at all? Ms. Johnson offered that they could continue the brick all around the building and add some faux windows so it looks less like the back of a building and improve the aesthetics. That was agreeable to the Commission.

Chairman Feener opened it up to Public Comment. Annette Andreozzi spoke, thanked Cumberland Farms for their work. She voiced concerns about the brick choice, stating that she felt it should be less gray. She also expressed her concern about the green stripe around the building and that she does not feel it matches anything in the color chart. She would like to see it more muted.

Chairman Feener then closed the public hearing. The Commission discussed the sign options of full-brick on the sides or partial brick, the brick being carried around the entire building, the faux windows on the back of the building and the options of brick color. It was agreed to leave the sign with the full-brick sides as presented by Cumberland Farms, carry the brick around the building and add faux windows to the back, and chose the Brandywine pallet for the brick.

Member Morrill made a motion to approve the redesign with Brandywine bricks and add the brick to the back of the building and faux windows. Motion was seconded by Member Stangroom. **Motion carried 5-0-0.**

Members Lucas and Feener thanked Cumberland Farms for all their work and patience and thanked the Board for all their efforts on this project.

There was a brief discussion about the cannon that sits on the property but, as that is City property the Planning Board will discuss it.

- ❑ **Other Business:** None
- ❑ **Public Comment:** None

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- **Adjournment:** Motion to adjourn made by Member Stangroom, seconded by Member DeBernardo. Motion carried 5-0-0. Meeting adjourned at 7:05 p.m.

Respectfully submitted,

Judy Bibbins  
Planning and Zoning Administrative Assistant.