

Town of Franklin



Planning Board

**May 24, 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. Discussion: Housing Production Plan

Ms. Love reviewed that the Department of Planning and Community Development put together the Housing Production Plan (HPP). The purpose of the plan is to assist the Town with maintaining its 10 percent affordable units and help to make progress in facilitating the development of diverse housing supply for Franklin's low- and moderate-income residents. A public outreach for comments began on May 12, 2021, and will continue through the end of June. The Housing Trust will be hosting a public hearing on June 2, 2021, at 6:30 PM; it will be held remotely. The implementation of the HPP will require commitment of a variety of organizations, including Town departments, boards, commissions and committees. Once the public comment period is over, all input received will be considered and a final HPP will be developed. The final draft will be presented to the Planning Board and Town Council for review, consideration, and formal adoption. Once formally adopted by both elected bodies, the HPP will be submitted to the Massachusetts Department of Housing and Community Development for review and formal approval. She stated that tonight's agenda item is to review and discuss the plan.

Director of Planning and Community Development Bryan Taberner stated that before the Town accepts the document, the Planning Board and Town Council will need to endorse the plan before it goes to the State. This current document is not the final document that will be voted on. Ms. Love stated that based on the data of one year ago, the Town was at approximately 11.8 percent. She does not know what the current data will indicate. She stated that she can provide printed copies of the HPP to all those who would like one.

B. Field Change: 105 Constitution Blvd

Mr. Rondeau recused himself.

Ms. Love stated that the applicant provided a written letter and drawings for several proposed field changes. BETA reviewed those changes and provided a response to the contractor. BETA also provided a field observation report. She stated that the Planning Board should make a decision as to whether or not to allow the field changes.

Mr. Maglio stated that some minor items could be handled as field changes; he thought the Planning Board should weigh in on some of the other items. Chair Padula asked how the new dumpster location will be accessed. Mr. Crowley stated that he requested the vehicle turning movement, which the applicant provided, to make sure the waste collection vehicle can access the dumpster. He noted it appears that the turning will work; however, it will be tight. He discussed that the grass swale is more desirable, but changing to rip rap will not have an impact on the stormwater standards. He stated that the applicant requested to use LED lights and noted that there is some light spillage.

Mr. Mark Santora, engineer on behalf of the applicant, stated that the revision request for the dumpster location came directly from the owner. He stated the original approved location for the dumpster was near a door, but not the location where the trash would flow from the building. He explained the vehicle turning radius for the new proposed dumpster location. He stated that on his drawing the dumpster is shown to scale. He stated the owners are aware the location is a little tight, but are happy that the location is closer to meet their needs. He confirmed they will not be using propane. Planning Board members asked questions. Chair Padula asked why they did not put the dumpster where the propane tank was going. Mr. Santora discussed that the grade was not feasible. He noted that the parking shown is what is required. He stated that the dumpster has an 8 ft. fence around it; the door could be locked. He stated that one dumpster is for recycling; the other is for trash. Ms. Williams asked for the justification for going to rip rap on the swale. Mr. Santora discussed the proposed change and noted stormwater management is still met. He discussed the proposed access road that meets Constitution Boulevard; they are changing how it blends with the site so they can maintain a buffer with the abutter. He noted that Mr. Crowley did not see the overlay and did not comment on it. Chair Padula confirmed the curbing is reinforced concrete. Mr. Santora confirmed it is currently approved as reinforced concrete, but asked if he would have to return to the Planning Board if they wanted to install granite. Chair Padula stated that he would be fine with granite. Chair Padula confirmed that all Planning Board members were in agreement with the field changes.

Mr. Rondeau re-entered the meeting.

C. Decision: 515 West Central Street

Chair Padula confirmed that this public hearing was closed at the last Planning Board meeting. He noted that the Planning Board does not usually approve pavers on roadways that are going to be used in a continuous fashion such as for a dumpster route. He noted concern of circulation and safety of the site. He said that there are still some drainage questions that were not fully answered. He stated that in researching the site, it falls under retail sales and services which requires one parking space for 200 sq. ft. This is a 10,400 sq. ft. facility which requires 52 parking spaces. They are providing 33 spaces; they are 19 spaces short. Mr. Rondeau expressed concerns about travel through the site, with the cul de sac not being installed the safety of those entering and existing, the loss of the parking spaces, and the road going around the back.

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

D. Final Bond Release: Maple Preserve

Mr. Maglio stated that the Town Council voted to accept the roadway on April 7, 2021, and the Town Attorney filed with the Registry of Deeds. Everything has been completed, and the Town owns the roadway. The applicant has requested a refund of the remaining \$1,000 bond posted.

