

Town of Franklin



Planning Board

**March 22, 2021
Meeting Minutes**

Chair Anthony Padula called the above-captioned **Remote Access Virtual Zoom Meeting** to order this date at 7:00 PM. Members in attendance: Joseph Halligan, William David, Gregory Rondeau, Rick Power, Associate Member Jennifer Williams. Members absent: None. Also present: Michael Maglio, Town Engineer; Amy Love, Planner; Matthew Crowley, BETA Group, Inc.

*As stated on the agenda, due to the continued concerns regarding the COVID-19 virus, the Planning Board will conduct a **Remote Access Virtual Zoom Meeting**. The Massachusetts State of Emergency and the associated state legislation allows towns to hold remote access virtual meetings during the COVID-19 pandemic crisis. 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 also provided on the agenda.*

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

Chair Padula read aloud the Zoom platform call-in phone number and the Zoom link which were also provided on the meeting agenda.

A. Field Change: 340 East Central Street

Mr. Halligan recused himself.

Ms. Love stated that that applicant submitted a field change for the location of the pylon sign as shown on the plans. She noted that the applicant needs to apply with the Design Review Commission for the pylon sign.

Mr. Maglio stated that he has no issues with the location. Mr. Crowley stated that BETA was not requested to review the sign location. Mr. Rondeau asked if the turn radius for a tractor trailer would be enough so the truck did not run over the island. Mr. Maglio stated that if there is a concern, the designer should provide a turning template to verify. Mr. Erik Poulin of Jones & Beach Engineers, Inc. stated that a WB-50 truck works on that turn taking a left and right; sight distance was also checked, and no obstructions were found.

Motion to Accept Field Changes for 340 East Central Street. Rondeau. Second: David. No Roll Call Vote Taken. Vote: 4-0-0 (4-Yes; 0-No).

Mr. Halligan re-entered the meeting.

B. Field Change: Amego – Washington Street

Ms. Love reviewed that the applicant submitted a narrative and revised Site Plan to explain the field changes; these changes will be reflected on the final as-built, when submitted.

Mr. Edward Cannon, Attorney on behalf of Amego, stated that Mr. Chris Keenan of Quinn Engineering, Inc. and Mr. Bill Masiello of William J Masiello Architect, Inc. would review the proposed changes. Mr. Keenan stated that they were proposing minor changes related to the finalized building designs. He reviewed the proposed changes as outlined in his letter to the Planning Board dated March 12, 2021, which included, but were not limited to, the following: unit walkways located in front of the residential units were revised to show rounded transitions at their intersections with the common sidewalk, building footprints were adjusted to match the jogs and doorway locations shown on the building plans, spot grades in grassy areas were revised to accommodate building footprint and doorway locations, utility equipment in the form of electric transformers, HVAC equipment, generators have been added from the building mechanical plans, and fence gate locations were added to the yard enclosures behind each unit. He stated they were also requesting precast concrete curb rather than the vertical granite which was approved.

Chair Padula questioned the dumpster location and the trash truck turning movement. Mr. Keenan stated that the trash truck vehicle maneuvers were reviewed. Mr. Crowley reviewed the trash truck vehicle movements as shown on the plans. Mr. Masiello stated that the trash truck schedule will be controlled by Amego. Chair Padula stated that the Planning Board does not approve precast concrete; they approve reinforced concrete curbing. Mr. Keenan stated that this is an approximately \$30,000 cost savings to switch to precast concrete curb. Planning Board members indicated this is allowed for other developers; they agreed it cannot be monolithic.

Motion to Accept Field Change: Amego – Washington Street. Rondeau. Second: David. Roll Call Vote: Padula-YES; Halligan-YES; Rondeau-YES; David-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No).

Chair Padula stated that all entryways, the 30 ft. radiuses, would be granite, and then they would transition to the reinforced concrete. Mr. Keenan stated they can do that.

C. 81-P ANR: Bent Street

Ms. Love stated that the purpose of the plan is to move lot lines among two properties as depicted on the plan of land. Both lots shown on the plan conform to zoning.

Mr. Maglio stated that he had no comments or issues with the plan.

Chair Padula stated that on the Certificate of Ownership, under Section A, a Type of Plan should be circled before this is endorsed.

Motion to Approve 81-P ANR: Bent Street. No Motion or Second Made. Roll Call Vote: Padula-YES; Halligan-YES; Rondeau-YES; David-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No).

7:05 PM **PUBLIC HEARING** – *Continued*
 27 Forge Parkway
 Site Plan
 Documents presented to the Planning Board are on file.
 TO BE CONTINUED

Chair Padula confirmed that the applicant requested a continuance of the public hearing to April 5, 2021.

Motion to Continue the public hearing for 27 Forge Parkway, Site Plan. Halligan. Second: Rondeau. Roll Call Vote: Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No).

7:05 PM **PUBLIC HEARING** – *Continued*
Olam Estates – 900 Washington Street
Definitive Subdivision
Documents presented to the Planning Board are on file.
TO BE CONTINUED

Chair Padula stated that the applicant requested a continuance of the public hearing to April 5, 2021.

Motion to Continue the public hearing for Olam Estates, 900 Washington Street, Definitive Subdivision, to April 5, 2021. Rondeau. Second: David. Roll Call Vote: Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No).

7:10 PM **PUBLIC HEARING** – *Continued*
515 West Central Street
Site Plan
Documents presented to the Planning Board are on file.

Ms. Love reviewed the following comments from the March 8, 2021, Planning Board meeting as outlined in her memorandum to the Planning Board dated March 15, 2021: 1. Planning Board expressed concern about the snow storage locations and cul de sac pavement. 2. DPCD provided meeting minutes from the original subdivision approvals waiving the pavement of the cul de sac. 3. Planning Board asked that the owners of the roadway be part of the application since the parking spaces and curbing will be within the cul de sac. 4. DPCD has not received any new or revised plans for the March 22, 2021 meeting.

