

FRANKLIN HERITAGE COMMISSION MINUTES

MONDAY, MAY 08, 2023 at 5:00 P.M.

City Hall - 316 Central Street

- ❑ **Call to Order – 5:04 p.m.**
- ❑ **Salute to the Flag -**
- ❑ **Attendance** –Councilor Paul Trudel (Acting Chairman), Alternate Leigh Webb (seated for Bob Lucas), Tim Stangroom, Alternate Joya Pinkham-Clark (seated for Colby Morrill), Chairman Glen Feener (arrived at 5:20), Bob Lucas (arrived at 5:45), Colby Morrill (arrived at 5:50), Planning Director Seth Creighton, Planning & Zoning Administrative Assistant Judy Bibbins.
- ❑ **Old Business:** None
- ❑ **New Business:**

H 23-04: The Lofts at Shepard Block HOA is applying for approval to paint the trim on the Auerbach Building to match the Shepard Building at 361 Central Street. The property is located at 355-359 Central Street, Map/lot number 117-054-00.

Christy Mank spoke to the application. She explained that the residents of the Lofts at Shepard Block Homeowners Association are looking to make all the windows cohesive. The units span from the Shepard building to the Auerbach building and are asking to paint the window trim the same colors. She acknowledged that the buildings are from different eras, but the windows are similar and the colors will be the same.

Member Webb shared that he was happy to have had the discussion and now that he understands the motivation, he has no objections to it. Member Clark asked for confirmation the colors will match that of the Shepard Building. Ms. Mank said they would and have already been in touch with the Waterhorse Pub as they matched the colors for their signage.

Acting-Chairman Trudel opened the application to public comment. Annette Andreozzi expressed concerns about the storefronts of the Auerbach building not matching the upper floors and suggested a condition that the storefronts be required to match if they come before the Board for façade changes as well expressing opposition to the 2-color design of the window trim.

Member Clark supported the idea of gold trim on the starburst design of the windows as did Member Stangroom. Acting-Chairman Trudel supported either design but thought it shouldn't match exactly. Member Stangroom asked Director Creighton if the Board approved the colors could the exact design be approved administratively. Director Creighton said they could. Ms. Andreozzi expressed concerns about the spirit of the ordinance and the design. Member Clark acknowledged the concerns but supported the design. Director Creighton said there was no motion needed as it did not require approval. The colors are approved and the ordinance allows property owners to paint in the approved colors. The Board thanked Ms. Mank for the discussion.

Glen Feener resumed his position as Chairman.

H 23-05: Franklin Savings Bank is applying for approval to change the façade at 387 Central Street. The property is located at Map/Lot #117-170-00.

Nicole Kirouac, architect for the applicant, spoke to the design. She explained they are trying to unify the façade of the entire property, they will be enclosing the stairs, creating a more obvious entrance and will repair some of the brick. They will be replacing windows for energy efficiency and keeping some of the current granite on the second floor. She shared samples of the materials being used and where they fit into the design. At the suggestion of Director Creighton, she went page by page with the changes.

Councilor Webb asked if they know what was under the pink granite, and if they know what the building looked like before and expressed concerns about modernizing the façade. Ms. Kirouac explained that the FSB Board of Directors had a particular industrial look they were trying to achieve. She presumed it was brick under the current granite but does not know for sure. They will not be removing the pink granite to prevent damaging whatever is underneath, only attaching new material over it. She explained that the bank had merged interior spaces and wanted to make the exterior cohesive as one space as well. The only material being removed and replaced is the windows. Several other members of the Board showed support of the design.

Chairman Feener opened the meeting up to public comment. Ms. Andreozzi expressed many concerns about the materials, the windows, the lack of historical accuracy, the bump-out of the doorway on the sidewalk and how all of it fits with the accuracy of the ordinance.

With no further comments from the public, Chairman Feener closed the comments and brought it back to the Board. Member Stangroom asked about repairs to the brick where the clock will be moved from. Ms. Kirouac explained it will be plugged and covered.

Director Creighton explained that his office will look at the construction through the Building Permit process and shared concerns about maintenance of the metal siding. He also shared that the existing façade would not meet the ordinance if proposed today and this new design is moving closer to compliance and looks more historical.

Councilor Trudel made a motion to approve the design, seconded by Member Stangroom. Administrative Assistant Bibbins made a point of order as two alternates had been seated for full members who had since arrived and Councilor Webb had left at 6:00 so the record needed to reflect who was voting. At the Chairman's direction, Member Clark resumed Alternate status and Members Lucas and Morrill voted. **Motion carried 5-0-0.**

- **Adjournment:** Councilor Trudel made a motion to adjourn, seconded by Member Stangroom. Motion carried 5-0-0. Meeting adjourned at 6:23 p.m.

Respectfully submitted,

Judy Bibbins
Planning & Zoning Administrative Assistant