Motion to Approve Final Bond Release: Maple Preserve. Halligan. Second: Rondeau. Roll Call Vote: Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No).

E. Field Change: Mine Brook Estates

Ms. Love stated that the applicant submitted a letter and a revised drawing for a field change to remove two street lights. She stated that Mr. Maglio reviewed the plans and has no issue with the field change. Chair Padula stated that the subdivision bylaws indicate there will be a street light every 200 ft. He does not want to waive that as he does not want to set a precedent as this is a public safety issue. Mr. Maglio stated that he drove through the neighborhoods in the area and noted the existing street lights in those neighborhoods. Chair Padula noted that the lots in the current subdivision are much larger than in the previous neighborhoods. Mr. Halligan confirmed this will become a town-accepted road. He discussed that the underground conduit will be installed anyway; therefore, the approved street lights should be left in place. Mr. David agreed with Mr. Halligan.

Ms. Amanda Cavaliere of Guerriere & Halnon, Inc. reviewed the existing and proposed street lights. Planning Board members discussed the distance between the street lights. Chair Padula stated that it should be left as approved. Mr. Rondeau stated the street lights will also be helpful during the winter when the trucks are plowing. Mr. Halligan noted that the Town services the lights. Chair Padula confirmed that all Planning Board members agreed to keep it as is and deny the field change.

F. Announcement: Grove Street Water Treatment Plant Opening

Ms. Love stated that she received an email from Town Administrator Jamie Hellen with the request to forward the information to the Planning Board. She stated the ribbon cutting and open house for the new Grove Street Water Treatment Plant and Wells 3 & 6 reconstruction will be on Tuesday, May 25th at 9:00 AM.

7:05 PM **PUBLIC HEARING** – *Initial*
 Site Plan – 12 Forge Parkway
 Site Plan Modification
 Documents presented to the Planning Board are on file.

Motion to Waive the Reading. Halligan. Second: Rondeau. No Roll Call Vote Taken. Vote: 5-0-0 (5-Yes; 0-No).

Mr. Gene Sullivan, civil engineer on behalf of the property owner, reviewed that they received Site Plan approval about one year ago to enlarge a parking area for potential tenants to better utilize a warehouse building. He stated that a new tenant is looking to occupy the space with the proposed use for outdoor storage containers to be stored in the parking area. All storage will be on areas previously to be paved. He stated that they are requesting a Special Permit as required for storage facilities in the Industrial Zoning District. He stated they have proposed a fence around the area. Ms. Love stated letters were received from the Deputy Fire Chief and the Town Engineer; no issues were indicated. She stated that no stormwater report was submitted, and BETA was not asked to review the plans. She stated that the previously approved plan on May 18, 2020, allowed for 84 parking spaces, and the revised plan is proposing 84 parking spaces. The applicant should provide the height of the storage containers and how many containers are stacked on each other. Due to the proximity of the residential development abutting the property, the Planning Board may want to consider a condition limiting the height of the storage containers. She stated she received a comment about extending the fence along the condo units to provide more privacy.

Mr. Maglio reviewed that there is no proposed exterior work planned for the site under this proposal; therefore, he does not have any comments regarding the utilities, impervious area, or a new stormwater design. However, since it is proposed to store these containers outdoors in the paved parking lot, he would like to see some information indicating that the presence of these units will not impact the surface flow of

stormwater runoff across the paved parking area and that the previously approved site will continue to drain as designed. Chair Padula stated this is abutting residential property; therefore, the Planning Board will have some concerns including hours of use for pick up and drop off, the backup alarms on the trucks, the parking lots were not built for truck traffic, the weight of the storage trailers, how many containers will be there, and trucks going up and down the street. He does not think this was the intent of the facility.

Planning Board members asked questions. Mr. Halligan confirmed the parking area on the plans. Mr. Sullivan stated that the proposed tenant would represent 80,000 sq. ft. of the total 240,000 sq. ft. Their standard operating hours are 7 AM to 7 PM. The containers are 8 ft. wide x 16 ft. long x 8 ft. high. The containers will be stacked three high on the locations indicated on the plans. He stated that the fence is 8 ft. high for screening for the neighbors. Chair Padula stated that the intent of the fence was for screening for the residential properties. Mr. Halligan stated that he is not comfortable putting the containers on pavement; if the applicant had come forward with all reinforced concrete, he may have been persuaded. The containers will sink into the paving; the parking lot will become a mess. Mr. Sullivan stated that he works with other such companies, and the containers are on pavement. Mr. Rondeau stated concern about the height of the three containers stacked. He questioned where snow storage would go. Mr. David expressed concerns about the height of the containers and screening for the neighbors. He agreed that the boxes would sink. Mr. Sullivan said the boxes stored outside would be empty. Ms. Williams asked how frequently the boxes are moved; she is concerned about the noise and beeping involved when moving the containers. Chair Padula stated that he does not think this is a good fit next to a residential property.