Mr. Edward Cannon, Attorney on behalf of the applicant, stated that they were going to have the lot owners of Midas and Wendy's provide a letter to the Planning Board; he questioned if the Planning Board wants them to join the application. He asked if feedback from Town Counsel Mark Cerel has been provided regarding pavement of the cul de sac. He stated they have a plan that shows as much pavement as possible in the cul de sac. Mr. Halligan stated that he spoke with Mr. Cerel who suggested that as the transformer was in the middle of the cul de sac, perhaps a small island could be created for the transformer and pave all around it.

Ms. Amanda Cavaliere of Guerriere & Halnon, Inc. stated that they were before Conservation last Thursday to provide them with an update. She noted that Conservation has their own bylaws and specifics; Conservation did not want to make further comments regarding the cul de sac until final plans were submitted. She stated that revised design plans were not provided to Conservation as this time as items such as impervious coverage will have an impact.

Chair Padula stated that a conforming plan with impervious coverage and paving locations is needed before the applicant can move forward with Conservation. He stated that before the Planning Board votes, the applicant should show option plans to the Planning board. Ms. Cavaliere stated that they currently have a plan that shows as much paving as they can do without impacting the buffer zones; they do not have a plan showing an island for the transformer. She showed the color rendering and noted the revised parking layout including the reduced sidewalk and removed parking spaces from the cul de sac. She discussed the location of the cul de sac, location of the transformer, paving, and impervious coverage.

Chair Padula stated that the Planning Board has concerns about the snow storage, cul de sac, pavement, parking spaces, and screening between this lot and the Wendy's property. Mr. Cannon requested guidance from the Planning Board. Chair Padula stated that if the cul de sac revision is acceptable, Mr. Cannon would have to include releases from the other owners. He asked if the Planning Board members were in favor of moving forward. Planning Board members commented on Ms. Cavaliere's rendition. Ms.

Cavaliere stated that snow storage would be addressed in the next rendition. Mr. Halligan stated that his biggest concern is parking and the amount of traffic; he reviewed that the applicant proposed that every seven to nine minutes there may be 30 to 40 vehicles coming in at a time. This is not a low-volume project. He stated that it is a great layout, but for a different use. Chair Padula noted the difficulty of having parking spaces in the queuing line/drop-off line. Mr. Halligan stated that makes the situation even worse. He asked why is a queuing line needed if people are going to park and bring their child to the door. Ms. Williams stated agreement about having parking spots in the queuing line with the high volume of people coming in and out at a given time. Chair Padula stated he did not want to approve a chaotic site.

Mr. Cannon stated that they submitted a detailed study provided by Stonefield Engineering regarding the traffic and parking. Mr. Rondeau stated agreement with Mr. Halligan. He stated that all three parcels have to be taken together as this will be compiled traffic; it has to be made safe. Mr. Halligan asked how many of the applicants other five sites are two-story buildings and on a tight site such as this location. Mr. Manoj Gandhi, applicant, discussed his other sites and stated some are two-stories in other states.

Chair Padula requested Ms. Love have Town Counsel Mark Cerel get in touch with Mr. Cannon regarding his questions about the application being modified to include the other owners. Ms. Love stated she would verify with Mr. Cerel. Mr. Halligan asked if the Planning Board is going to give the applicant direction on what the Planning Board wants. Chair Padula stated that at this point, the site dictates the direction. It seems like the applicant's option is to do the cul de sac revision; he has 35 parking spaces, and the Planning Board will have to make their decision on that. Once the applicant has the releases from the other owners, the Planning Board will have to make a decision.

Motion to Continue 515 West Central Street, Site Plan, to April 5, 2021. Halligan. Second: David. Roll Call Vote: Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No).

Chair and Member Comments

Chair Padula stated that all the Planning Board members and a lot of townspeople have a concern about the queuing at Starbucks. Mr. David stated that he does not know what else can be done except putting a detail police officer there. He has gone by numerous times and seen Starbucks' employees in the queueing lane, but they are not doing anything; the vehicles are still queueing in the street. The Town has to push some authority on the store for them to hear what we are saying. It is getting worse. In the future, the Planning Board should change the rules and require longer queueing lines. Chair Padula provided some history regarding Starbucks and the queueing lines. He noted an independent traffic study was required; however, the applicant ended up picking out the engineering firm to do the study. The traffic consultant assured the Planning Board that there would be no queueing problem. Chair Padula stated that now there is a queueing problem from both sides of the street. This is unacceptable; it is dangerous. Planning Board members discussed the Starbucks problem and the possibilities of changing the regulations. Chair Padula stated this issue falls on the Zoning Enforcement Officer Gus Brown and the Traffic Safety Officer from the Police Department as this is a public safety issue. He stated the queueing line regulations need to be changed. He stated that the Planning Department needs to bring this to the Town Council for consideration; the bylaws have to be changed. Mr. Halligan noted that no business can create a nuisance on a public way; it can be shut down. Mr. Rondeau suggested a police detail and Starbucks must pay the bill as they cannot create a disturbance on a public way. He noted that on some occasions people are queueing on Rt. 140 for the Dunkin Donuts. Mr. Halligan suggested turning the bypass lane into a queueing line to get everyone off the street. Planning Board members discussed the possibility of changing the zoning bylaws for queueing, parking for child care facilities, and parking for specialty uses such as tasting rooms and breweries.

Motion to Adjourn the Remote Access Virtual Zoom Planning Board Meeting. Halligan. Second: David. Roll Call Vote: Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 8:21 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary