

# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



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## PLANNING BOARD

### January 8, 2024 Meeting Minutes

Chair Gregory Rondeau called the above-captioned meeting held in the Town Council Chambers at 355 East Central Street, Franklin, MA, to order this date at 7:00 PM. The public had the option of dialing into the meeting using the provided phone number or participating by copying the provided link. Members in attendance: Gregory Rondeau, Chair; Beth Wierling, Vice Chair; Jennifer Williams, Clerk; Jay Mello; Christopher Stickney. Members absent: None. Also present: Michael Maglio, Town Engineer; Amy Love, Planner; Gary James, BETA Group (via Zoom).

#### 7:00 PM **Commencement**

Chair Rondeau reviewed the Zoom platform call-in phone number and the Zoom link which were provided on the meeting agenda. The meeting was audio and video recorded.

#### 7:00 PM **PUBLIC HEARING** – *Continued*

##### ***Maplegate Solar South***

Site Plan Application

*Documents presented to the Planning Board are on file.*

**To Be Continued**

Chair Rondeau stated that a continuance was requested. Ms. Love confirmed the request and recommended to continue to February 26, 2024.

***Motion to Continue Maplegate Solar South, Site Plan Application, to February 26, 2024. Wierling.***

***Second: Williams. Vote: 3-0 (3-Yes; 0-No).***

#### 7:00 PM **PUBLIC HEARING** – *Continued*

##### ***0 Upper Union Street Solar Project***

Site Plan Application

*Documents presented to the Planning Board are on file.*

Mr. Richard Tabaczynski of Atlantic Design Engineers on behalf of the applicant and Mr. Dan Solorzano from Valta Energy (via Zoom) addressed the Planning Board. Mr. Tabaczynski provided an update. He said their task over the last month was to get final minor revisions completed to address the minor comments from the consulting engineer, BETA. He said they received a comment letter on January 3, 2024. He said it indicated all comments were addressed except two remaining minor items. He said since the end of last week and today, they got those addressed and on a revised set of plans and response letters emailed. He said he has hard copies of the revised drawings with him today. He said one comment was about the emergency spillway detail that they had for the detention basins. He said it was recommended to have a solid concrete berm/curb put in place at the spillway elevation. He said it was a good point and they added a detail to that effect in sheet 10 and some call outs on sheets 6 and 7. He said the other comment was related to the infiltration chambers at the entrance to the project at the paved driveway. He said they had proposed a deep sump manhole to address to remove some suspended solids prior to discharging into the infiltration system; the reviewing engineer recommended the use of filter fabric wrap

on the Cultec chambers. He said they changed the detail on sheet 9 to call that out and on sheet 6 to indicate the revision was taken care of at the entrance. He said those are the two minor edits made on the plan sheets; other than that, the plans are the same as previously submitted in December. He provided copies of the plans and response letters to Ms. Love.

Chair Rondeau confirmed that the applicant is just waiting for the Conservation Commission. Mr. Tabaczynski said their hearing with the Conservation Commission is next Thursday. He said the Conservation Commission wants to have all the stormwater comments addressed which were running through the Planning Board; he anticipates getting Conservation Commission's Order of Conditions next Thursday.

Mr. Mello asked about the Cultec system and the ability to remove TSS when it is exhausted if it is buried. He said if Mr. Maglio and Mr. James do not have a problem with it, that is one thing, but he would like to look at other sites a little more in depth. Mr. Tabaczynski stated that there are two rows of Cultec chambers, and he explained the workings of the system.

Ms. Williams said that she wants to make sure the Order of Conditions from the Conservation Commission is received before the Planning Board moves forward. She said she thinks it is important to restore natural habitat or trees lost through deforestation to make this project happen. She asked for the decommissioning plan and said what are we doing if anything to replace trees or contribute to a tree fund in town. Chair Rondeau said he has the same question. He said he sees the bond, and he sees the decommissioning, but he does not see anything for the replanting of trees. He said he would like to make sure there is a replant.

Ms. Wierling said the applicant submitted their wetlands area replication planting plan to Conservation Commission which has plants on it. Chair Rondeau noted the clearing of the farm itself which is about two acres. He said just like they have done with others, the number of trees removed, they would like them replaced in kind, basically. He said they want to make sure they have money in the bond for that. Mr. Tabaczynski said they would definitely accept a condition for that for the decommissioning and the amount of the bond can be determined prior to the building permit. Chair Rondeau said that he wants to make sure that gets worked out between Mr. Love, Mr. James, and Mr. Maglio prior to the next meeting. He said the Planning Board will probably close the hearing and vote the same night just because the applicant has gotten everything done.

Mr. Maglio asked Chair Rondeau for clarification regarding the restoration bond. Chair Rondeau said that he was talking about planting trees as part of the decommissioning plan itself.