Ms. Rachel Klawson, 19 Stone Ridge Road, stated concern that the proposed 8 ft. fence does not go far enough toward her condo and should be extended. She is concerned about safety and privacy. She stated that a fence is needed to block activity that is going on up there. Mr. Sullivan stated he would be happy to do a site visit to see if additional fence is logical. Ms. Klawson agreed.

Mr. John Gordon, 17 Stone Ridge Road, stated that the asphalt has not yet been poured. He discussed that putting 24 ft. high storage containers on fresh asphalt on a hot summer's day is going to be a disaster. This was supposed to be for trucks for FEMA. This is news that a private company is now going to be putting storage containers there. This is not what it is supposed to be. He stated that containers bring rats. This is a residential area. As the fence is 8 ft. high, they will see 16 ft. of containers above the fence. This is shameful if the Planning Board approves this. Mr. Sullivan stated that the containers that have product in them will be stored in the building.

Mr. Crowley stated that the stormwater will stay the same on the site; so, there is no need for any additional reports. Mr. Rondeau discussed the turning radius needed for moving the containers; he requested additional information. Mr. Sullivan stated that he could get someone from operations to provide answers. Chair Padula stated that he would like to visit the Foxboro facility. He asked where the forklifts will be stored.

Motion to Continue the public hearing for Site Plan – 12 Forge Parkway, Site Plan Modification, to June 7, 2021. Halligan. Second: Rondeau. No Roll Call Vote Taken. Vote: 5-0-0 (5-Yes; 0-No).

7:10 PM **PUBLIC HEARING** – Continued
 Site Plan – 27 Forge Parkway
 Site Plan Modification
 Documents presented to the Planning Board are on file.
 TO BE CONTINUED

Ms. Love stated that the applicant did not realize they needed to provide stormwater management; it has taken them several months to do so.

Motion to Continue Site Plan – 27 Forge Parkway, Site Plan Modification, to June 7, 2021. Halligan. Second: David. Roll Call Vote: Padula-YES; Halligan-YES; Rondeau-YES; Power-YES; David-YES. Vote: 5-0-0 (5-Yes; 0-No).

7:15 PM **PUBLIC HEARING** – *Continued*
Olam Estates – 900 Washington St
Definitive Subdivision
Documents presented to the Planning Board are on file.
TO BE CONTINUED

Ms. Love stated that the applicant requested a continuance to June 7, 2021.

Motion to Continue Olam Estates – 900 Washington Street, Definitive Subdivision, to June 7, 2021. Halligan. Second: Rondeau. Roll Call Vote: Padula-YES; Halligan-YES; Rondeau-YES; Power-YES; David-YES. Vote: 5-0-0 (5-Yes; 0-No).

Chair and Member Comments

Ms. Love stated that as of May 29th the Town Hall will be open 100 percent. However, the Town Administrator asked that the public not be allowed in for public hearings until June 15th. He would like to hold off until the construction going on in Town Hall is finished. She stated that it is not known what the State will determine regarding holding meetings via Zoom after June 15th. She hopes to be able to give an update regarding clarification from the State at the next Planning Board meeting.

Mr. Rondeau stated that he received a call about the status of Panther Way. Now that it is cleared, when it is windy the sand blows through the fence. Mr. Maglio stated that he has not heard anything on that project recently. He can check it to find out when the contractors are coming back. Mr. Crowley stated that he can reach out to the contractor and developer to see if they can do something about the sand blowing. Chair Padula suggested the area be stabilized with some soil or loam so that it is not a danger to the public.

Mr. Maglio stated that Lincoln Street has been reclaimed, and they are hoping to get it paved soon. He explained the reclaiming, milling, and paving process.

Motion to Adjourn the Remote Access Virtual Zoom Planning Board Meeting. Halligan. Second: David. Roll Call Vote: Padula-YES; Halligan-YES; Rondeau-YES; Power-YES; David-YES. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 8:39 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary

******The Planning Board voted to accept the meeting minutes on June 7, 2021***