

## Town of Franklin



## Planning Board

May 23, 2016  
Meeting Minutes

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: Bryan Taberner, Director, Planning and Community Development; Michael Maglio, Town Engineer; Kristin Kaczmarek, Planner; Matthew Crowley, 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.

*Note: General Business items taken out of order from agenda.*

#### **A. Certificate of Completion: 529 West Central Street – Midas**

*Chairman Padula recused himself.*

Mr. Bruce Wilson of Guerriere & Halnon, Inc. and Mr. Jeff Sterns, applicant, addressed the Planning Board for sign-off on the project. Mr. Wilson stated all outstanding issues have been completed including the handicap ramp and installation of an aluminum sign instead of plastic on the handicap parking space.

Mr. Matthew Crowley stated it appears applicant added the handicap ramp as suggested.

Mr. Bryan Taberner stated he had no issues as long as BETA found all work has been completed.

*Motion to Accept the Form H. Carroll. Second: Rondeau. Vote: 4-0-1 (4-Yes; 0-No, 1-Abstain).*

*Chairman Padula re-entered the meeting.*

#### **B. Certificate of Completion: 45 Forge Parkway – YMCA Splash Park**

Mr. Bruce Wilson of Guerriere & Halnon, Inc. and Mr. Kevin Dionne, representative of the YMCA, addressed the Planning Board for sign-off on the project. Mr. Wilson stated the splash pad has been installed and completed.

Chairman Padula asked if the handicap access to the pool had been repaired.

Mr. Dionne stated it has been rectified and the lifts are working.

*Motion to Approve the As-Built. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).*

**DRAFT FOR REVIEW**

7:05 PM      **PUBLIC HEARING** – *Initial*  
*265-303 East Central Street - Aubuchon*  
Site Plan Modification

*Documents presented to the Planning Board:*

1. Letter dated May 19, 2016 from Michael Maglio, Town Engineer, to Franklin Planning Board
2. Memorandum dated May 18, 2016 from Department of Planning and Community Development to Franklin Planning Board
3. Memorandum dated May 16, 2016 from G.B. McCarraher, Fire Chief, to DCPD
4. Memorandum dated April 28, 2016 from George Russell, Conservation Agent, to Franklin Planning Board
5. Memorandum dated May 3, 2016 from Franklin Board of Health to Franklin Planning Board
6. Form P Application for Approval of a Site Plan with Received by Planning date April 27, 2016 with signature of applicant
7. Certificate of Ownership with Received by Planning date April 27, 2016
8. Abutters List Request Form with Received by Planning date April 27, 2016
9. Abutters List Report, Town of Franklin, March 14, 2016
10. Franklin Planning Board Public Hearing Notice with Received by Town Clerk date April 28, 2016
11. Plan of Land "Exhibit A" Norfolk Registry of Deeds, Dedham, MA, Received June 12, 1989
12. Site Plan Modification Aubuchon Hardware for 265-303 East Central Street, Franklin, Massachusetts, Plan Sheets 1, 2, and 3 of 5, and Plan Sheets 1 and 2 of 2 with Received by Planning date April 27, 2016

**Mr. Halligan recused himself.**

**Motion to Waive the Reading. Carroll. Second: David. Vote: 4-0-1 (4-Yes; 0-No, 1-Abstain).**

The applicant did not attend the meeting; the public hearing did not commence.

7:10 PM      **PUBLIC HEARING** – *Initial*  
*100 Financial Park – Warehouse Development*  
Site Plan

*Documents presented to the Planning Board:*

1. Letter dated May 18, 2016 from Michael Maglio, Town Engineer, to Franklin Planning Board
2. Letter dated May 18, 2016 from Greg Lucas, BETA Group, Inc., to Franklin Planning Board
3. Memorandum dated May 19, 2016 from Department of Planning and Community Development to Franklin Planning Board
4. Memorandum dated May 12, 2016 from G.B. McCarraher, Fire Chief, to DCPD
5. Letter dated May 11, 2016 from George Russell, Conservation Agent, to Douglas Hartnett, Highpoint Engineering
6. Memorandum dated May 3, 2016 from George Russell, Conservation Agent, to Franklin Planning Board
7. Memorandum dated May 3, 2016 from Franklin Board of Health to Franklin Planning Board
8. Franklin Planning Board Public Hearing Notice with Received by Town Clerk date May 2, 2016
9. Site Plan Review Application bound documents from Highpoint Engineering with Received by Planning date May 2, 2016 with the following Table of Contents: Form P, Certificate of



