

Town of Franklin



Conservation Commission

**January 20, 2022  
Meeting Minutes**

*As stated on the agenda, due to the concerns regarding the COVID-19 virus, this meeting will be conducted as a remote/virtual Conservation Commission meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link provided on the agenda. This meeting will be held in the Council Chambers, second floor of the Municipal Building, for citizens wishing to attend in person.*

**Commencement**

Chair William Batchelor called the above-captioned meeting to order this date at 7:00 PM as a remote/virtual/in-person meeting. Members in attendance: William Batchelor, Jeffrey Milne, Andrew Mazzuchelli, Patrick Gallagher (via Zoom), Richard Johnson (via Zoom). Absent: Jeff Livingstone. Also present: Tyler Paslaski, Administrative Assistant; Lenore White, WSI.

*Note: Documents presented to the Conservation Commission are on file.*

**PUBLIC HEARINGS**

**Public Hearing – Continued - NOI – Washington Street Map 304 Lot 064**

Mr. Rick Goodreau of United Consultants, Inc. on behalf of the applicant addressed the Commission. He introduced project members and consultants Mr. Peter Genta, Manager, Franklin Flex Space, LLC; Mr. Bill Hummel; and Mr. Rick Almedia who were in attendance at the meeting. Mr. Goodreau explained that the applicant obtained an additional parcel of land of approximately .5 acre for this project. This allowed for a redesign of the project. He highlighted the changes being proposed with the revised plan and application. He explained that the parking has been moved further away from the wetland resource areas. He stated that they were also able to eliminate the proposed retaining walls along the parking area with the reconfiguration of the parking. He stated that the plan includes grading, parking layout, and stormwater system which he reviewed. He reviewed the proposed erosion control at the limit of work line. He stated that the erosion control plan has been provided to the Commission and reviewed by the Commission's consultants. He reviewed that they have provided for compensatory flood storage. He noted that they have responded to comments from Ms. White.

Ms. White stated that she agreed with Mr. Goodreau regarding the erosion control which she is satisfied with. She stated that she spoke with Mr. Goodreau regarding the compensatory flood storage area; she had initial concerns about the location, but given that the slope is going to be reworked and that it is so small, she thinks it is going to be just fine. She stated that these revisions represent an improvement to the plan because when the applicant was able to purchase additional property to the north, they were able to pull the project back. She stated that the applicant has agreed to a weekly inspection of the slopes during construction to make sure they are stable. She stated that there will be quite a bit of impervious area; it exceeds 30 percent which is the standard in the wetland bylaw. She stated that Mr. Goodreau is amenable to doing some mitigation if the Commission so requires for the additional impervious area. She stated that

she thinks this is a better project, and Mr. Goodreau has addressed all her concerns. She stated that she thinks with a few special conditions the project could move forward; however, that is up to the Commission. Chair Batchelor confirmed that with Ms. White's comments, the project could go forward.

Mr. Gallagher stated that he inspected the project. He stated that yesterday he met with the applicant, Mr. Goodreau, and Ms. White at the site to walk through and get a sense visually of how the work will be situated on the property. He stated that he observed that this project involves a significant amount of grading. He stated that the proposed grading is going to result in two significant sloped areas on the site: one within the buffer zone and one not within the buffer zone. He stated that he wants to ensure the stability of the sloped area within in the buffer zone. He noted that a lot of trees will have to be removed, although not all in the buffer zone. He stated that he would like to confirm the proposed Geoweb system would ensure the stability of the sloped area in the buffer zone. He stated that due to the number of trees coming down, he would be in favor of mitigation in the form of new trees being planted. He stated that adding the additional parcel added to the project.

Mr. Goodreau stated that there are two areas that are not in the jurisdictional area. He stated that they have proposed a Geoweb system for the area within jurisdiction. Mr. Mike Everhart of Everett J. Prescott, Inc. (via Zoom) discussed the Geoweb system. He stated that this system is used for steeper slopes in order to vegetate the slope. He reviewed the features of the system. He stated that it is an erosion control measure and allows vegetation to get established. Chair Batchelor stated that he would be in favor of a Geoweb system with plantings that should be mandated. Commission members informally agreed with the planting requirement. Mr. Goodreau pointed out that there is a proposal to cover the entire area with seed mix.

Mr. Gallagher added that in addition to the sloped areas, if there were other parts of the site in which it was feasible to have additional plantings, he would recommend it. Chair Batchelor noted that they cannot require anything outside of the Commission's jurisdiction. Ms. White reviewed that it seems that they are leaning to adding trees or shrubs either into the Geoweb or to add additional trees within the 25' to 50' buffer zone which may offer some mitigation in lieu of the percentage of impervious coverage.