Ms. Wierling said that Ms. Williams wants to see trees replanted now. Ms. Wierling said her question is that it is a solar field, so planting trees is going to impact their ability to sufficiently use it. She said so, what Ms. Williams is saying is that she wants to see money put into a tree fund for trees to be planted elsewhere. She said Chair Rondeau is talking about trees being planted during the decommissioning of the solar field.

Chair Rondeau explained that he wants to be consistent with what they have asked others in the past to do. He said they have not asked others to plant trees elsewhere. Ms. Williams said she thinks they have asked other applicants to financially contribute to the town. Chair Rondeau said he does not think so.

Ms. Wierling said in reading the comment letter from Atlantic Design, it says the only planting proposed are with the wetlands mitigation and replication areas. She said they are not planning any plantings. Ms. Williams said she wants to make it the same as for others in the past.

Mr. Maglio explained that there have been some project subdivisions where the developer has not been able to install all the trees or the residents did not want them, so those developers put the money into a tree fund for planting elsewhere in town. Ms. Love reviewed some examples of plantings other developers have done.

Discussion commenced on the percentage for the bond. Mr. James commented and noted that 5 percent is not unreasonable. Mr. Tabaczynski said the 5 percent is fine. He confirmed the Planning Board would like them to update the estimate to include replanting of trees, a 5 percent increase, and the Conservation Commission closed out.

***Motion to Continue 0 Upper Union Street Solar Project, Site Plan Application, to February 5, 2024. Wierling. Second: Williams. Vote: 3-0 (3-Yes; 0-No).***

7:00 PM        **PUBLIC HEARING** – *Initial*  
***86 Populatic Street***  
Special Permit & Site Plan Application  
*Documents presented to the Planning Board are on file.*  
**Withdrawn**

Chair Rondeau confirmed this item was withdrawn. Ms. Love stated that a roll call vote should be taken on the withdrawal.

***Motion to Accept the Withdrawal for 86 Populatic Street, Special Permit & Site Plan Application. Wierling. Second: Rondeau. Roll Call Vote: Rondeau-YES; Wierling-YES; Williams-YES; Mello-YES; Stickney-YES. Vote: 5-0-0 (5-Yes; 0-No).***

***Motion to Close the public hearing for 86 Populatic Street, Special Permit & Site Plan Application, which was withdrawn. Rondeau. Second: Williams. Vote: 5-0-0 (5-Yes; 0-No).***

7:00 PM        **PUBLIC HEARING** – *Continued*  
***Uncas Avenue***  
Special Permit & Site Plan Application  
*Documents presented to the Planning Board are on file.*  
**To Be Continued**

Chair Rondeau said that the applicant requested a continuance.

***Motion to Continue Uncas Avenue, Special Permit & Site Plan Application, to January 22, 2024. Wierling. Second: Williams. Vote: 3-0 (3-Yes; 0-No).***

7:00 PM        **PUBLIC HEARING** – *Continued*  
***10 Kenwood Circle***  
Site Plan Modification  
*Documents presented to the Planning Board are on file.*  
**To Be Continued**

Chair Rondeau said that the applicant requested a continuance.

***Motion to Continue 10 Kenwood Circle, Site Plan Modification, to January 22, 2024. Wierling. Second: Williams. Vote: 3-0 (3-Yes; 0-No).***

7:00 PM **General Business**

**A. Endorsement: 3 Fisher Street**

Ms. Love said that the Planning Board voted to approve the Site Plan for 3 Fisher Street on December 4, 2023. She said that the Certificate of Vote has been added to the Site Plans.

*Motion to Endorse 3 Fisher Street. Wierling. Second: Williams. Vote: 3-0 (3-Yes; 0-No).*

**B. Endorsement: 100-200 Financial Way**

Ms. Love said that the Planning Board voted to approve the Site Plan for 100-200 Financial Way on November 6, 2023. She said that the Certificate of Vote has been added to the Site Plans.

*Motion to Endorse 100-200 Financial Way. Wierling. Second: Wierling. Vote: 3-0 (3-Yes; 0-No).*

**C. Meeting Minutes: October 23, November 6 & November 20, 2023**

*Motion to Approve the Meeting Minutes for October 23, 2023. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).*

*Motion to Approve the Meeting Minutes for November 6, 2023. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).*

*Motion to Approve the Meeting Minutes for November 20, 2023. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).*

*Motion to Adjourn the Planning Board Meeting. Wierling. Second: Williams. Vote: 5-0 (5-Yes; 0-No).*

*Meeting adjourned at 7:22 PM.*

Respectfully submitted,

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Judith Lizardi,  
Recording Secretary

*--Planning Board approved Minutes at March 11, 2024 meeting*