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*Ownership, Form R, Filing Fee Calculation Worksheet & Checks, Site Plan Review Narrative, Appendix A, Appendix B, Attachments*

***Motion to Waive the Reading. Carroll. Second: David. Vote: 4-0-0 (4-Yes; 0-No).***

***Mr. Halligan re-entered the meeting.***

Mr. Douglas Hartnett, Principal of Highpoint Engineering, and William Deshler of CRE Management, LLC, addressed the Planning Board for warehouse development. Mr. Hartnett stated the property is also designated for the Benjamin Franklin Classical Charter School project. The site is the former Digital site at 461 Washington Street. Abutting the property is land that was purchased by Charter School in 2007; the owners are in negotiations to execute a land swap. The Charter School and CRE entered into discussions to support both the Charter School relocation and a 300,000 sq. ft. one-level warehouse/distribution building which would be permitted in tandem, but under separate applications. As requested by the Town the applicant had a traffic study done for both development projects which was submitted to Planning Board and reviewed by BETA. A study to review capacity impacts was commissioned. That study is ongoing; initial report expected this week. DPW and engineering will review. Warehouse project includes existing office building that is almost vacant and a parking area. Proposal shows access will remain the same, with new warehouse partially located in the current parking lot area. Mitigation for stormwater was reviewed by BETA with sewer and private utilities. Wetland areas were reviewed by Conservation Commission. Requested waiver for parking requirements of 1,106 to 753 spaces; this is a decrease of existing conditions of 447 spaces. The distribution/warehouse facility would not need as many parking spaces as required with shared uses of office and warehouse. Parking expansion has been allocated if necessary. Egress with the Charter School would be shared.

Mr. Michael Maglio stated his comments mostly related to drainage and calculations, nothing insurmountable. He referenced his memo to the Planning Board dated May 18, 2016.

Ms. Kristin Kaczmarek stated concerns including but not limited to the following: Regarding the waiver request, there was not adequate information/description of any future parking use. Also, there was no drainage and grading associated with parking expansion. Would like to see more information on proposed access from Grove Street. She noted that due to significant grading must make sure the significant earthwork is done in accordance with the earth removal regulations. She requested the stock pile locations be noted on the plans.

Mr. Halligan commented that as tenants are not known, if in future building was used for offices what leverage does Planning Board have to assure enough parking would be provided.

Chairman Padula noted this can be approved with a stipulation that with any change in tenants the applicant must return to Planning Board. He noted the maximum for vehicular parking is 300 ft. from entrance. He questioned hours of operation, if retail was going in, and number of tenants. Reinforced concrete pipe must be used for drainage. Planning Board will probably be requesting an independent traffic study as Grove Street is a problem area with vehicles going to train station and Rt. 495. He questioned how many trucks will be travelling through residential property and hours of operation.

Fire Chief Gary McCarraher stated he believes the turning radius issue will work itself out. He noted concern about the lack of access in the rear of building.

Mr. Crowley summarized some of his major concerns including clarification requested on the existing proposed lot lines. Based on proposed lot acreage, it may require a special permit for impervious coverage in the Water Resources District. He requested additional research to confirm former underground storage



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tanks are not in the areas of proposed infiltration. He requested additional information on grading and access for ADA compliance, and on drainage calculations.

Mr. Jeffrey Nutting, Town Administrator, stated he wanted to support this project as a large building will bring some jobs and taxes to the town. His only concern was to not allow a left-hand turn out of Washington Street for any trucks. There are two wells on the site so the more impervious area the worse it is for the town.

