

CITY OF FRANKLIN HERITAGE COMMISSION

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FRANKLIN HERITAGE COMMISSION MINUTES

Thursday, March 29, 2018 at 6:00 p.m.

- ❑ **Call to Order: 6:00 p.m.**
 - ❑ **Salute to the Flag**
 - ❑ **Roll Call: Present--Mike Mullavey, Leigh Webb, Jeff Whitney, Glen Feener, & Bob Lucas.
Absent--Paul Trudel.**
 - ❖ **Seat Alternates: Glen Feener is seated for Paul Trudel for voting purposes.**
 - ❑ **Approval of Minutes of the February 27, 2017 Public Hearing Meeting of the Board.** Member Webb motioned and Member Lucas motioned seconded approval of the minutes as written. **Motion passed by a vote of 5-0-0.**
- Old Business:** Continuation of hearing on:
- ❑ **H 18-01: Application for an internally illuminated sign for a nail salon at 334 Central Street, along with façade improvements to include new entry, windows, and painting.**

As the applicant was not present to speak, the meeting was open to the public. Annette Andreozzi, Ward 3, said that it appeared that the applicant was planning on expunging the building's original features and putting on a pseudo façade with all new materials that don't replicate the original materials. This approach is in direct opposition to the building codes pertaining to historic buildings, which directed repairs to be done utilizing the original materials or like materials. In particular, she questioned the use of new windows, instead of having the original windows repaired and interior storm windows installed to provide greater energy efficiency. Lastly, she questioned the proposed header running the length of the storefront. Member Webb suggested that the header was probably meant to support the sign.

There was no one else from the public to speak and the discussion was brought back to the board. Member Lucas inquired about the width of the current cornice running across the front of the building, adding that he'd like to see the sign placed there. Planner Lewis estimated that it was approximately 13" and stated that it was too narrow for the proposed sign that is 18" in height by 120" in width.

Member Webb confirmed that the sign was three dimensional, then asked about the status of the entry ceiling, and if any of the façade features being removed were load-bearing. Planner Lewis had no information regarding the ceiling, but stated that the Code Inspector would be consulted when a building permit was submitted.

Member Whitney asked about the framing that would be used on the new façade and was informed that it would be mostly wood or Azek. The replacement glass would need to be tempered glass. All the commission members were in agreement that a wood or wood simulated door should be part of the conditions for approval of the façade changes. Planner Lewis told the Commission that he had suggested the owner employ a design consultant or an architect to help with the façade improvements, but the owner hasn't entertained the suggestion.

After confirming that the paint color choices were among the Approved Colors, the lighting of the sign was brought up. Planner Lewis informed the Commission that at this point the owner hadn't committed to gooseneck lamps, but if the members were okay with the overhead lights like those on the PermaCityLife building, he could be authorized to approve that.

Member Lucas motioned for approval of application H 18-01 with the condition that the replacement door be either made of wood or simulated wood materials. Member Webb seconded the motion. **By a vote of 5-0-0 the motion passed.**

New Business: None.

Other Business: Discussion on establishing a regular meeting schedule. The commission members felt that a flexible schedule would better serve the needs of any applicants.

Planner Lewis suggested that a meeting be set to discuss signage in the historic district. There are several signs in storefronts that have never been approved by the Commission. Mr. Lewis mentioned Littleton, New Hampshire's approach to dealing with a multitude of storefront signs at Porfido's Market was to establish a kind of community bulletin board with smaller signs posted there. With all the new types of signs to choose from it would behoove the Commission to have an internal discussion of what type of signage would be appropriate for the district. Member Lucas said it would be a good idea to establish clear definitions as to the type of signs and added that it would ultimately keep store owners from investing a lot of money into a sign and then finding that the design is not allowed. Member Webb said that it would ultimately make people more aware of the Heritage Commission.

Public Comment: None

Adjournment: A motion to adjourn was made by Member Webb at 6:45 p.m. All were in favor.