

Town of Franklin



Planning Board

July 25, 2016
Meeting Minutes

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TOWN CLERK

Chairman Anthony Padula called the above-captioned meeting to order this date at 7:00 PM. Members in attendance: Joseph Halligan, John Carroll, William David, Gregory Rondeau, Alternate Rick Power. Also present: Michael Maglio, Town Engineer; Kristin Kaczmarek, Planner; Greg Lucas, BETA Group, Inc.

7:00 PM Commencement/General Business

Chairman Padula announced the meeting would be video and audio recorded for the public's information.

A. Limited Site Plan – 20 Liberty Way

Chairman Padula stated the Planning Board members received a plan of conditions as of now. He requested to Kristin Kaczmarek, Planner, that in the future Planning Board members receive an approved site plan before they receive an as-built. Make sure the existing conditions match what the applicants are supposed to have.

Ms. Kristin Kaczmarek stated she would do that.

Mr. Michael Maglio stated he reviewed the plans and had a few comments regarding the drainage. He requested the previous drainage calculations be included with the submission review. The applicant should demonstrate how the proposed increase in impervious will comply with the current stormwater standards. He noted the applicant showed some plastic pipe to be used, but the Planning Board usually likes to see reinforced concrete pipe. He stated there did not appear to be an applicant's representative at the meeting. He stated his understanding is that they also have to file with the Conservation Commission.

Chairman Padula stated extra-heavy, Class V, reinforced concrete pipe; no plastic pipe.

Ms. Kaczmarek stated the applicant is proposing to relocate 20 spaces on the site to make more space for truck-turning movements. They are in a wetlands jurisdictional area; they have not gone before the Conservation Commission yet. The applicant submitted a copy of a Certificate of Vote which indicates site plan approval, and a site plan for the Franklin Industrial Park, Building #3. She noted the existing site has 217 parking spaces which does not meet the town's requirement for Industrial, but does meet the Franklin Industrial Park's protective covenant. The Planning Board will need to vote that the existing number of spaces is acceptable. She stated that due to outstanding issues, the Department of Planning and Community Development recommends the meeting be continued.

Chairman Padula stated the meeting would be continued to August 8, 2016 to allow the applicant time to go to the Conservation Commission. He requested from Kristen Kaczmarek that the Planning Board members receive a copy of the original plans.

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Ms. Kaczmarek stated she provide that.

7:05 PM

PUBLIC HEARING – *Continued*
100 Financial Park – Warehouse Development
Site Plan

Documents presented to the Planning Board:

1. Letter dated July 21, 2016 from Greg Lucas, BETA Group, Inc., to Franklin Planning Board
2. Letter dated July 12, 2016 from Greg Lucas, BETA Group, Inc., to Franklin Planning Board
3. Letter dated July 7, 2016 from Michael Maglio, Town Engineer, to Franklin Planning Board
4. Memorandum dated July 21, 2016 from Department of Planning and Community Development to Franklin Planning Board
5. Letter dated July 20, 2016 from Daniel Mills, MDM Transportation Consultants, Inc., to Franklin Planning Board
6. Letter dated June 17, 2016 from Matthew Crowley, BETA Group, Inc., to Franklin Planning Board
7. Memorandum dated June 16, 2016 from Department of Planning and Community Development to Franklin Planning Board
8. Letter dated June 10, 2016 from Douglas Hartnett, Highpoint Engineering, Inc., to Franklin Planning Board
9. Letter dated May 12, 2016 from Matthew Crowley, BETA Group, Inc., to Franklin Planning Board
10. Letter dated May 11, 2016 from George Russell, Conservation Agent, to Douglas Hartnett, Highpoint Engineering, Inc.
11. Memorandum dated May 3, 2016 from George Russell, Conservation Agent, to Franklin Planning Board
12. Memorandum dated May 3, 2016 from Franklin Board of Health to Franklin Planning Board
13. Town of Franklin Planning Board Public Hearing Notice with Received by Town Clerk date May 7, 2016
14. 100 Financial Park – Warehouse Development, Site Development Plans, with Revision date June 13, 2016

Mr. Douglas Hartnett, Principal of Highpoint Engineering, and Mr. Will Deshler of CRE Management, the applicant for the project, addressed the Planning Board. Mr. Hartnett provided an update since the last meeting. They made revisions to the traffic analysis, done by Daniel Mills of MDM Transportation Consultants, Inc., based on the restricted Grove Street access that had been agreed to with the DPW and the town. BETA Group has reviewed it and provided follow-up correspondence. Mr. Hartnett stated they received a final review letter from the Planning Department regarding any outstanding issues. They received a clean peer review letter from the Conservation Commission, although at the last meeting there was not a quorum, therefore, the meeting was continued.

Chairman Padula questioned Gus Brown, Building Commissioner, regarding a town bylaw that trucks must stop at 9:00 PM.

Mr. Brown stated that the 9:00 PM stop time is for construction on a site. He is not aware of any bylaw that restricts the use of a truck after 9:00 PM.

Chairman Padula stated this hearing will be continued as the applicant does not have an approval from the Conservation Commission. He does not have a concern with the project, but he does have a concern with traffic going through a residential area. The existing warehouse is currently vacant and will now be twice as big as it was. He noted the applicant will be putting in a traffic signal there. If a food storage facility goes there, then the trucks can run every day of the week as there will be perishable items. With Amazon

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becoming so popular, as well as the postal service, and running every day, that is another busy entity. He asked the traffic consultant if this was taken into consideration.