***Motion to Continue public hearing for 100 Financial Park, Warehouse Development, Site Plan to June 6, 2016 at 7:05 PM. Rondeau. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No).***

7:15 PM      **PUBLIC HEARING** – *Initial*  
                  ***100 Financial Park – Benjamin Franklin School***  
                  ***Site Plan***

*Documents presented to the Planning Board:*

1. Letter dated May 18, 2016 from Michael Maglio, Town Engineer, to Franklin Planning Board
2. Letter dated May 19, 2016 from Matthew Crowley, BETA Group, Inc., to Franklin Planning Board
3. Letter dated May 18, 2016 from Greg Lucas, BETA Group, Inc., to Franklin Planning Board
4. Memorandum dated May 19, 2016 from Department of Planning and Community Development to Franklin Planning Board
5. Email dated May 12, 2016 from Chris Spillane, Safety Division Franklin Police, to Kristin Kaczmarek, Town Planner
6. Memorandum dated May 12, 2016 from G.B. McCarraher, Fire Chief, to DCPD
7. Letter dated April 27, 2016 from George Russell, Conservation Agent, to Stephen Farvin, Samiotes Consultants, Inc.
8. Memorandum dated May 3, 2016 from George Russell, Conservation Agent, to Franklin Planning Board
9. Letter dated April 15, 2016 from Andrew Truman, Samiotes Consultants, Inc., to Franklin Planning Board
10. Form P Application for Approval of a Site Plan with Received by Planning date May 2, 2016
11. Certificate of Ownership with Received by Planning date May 2, 2016
12. Abutters List Request Form with Received by Planning date May 2, 2016
13. Abutters List Report, Town of Franklin, December 15, 2015
14. Franklin Planning Board Public Hearing Notice with Received by Town Clerk date May 3, 2016

***Motion to Waive the Reading. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No).***

Mr. Andy Truman of Samiotes Consultants, Inc.; Mr. Larry Spang of Arrowstreet, architects for the building; and Mr. Richard Marks, Daedalus Projects, Inc., owner's project manager for the school, addressed the Planning Board. Mr. Truman stated the Charter School has 450 students and is currently located downtown. School is looking to relocate to expand the population to about 900 students. This is the preferable site for the proposed location. While reviewing the plan map, he noted it would be a 70,000 sq. ft. building with small buildout for gymnasium on the side. Proposed routing is off of Grove Street with the current access road around the building. There are wetlands on three sides of building. Applicant is currently before the Conservation Commission and working to solve issues with the BETA review.

Chairman Padula noted concerns including the drainage piping and the distance between back parking area and entrance is over 300 ft.

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Mr. Maglio provided general comments including that the drainage can be addressed by applicant's engineer, enough pretreatment of stormwater needed as in Zone II, and exterior grease trap required for kitchen flows prior to discharge into the sewer system.

Mr. Marks stated they anticipate school buses to enter and exit from Grove Street.

Maureen Sullivan, 871 King Street, abutter, questioned if applicant is going to keep "old Digital" property as green land area or driveways. She questioned why the buses do not go out on Grove Street rather than driving all the way through to come out on Washington Street; there are no sidewalks there. She stated that Cole's Tavern has been in family since 1700s and have had liquor license since 1932. If someone new rents the property, will they be able to get a liquor license since now a school will be nearby.

Chairman Padula asked Mr. Taberner for the distance required between a school and a bar/restaurant.

Mr. Nutting stated he thinks it is at the discretion of the Town Council.

Mr. Halligan stated the area is zoned as Industrial. Ms. Sullivan's facility is pre-existing and Ms. Sullivan has the right to be there.

Mr. Marks stated the school and the industrial property did a single traffic study together.

Mr. Taberner asked applicant if research was done regarding the access from Grove Street.

Ms. Kaczmarek stated there were sidewalks on the west side of the proposed drive. She asked if there were any students anticipated to be walking to school and should a sidewalk be considered from Financial Park Drive to Grove Street. Regarding the play area, what is it intended to be, what is the surface, and does it require a fence. In regard to parking, what is the proposed use for the additional building.

Mr. Marks stated he anticipates a sign on Financial Drive Park at the entrance to the building off of Grove Street. The building will have a sign.

Mr. Halligan questioned the width of the road and if two buses can pass.

Mr. Hartnett stated the roadway will be about 26 ft. to 30 ft. wide.

Mr. Greg Lucas, BETA Group, Inc., stated the traffic study combines both sites. The amount of traffic generated from both sites has a significant increase in traffic on King Street; therefore, the signalized intersections on King Street should be assessed for the impacts and if signal timing or phasing improvements need to be made.