Ms. Karen Miller, 246 Washington Street, asked how long the Geoweb system has been in use. Chair Batchelor confirmed the Geoweb system has been around since the 1930s and that it lasts forever. Ms. Miller said that the project is in the Water Resource District and asked what does that mean. Chair Batchelor stated that the area is under state and municipal protection. Ms. Miller asked about a green belt for this project. Ms. White and Chair Batchelor stated that they are not familiar with that. Mr. Goodreau stated that was a Planning Board issue regarding trees along abutting property. Ms. Miller stated that National Grid has easements that will not allow plantings on their property. She asked how could the applicant put plantings on someone else's property. Chair Batchelor stated that they are only discussing planting trees in the resource area and buffer zone; that is where the Commission has the authority to do so as they cannot do anything outside of their jurisdiction. Mr. Goodreau noted that the project is under review by National Grid. Mr. Gallagher explained the Commission's jurisdiction.

Ms. Miller asked about the 100' buffer zone which goes to the edge of the building. Mr. Goodreau explained that the Conservation Commission's regulations provide for a threshold of 30 percent impervious. If exceeded in the 50' to 100' buffer zone, and they are at 46 percent impervious, the Commission could require mitigation. He stated that this is what is being discussed with the additional planting of trees and shrubs. Mr. Robert Dellorco, 7 Wilson Road, asked about the maintenance for the Geoweb system. Mr. Everhart explained that there is really no maintenance on the Geoweb system. Mr. Lon Risinger, 1 Taft Drive, asked about the risk of pollution on the wetlands and on the well water used for drinking by nearby residents from the light industrial processes that will occur on this site. Mr.

Goodreau stated that they are within a Water Resource District. They are aware there are private drinking water wells in the area. There are stormwater standards. Chair Batchelor confirmed that is a Planning Board issue. Mr. Risinger asked about plans to enforce such rules with future tenants. Mr. Hummel stated that the use of chemicals is prohibited in the use agreement. Ms. Mary Lou Costello asked if there has been a traffic study. Mr. Goodreau stated no, but that is a Planning Board issue.

There was a motion made by Jeffrey Milne to close the public hearing for the NOI for Washington Street Map 304 Lot 064. The motion was seconded by Andrew Mazzuchelli and accepted with a roll call vote of 5-0-0. Roll Call Vote: Milne-Yes; Gallagher-Yes; Mazzuchelli-Yes; Johnson-Yes; Batchelor-Yes.

There was a motion made by Jeffrey Milne to approve the NOI, Order of Conditions, for Washington Street Map 304 Lot 064, with special conditions #19, 20, 21, 24, 27-30, 32, 34, 41, 44, and 51, and in addition, the Order of Conditions will call for work to be completed in phases and the use of plantings and trees to stabilize not only the sloping but the buffer zone which is special condition #19. The motion was seconded by Andrew Mazzuchelli and accepted with a roll call vote of 5-0-0. Roll Call Vote: Milne-Yes; Gallagher-Yes; Mazzuchelli-Yes; Johnson-Yes; Batchelor-Yes.

#### **Public Hearing – Continued – NOI – 10 Populatic Street**

Chair Batchelor stated that the applicant requested a continuance to February 3, 2022.

There was a motion made by Jeffrey Milne to continue the public hearing for the NOI for 10 Populatic Street to February 3, 2022, at 7:01 PM. The motion was seconded by Andrew Mazzuchelli and accepted with a roll call vote of 5-0-0. Roll Call Vote: Milne-Yes; Gallagher-Yes; Mazzuchelli-Yes; Johnson-Yes; Batchelor-Yes.

#### **GENERAL BUSINESS**

**Minor Buffer Zone Activities: None.**

**Permit Modifications/Extensions: None.**

**Certificates of Compliance: None.**

**Violations/Enforcement: None.**

#### **Minutes: January 6, 2022**

There was a motion made by Jeffrey Milne to approve the meeting minutes for January 6, 2022. The motion was seconded by Andrew Mazzuchelli and accepted with a roll call vote of 5-0-0. Roll Call Vote: Milne-Yes; Gallagher-Yes; Mazzuchelli-Yes; Johnson-Yes; Batchelor-Yes.

**Discussion Items: None.**

#### **Chair and Commission Comments**

Chair Batchelor stated that a candidate for Conservation Commission member, Michael Rein, will be before the Town Council for a vote on February 2, 2022. He stated that he will be speaking with the candidate on Monday to review some items.

**Executive Session: None.**

There was a motion made by Jeffrey Milne to adjourn the meeting. The motion was seconded by Andrew Mazzuchelli and accepted with a roll call vote of 5-0-0. Roll Call Vote: Milne-Yes; Gallagher-Yes; Mazzuchelli-Yes; Johnson-Yes; Batchelor-Yes.

The meeting adjourned at 8:00 PM.

Respectfully submitted,

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Judith Lizardi  
Recording Secretary