Mr. Daniel Mills of MDM Transportation Consultants, Inc. stated they looked at a typical warehouse development that could include a commerce-type facility. As there is no known tenant they looked at industry standards to estimate the amount of traffic. They focused on morning and evening peak hours and did not really look at other time periods.

Mr. Halligan stated it is zoned Industrial. The biggest issue is half the project is already built. How can a restraint on the second half of the project be put in place when there is no control over what is already built? Who is going to be out there asking every truck which building they are going to as the project is half built with 24/7 use?

Mr. Brown read the industrial district performance controls, but it does not address truck traffic. He noted that if and when this gets approved a restriction can be put on and it so it has to come to him before the use is granted.

Greg Lucas, BETA Group, stated that based on the previous changes to the traffic report, there are no other outstanding issues.

Mr. Hartnett confirmed a traffic light will be installed.

Motion to Continue public hearing for 100 Financial Park, Warehouse Development, Site Plan, to August 8, 2016, at 7:15 PM. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No).

General Business (continued)**B. Lot Release – 7 Elizabeth Way**

Chairman Padula recused himself.

Ms. Kaczmarek stated the Department of Planning and Community Development received an email for this lot release which is Lot 16 in Mine Brook Subdivision. Form G was included. They would like the Planning Board's approval.

Mr. Maglio stated he believes this is an existing house that was built some time ago, they just never formally had a lot release.

Motion to Approve Lot Release for 7 Elizabeth Way. Carroll. Second: David. Vote: 4-0-1 (4-Yes; 0-No; 1-Abstain). (Chairman Padula abstained from the vote.)

Chairman Padula returned to the meeting.

C. Site Plan Extension – Beaulieu Park North at 120 Grove Street

Ms. Kaczmarek stated a letter was received from Deborah Beaulieu requesting a one-year extension on the approved site plan. The original site plan is dated August 6, 2007, and the applicant has received several extensions to date. The Department recommends the Planning Board approve the extension.

Mr. Halligan asked how long extensions can continue to be given.

Chairman Padula reviewed the extensions granted to date.

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Mr. Rondeau asked what remained to be done at the site.

Mr. Brown stated he does not know if this is an actual building that has been built. He thinks it is part of a building that is currently occupied. He would like to check to see if this was a separate approval.

Chairman Padula asked if this could be determined.

Mr. Halligan stated extending for another year will not matter at this point.

Motion to Approve Site Plan Extension, Beaulieu Park North at 120 Grove Street. Carroll. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

D. Discussion – Open Space and Recreation Plan

Ms. Kaczmarek stated that at the last meeting a letter from the Conservation Commission was provided to Planning Board members regarding the 2016 final Open Space and Recreation Plan. The plan has been approved by the state, but it requires letters of review or endorsement to be included in the final document before approval. The Department of Planning and Community Development recommends the Planning Board vote to recommend the adoption of the plan and provide a letter of endorsement.

Motion to Sign Open Space and Recreation Plan. Carroll. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

E. Form H: 16 Dean Avenue – USPS

Chairman Padula recused himself.

Ms. Kaczmarek stated that on November 4, 2013, the Planning Board approved an application for a site plan for the parking area for the post office. On June 13, 2016, the department received the Form H application and as-built plans that were dated November 12, 2014, and revised through June 28, 2015. Applicant is requesting an acceptance letter for the Form H. GZA did the inspection on the project and they included a letter and noted that everything was done in conformance except for a few items including a fence, some plantings, a dumpster, and modification to pavement markings near the dumpster. It was noted that part of the parcel where those items are located is not in the town's jurisdiction because it is a federal property, therefore, exempt from local zoning requirements. Also, there is a letter from the Building Commissioner stating same.

Mr. Halligan summarized that there are two lots. One lot is privately owned which is what the site plan was done on; Planning Board has jurisdiction. The other lot is the post office which is federally owned; Planning Board has no jurisdiction. Where the properties meet is the concern. For instance, the dumpster is on one property, but not the other. Can this Form H be approved with a condition that it is ok as long as it is controlled by the post office? If this lot someday went private, it would not have the proper handicapped, dumpster and the markings.

Mr. Brown stated that is a great point and he will condition the Certificate of Occupancy to state that.

Mr. Maglio stated he had no comments.

Ms. Kaczmarek stated that in regard to any outstanding items the department was satisfied and recommended the Planning Board vote.

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Mr. Brown stated he thinks some of the modifications were done after the applicant spoke with the neighbors. If there are any outstanding items with the neighbors, they will be addressed in-house.

Ms. Kaczmarek stated items such as the plants and the fence are all on the plan.

Mr. Halligan reiterated that the occupancy will be conditioned.

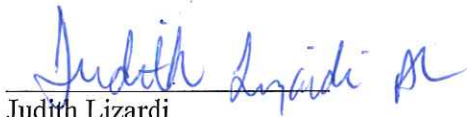
Mr. Brown stated the occupancy will indicate that if there is a change in use those items will be addressed or they will not have occupancy for anyone besides the USPS.

Motion to Approve Form H: 16 Dean Avenue, USPS. Carroll. Second: Rondeau. Vote: 4-0-1 (4-Yes; 0-No, 1-Abstain, Mr. Padula).

Chairman Padula returned to the meeting.

Motion to Adjourn. Carroll. Second: David. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 7:29 PM.

Respectfully submitted,



Judith Lizardi
Recording Secretary