Mr. Nutting noted the Charter School is a public school and they have been waiting about a decade to make this happen. Hopefully, they can get approval and get started as they would like to move in by fall 2017. There may need to be a discussion between the two about cost sharing for a light on Grove and Washington Streets.

Chairman Padula stated his concern is the warehouse, not the school.

***Motion to Continue public hearing for 100 Financial Park, Benjamin Franklin School, Site Plan to June 6, 2016 at 7:10 PM. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***



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7:20 PM **PUBLIC HEARING** – *Initial*  
**Lincoln Street – Rolling Brook Estates**  
 Definitive Subdivision

*Documents presented to the Planning Board:*

1. *Memorandum dated May 18, 2016 from Department of Planning and Community Development to Franklin Planning Board*
2. *Letter dated May 17, 2016 from Michael Maglio, Town Engineer, to Franklin Planning Board*
3. *Memorandum dated May 12, 2016 from G.B. McCarraher, Fire Chief, to DCPD*
4. *Subdivision Plan Sheet CP-1 for Rolling Brook Subdivision by Tunison Dias, Inc. with date of issue April 29, 2016 (both small and large size plan sheets submitted)*
5. *Memorandum dated May 18, 2016 from Lenore White, Wetland Strategies, Inc., to George Russell, Franklin Conservation Commission*
6. *Email dated May 3, 2016 from Kathy Celorier, Conservation Department, to George Russell, Conservation Agent*
7. *Letter dated May 2, 2016 from Eric Dias, Tunison Dias, Inc., to Franklin Planning Board*
8. *Form C Application for Approval of Definitive Plan with Received by Planning date May 2, 2016*
9. *Form R: Franklin Planning Board Subdivision Waiver Request: Waivers #1 – 13, with Received by Planning date May 2, 2016*
10. *Certificate of Ownership with Received by Planning date May 2, 2016*
11. *Abutters List Request Form with Received by Planning date May 2, 2016*
12. *Abutters List Report, Town of Franklin, February 24, 2016*
13. *Franklin Planning Board Public Hearing Notice with Received by Town Clerk date May 2, 2016*

***Motion to Waive the Reading. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

Mr. Eric Dias, Professional Engineer of Strong Point Engineering Solutions, LLC, on behalf of TNT Development Corporation, addressed the Planning Board. He noted he was before the Planning Board a few weeks ago. He had submitted an application for subdivision modification in error as it should have been a definitive subdivision filing. He noted the project was originally submitted in 1998 as a residential subdivision. It has been brought into compliance for current rules and regulations. It was resubmitted to Planning Board on May 2 with another set of plans. On April 25 received comments from BETA, but have not yet responded to them or revised the plans to include any of BETA comments. He stated he is prepared to discuss responses tonight. He stated these are the same plans from before except now named “definitive subdivision” and date has been changed. Since last time before the Planning Board have continued with the NOI process and will appear before Conservation Commission this week. The project is a proposed eight lot subdivision with an additional lot for stormwater management. Portions of the proposed roadways are private and public, with municipal water and sewer. Plan shows the overall property is about 30 acres. Parcel B contains the majority of resource areas and walking trails on the site which is intended to be conveyed to the Town of Franklin, about 20 acres which is about 2/3 of site area. Have worked with town department heads on this plan. Public roadway will service six of the lots. Several waiver requests have been made. The private portion will function as a private/common drive for two lots and allow for Low Impact Development (LID) stormwater techniques. He has information from other developments that have adopted the LID drainage, such as one he is developing in Hopkinton and one completed in Sharon. These work well on small dead-end streets with wetland concerns. Mass DEP is pushing this in their stormwater standards.

Chairman Padula reminded applicant that he had asked for a conforming subdivision plan.



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Mr. Dias stated he submitted said subdivision plan in the packet provided on May 2; it is a one-sheet plan illustrating what could be built conforming to subdivision regulations.

Chairman Padula stated what was submitted was not adequate and not conforming; specifically, there was no underground drainage. He stated he does not want to see swales and LID drainage; he wants to see conventional drainage with a drainage lot. Also, as town plows snow, wants two curbs.

