

**DRAFT FOR REVIEW****Town of Franklin****Planning Board**

**September 26, 2016  
Meeting Minutes**

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TOWN OF FRANKLIN  
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. Members absent: None. Also present: Bryan Taberner, Director, Planning and Community Development.

**7:00 PM Commencement/General Business**

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

**A. Partial Form H and Bond Reduction: Winter Garden's – Jenna Lane**

Mr. Taberner stated the contractor requested a reduction in the bond. BETA Group did an onsite inspection and provided a cost to complete estimate. BETA is recommending reducing the bond from \$148,122 to \$58,938. He stated the Planning Department has no further comments and that Mike Maglio, Town Engineer, said this seemed reasonable.

*Motion to Approve the Reduction in Bond to \$58,938 for Winter Garden's, Jenna Lane. Carroll. Second: Rondeau. Vote: 4-0-1 (4-Yes; 0-No; 1-Abstain). (Mr. Halligan abstained.)*

**B. Endorsement: 101 Constitution Blvd. – Limited Site Plan**

Mr. Taberner stated the required information was put on the plan. He stated it should be acceptable this time.

*Motion to Endorse Limited Site Plan for 101 Constitution Boulevard. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).*

**C. Endorsement: 20 Liberty Way – Limited Site Plan**

Mr. Taberner stated they were in here last week after the Planning Board held a special meeting for them to approve. They made the changes on the plan and brought them in the next day. He noted it indicates RCP on the diagram.

*Motion to Endorse Limited Site Plan for 20 Liberty Way. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).*

**D. Discussion: Best Development Practices Guidebook**

Mr. Taberner stated the staff has worked on revisions to the town's Best Development Practices Guidebook which was developed about 15 years ago. He noted that within this time there have been changes, including the concept of low-impact development (LID). The state is putting this in some of their regulations. He stated he is hoping that the Planning Board members will review and at the next meeting endorse this guidebook. Conservation Commission liked this revised document. He noted the list of native plants was reviewed by a hired botanist and some changes were made. There is also a section in

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the appendix regarding the planning and permitting process. He asked the Planning Board if they would like to handle this as a public hearing or as a general business item. Possibly, BETA and Conservation Commission Agent could be present to provide discussion and information if this were done as a public hearing.

Mr. Halligan questioned how a few weeks ago an applicant proposed LID and the Planning Board did not feel they wanted to go that way, and now coming forward with LID in this guidebook.

Mr. Taberner stated that at times LID is totally appropriate and at other times it is not. That is when the Planning Board reviews and discusses with BETA. By endorsing this document, it will help developers looking for guidance.

Mr. Halligan asked if the guidebook were approved, is it a must that a developer has to develop according to this. Or, if the Planning Board feels they want something different, is that possible, or do they have to abide by this document. Are we fixing something that is not broken? He asked if the guidebook were approved as is, would it be easier or harder for a developer to come forward.

Mr. Taberner stated this is not intended to make it difficult for a developer to come forward. In this town, doing things the right way means looking at the guidelines and following them. This guidebook is something people should already be looking at, but they are not; it is an outdated document. He reviewed the benefits and uses for LID and stated this is an opportunity for further discussion.

Chairman Padula stated previous best development guidelines had to do with plantings, trees, sidewalks, etc., and what should go into a subdivision. Now, it is being expanded and trying to include drainage and adopt the state recommendations. He discussed state regulations and confirmed that whatever the state comes out with the town can adopt or make more stringent. He discussed that if the Planning Board adopts this, there will be areas in the subdivision regulations that will need to be changed to go along with these best development LID procedures. He stated he does not agree with this guidebook fully. He noted that he is aware of places that have used the plastic pipe and it crushed as it could not take the weight. He is for the reinforced concrete. Most to the LID he has seen so far seems better for warmer climate areas; in town there is salt and sand put on the roads and sometimes one-hundred inches of frozen snow. Also, who will maintain the swales in the people's front yards? It has not been tested. It seems like it would be more work for the town to take care of. Spraying round-up to control the weeds in a raingarden is pollution. Making recommendations for drainage should not be part of this best practices guidebook. He would like to read through the entire document. His concern is not the guidebook, but the drainage.

Mr. Taberner suggested a round table discussion or public hearing on this and wants to make a priority of getting the guidebook done. He suggested presentations and open discussion in a public hearing.

Chairman Padula stated the 17<sup>th</sup> is a good meeting to schedule this.

**E. Meeting Minutes Approval – September 12, 2016**

*Motion to Approve the September 12, 2016 meeting minutes. Carroll. Second: David. Vote: 5-0-0 (5-Yes; 0-No).*

Mr. Rondeau stated that he has received calls about the work being done on Coronation Drive. They took quite a bit of land out near the Kennedy School.

Chairman Padula stated he also received calls about this, so he made phone calls to get information. The answer he received is that they are narrowing the road to save impervious coverage. Right now it is a disaster. For instance, people are getting bigger front lawns whether they like it or not. There is a cut-out for the buses and parents to drop off children to school. On the other side of the street, not sure why they




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put in a peninsula with a catch basin that looks like it is in the middle of the road—maybe to put another parking area on the other side of the street. He does not know how they alter a subdivision that has been approved without coming to the Planning Board for modification. The town feels it is exempt from any zoning which is not correct. How are they doing this? No one has any explanation of this. He has not been given an answer as to if it was a recommendation or mandatory from DEP. The expense to move catch basins to narrow roads is astronomical as well as putting up granite curbing. They say it is less expensive to plow, but by the time recoup the costs and put in the new lawns, etc., is it? So many other areas in town need repair.

Mr. Powers provided some information as to how the neighbors were notified, what they did not like about the new road, and how it has been reconfigured.

*Motion to Adjourn. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 7:43 PM.*

Respectfully submitted,



Judith Lizardi

Recording Secretary