Mr. Maglio stated applicant is requesting a number of waivers for the project. In past cases where applicants have requested waivers for one sidewalk rather than two, it has been proposed to use vertical granite curb rather than slant granite curbing. The plan shows Lot 5 as an ANR lot with frontage on Lincoln Street and the proposed roadway. He recommended that driveway access for the ANR lot be provided on the proposed subdivision road rather than on Lincoln Street for safety. He also stated there were a few concerns regarding drainage and calculations that would need clarification.

Mr. Crowley stated BETA Group had many comments including the combination of the public and private roadway exceeds 600 ft.; the proposed sidewalk is up to eight percent in grade; applicant may want to consider some relief for better access for persons who may be older or need a more accessible route within the subdivision; and some portions of the roadway are not meeting the stormwater standards.

Ms. Kaczmarek comments included recommendation to clearly indicate where town will access Parcel B and if the 16 ft. width is sufficient. Would like to see landscaping to screen the forebay and drainage easement on Lot 2 and plants to be selected from Best Practices Guidebook.

Fire Chief Gary McCarraher stated they usually oppose dead-end roads more than 600 ft., but they do endorse this plan. The plan does give access to Lot B.

Mr. Nutting stated he endorsed Fire Chief McCarraher comments. He has worked with the developer to ensure public safety.

Mr. Maglio stated that stormwater is a big part of what DPW does and with every project DPW is always trying to improve. This may be a good opportunity to see how LID is done as will probably be seeing more of it in the future.

Chairman Padula stated town has not adopted the low-impact drainage, and he is not for it as it has not been proven in the town. There are not many more parcels available so few subdivisions will be developed. He is not for eliminating curbing as it is a safety issue. He stated his approval of sidewalk on one side of roadway. He reviewed the list of waivers and requested responses from Mr. Dias and Mr. Maglio as necessary. He summarized he is not for the reduction in roadway width, would like conventional curb, would like upright granite not slant granite, and would like to see conventional stormwater management system. He does not like swales in front of people's property and questioned who is going to maintain them. To have curbing on one side and not the other is difficult to plow. He does not want to see low-impact drainage for test purposes. He noted it is less expensive for the builder, but not good for town to take over and have to maintain in the future. He wants the town to possess something that they know is going to work and is proven.

Mr. Halligan asked if Mr. Dias thought he could make this project conform and asked for documentation from other communities as to what the LID looks like in five years.

Mr. Dias stated this site is very challenging in regard to a conventional drainage design due in part to steep grades. They have evaluated many options for this site and worked with town departments. He stated he would provide addresses of other locations using LID drainage system. He will investigate additional ways to do the drainage.

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Mr. Nutting stated once this gets approved in whatever form he wants to make sure there is an easement included in the plan for town to access Lot B.

Mr. Dias stated that should not be a problem. He also stated he will be at Conservation Commission meeting on Thursday.

Ms. Peggy Auerbach, 57 Winterberry Drive, abutter, noted that Lot 2, which is designed for the drainage, is where water currently freezes in the winter making the road conditions very bad causing accidents and asked if this has been taken into consideration. As there is already a problem, will this add to it.

Chairman Padula stated this would be looked into.

Mr. Maglio stated he would look into the current situation, but believes the applicant's proposed current drainage system will not add to the existing conditions.

Mr. Dias stated the proposed drainage system goes under Winterberry Drive and will not increase water flow.

Ms. Kelly Auerbach, 57 Winterberry Drive, noted the proposed low-impact drainage system will go into the wetlands, and questioned if fertilizer and car runoff would flow into the wetlands and disturb the current eco-system.

Mr. Dias stated there are strict water quality standards for runoff that must be met.

***Motion to Continue public hearing for Lincoln Street, Rolling Brook Estates, Definitive Subdivision to June 6, 2016 at 7:20 PM. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

7:15 PM      **PUBLIC HEARING** – *Continued*  
***Union Meadows Estates***  
***895 & 899 Upper Union Street***  
***Definitive Subdivision***

*Documents presented to the Planning Board:*

1. Letter dated May 20, 2016 from Department of Planning and Community Development to Franklin Planning Board
2. Letter with no date from Bruce Wilson of Guerriere & Halnon, Inc., to Franklin Planning Board
3. Memorandum dated March 30, 2016 from George Russell, Conservation Agent, to Franklin Planning Board
4. Memorandum dated April 5, 2016 from Franklin Board of Health to Franklin Planning Board
5. Form C Application for Approval of Definitive Plan with Received by Planning date March 29, 2016
6. Form R: Franklin Planning Board Subdivision Waiver Request to cut and fill greater than 5 ft. within the proposed roadway with Received by Planning date March 29, 2016
7. Form R: Franklin Planning Board Subdivision Waiver Request to allow one sidewalk on the southerly side of the roadway, where two are required with Received by Planning date March 29, 2016
8. Form R: Franklin Planning Board Subdivision Waiver Request to allow a separate drainage lot which does not conform to zoning with Received by Planning date March 29, 2016



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9. *Certificate of Ownership with Received by Planning date March 29, 2016*
10. *Abutters List Request Form with Received by Town Clerk date March 30, 2016*
11. *Abutters List Report, Town of Franklin, March 1, 2016*
12. *Franklin Planning Board Public Hearing Notice with Received by Town Clerk date March 31, 2016*

Mr. Bruce Wilson of Guerriere & Halnon, Inc. discussed changes being made to minimize the flows leaving the drainage basin. During the site walk with Mr. Maglio the low point on the property was closely looked at. The plan is to direct the pond out to an easement and outfall headwall at the rear of Lot 3 now located at the existing low point. From the low point the runoff will flow down an existing rapped slope and into an existing drain culvert off Constitution Boulevard. This should address the Planning Board's concerns of runoff onto the Abby land. He asked the Planning Board for their input.

Mr. Maglio stated he did walk the site, but this is the first time he has seen the plan and has not had time to review it.

Chairman Padula stated he did not like the plunge pool setup and does not want any runoff to go onto someone else's property.

Mr. Wilson stated existing conditions have runoff going onto the other property; with this plan it will be 29 percent less flow going off the property.

Chairman Padula stated this was acceptable as long as Mr. Maglio approves it. He noted the applicant was supposed to provide said plan last Tuesday before this meeting, otherwise it will not be accepted at the meeting. BETA and town engineer must review to determine if it works.

***Motion to Continue public hearing for Union Meadows Estates, 895 & 899 Upper Union Street, Definitive Subdivision, to June 6, 2016 at 7:30 PM. Carroll. Second: Halligan. Vote: 5-0-0 (5-Yes; 0-No).***

**General Business (continued)****C. Discussion: Stormwater Management By-Law Amendments**

Mr. Maglio stated the proposed amendments are to the following sections: Chapter 153-16 Stormwater Management. Standards; Chapter 185-31 Site Plan and Design Review 1.C.3 (m); and Chapter 300-11 A. Stormwater Management. General Approach. For the most part the changes have to do with clarifying language and standards, the size of the drainage lots, and other storm drain issues. Since the last Planning Board meeting a wording modification was made to Chapter 300-11 A, otherwise the amendments remain the same.

Chairman Padula had concern with wording regarding the low-impact drainage system. He said the town does not have a full set of guidelines on this; they are not proven. He asked who is going to cut down the brush and maintain the beds, and who will remove the trash and clean them out.

Mr. Maglio stated developers are encouraged to use LID where practical. He confirmed that on a publically accepted roadway the town would be responsible to maintain it.

Mr. Halligan noted wording indicates "encouraged," but the Planning Board still has to agree to it.

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Mr. Taberner stated the State does not have a set standard for low-impact development. The town has in the past had developers use parts of low-impact drainage such as raingardens. There are different types of low-impact systems.

Mr. Rondeau questioned the size of drainage lots and if setback requirements can be added.

Mr. Maglio stated that currently drainage must be on a separate buildable lot and it is being changed to a lot of sufficient size and access. Sufficient size will be determined on a project-by-project basis. Setbacks may be something to consider.

Chairman Padula stated there are some detention basins in people's yards. Planning Board required fencing around them. There were no guidelines or setbacks.

Mr. Taberner noted as the Chapter 300 subdivision regulation is being debated, he will put it back on a future agenda. Formal public hearing would be needed to change the regulations.

**D. Discussion: Limited Site Plan Filing Criteria – Zoning By-Law 185-31 D(1)**

Mr. Maglio stated this item was discussed at the last meeting. The proposed zoning bylaw amendment is for Chapter 185, Section 31. If a commercial site is proposing an alteration or exterior modifications of 600 sq. ft. or less, they do not need to come before the Planning Board. If it is over 5,000 sq. ft. they have to come in for a full site plan review. For those projects between 600 sq. ft. and 5,000 sq. ft. under certain criteria they are allowed to come in for a limited site plan modification. One of the criteria is that they have to have an existing site plan on file. For the limited number of projects that come in between 600 and 5,000 sq. ft. that would normally qualify for a limited site plan review, with this proposal if there is no site plan on file this gives those particular projects an opportunity to come in with an existing conditions survey of the entire site and file as a limited site plan.

Mr. Halligan indicated concern as in the past the rules and regulations used to be stricter. By doing this, it would allow many parcels to bypass site plan. He had thought issue of Town Council was that as time goes on and people come in the Planning Board could get them to bring the properties up to code and over the years this would start to get drainage repaired and other regulations addressed. But, this would skip that and allow applicants to do some changes, such as an addition and parking spots, and leave the rest of the property in disarray. One parcel could end up with fifteen limited site plans and no full site plan. Maybe it should be considered that after a designated amount of square footage improvements, a full site plan would be required.

Mr. Maglio stated the thinking is that this will allow some properties to be brought up to standards piece-by-piece. Upgrading entire site would be ideal, but some property owners may not be able to afford this. This allows businesses that want to improve part of their site, but do not have a site plan on file, to improve portions of the site without having to bring the entire site up to conformance. This helps businesses and is good for the town as sites are coming in and improving portions of the site which results in some improvement instead of no improvement.

Chairman Padula stated the main purpose that required small business owners to come back before the Planning Board was for public safety issues, not for bringing the entire site into compliance. Gus Brown, Building Commissioner, was having problems with little stores that could not afford to put in all the upgrades. So, if it was under 500 sq. ft., it was allowed. Having a problem with the places that are doing their own thing and adding this and that and it becomes a situation where no one has come back for licenses or anything. For instance, applicant will come in for a permit and show the Planning Board an existing as-built with all these things going on, but say they are only going to put a trailer in the corner and will make it conform. Is the Planning Board going to approve this? He stated he does not agree with



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that. There has to be a way for things to conform to public safety and drainage issues as these things affect the town.

Mr. Halligan said that something is better than nothing, but how do these little spot improvements compare to what we make other developers do such as snow storage, traffic flows, and drainage.

Mr. Maglio stated all the points discussed are valid and he does not know what the answer is. He noted the wording in the proposed amendment, "*specific problem areas outside the portion of the site to be altered or improved should be addressed to the maximum extent practicable.*" He stated it would be looked at on a case-by-case basis.

**E. Acceptance of Meeting Minutes – April 25, 2016 & May 9, 2016**

*Motion to Accept the April 25, 2016 meeting minutes. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).*

**F. Memo: Open Space and Recreation Plan – Draft Review**

Mr. Taberner stated he would like to receive comments from the Planning Board members and the general public on the Open Space and Recreation Plan draft available on the website.

**Discussion: Other**

Chairman Padula asked about a memo regarding Wyllie Estates.

Mr. Taberner stated an email was received from an adjacent individual. Survey work and things of that nature have been done onsite.

Chairman Padula asked that a letter be sent to the Town of Wrentham Building Inspector to advise them to please refrain from issuing building permits until the roadway is in.

Mr. Taberner stated the applicant contacted the town and BETA last week to start constructing a roadway which was approved years ago by the Planning Board. Conservation Commission approved a smaller version of the road. Applicant does not have a plan approved by both organizations. Mr. Taberner stated he told BETA he would not be going forward with a pre-construction meeting until applicant has everything all set. He said he would talk to the building commission and planner of Wrentham to make sure they understand the decision of the Franklin Planning Board.

*Motion to Adjourn. Carroll. Second: David. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 9:26 PM.*

Respectfully submitted,

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Judith Lizardi  
Recording Secretary

