

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

PLANNING BOARD

**December 20, 2021
Meeting Minutes**

Chair Gregory Rondeau called the above-captioned meeting held in the Town Council Chambers at 355 East Central Street, Franklin, MA, to order this date at 7:00 PM. The public had the option of attending the meeting live at the Town Hall, dialing into the meeting using the provided phone number, or participating by copying the provided link. Members in attendance: Gregory Rondeau, Chair; William David, Vice Chair; Beth Wierling, Clerk; Jennifer Williams; Rick Power; Jay Mello, associate member. Members absent: None. Also present: Amy Love, Planner; Michael Maglio, Town Engineer; Matthew Crowley, BETA Group, Inc. (via Zoom)

7:00 PM Commencement/General Business

The Zoom platform call-in phone number and the Zoom link which were provided on the meeting agenda. The meeting was video recorded.

A. Steering Committee Appointment

Ms. Love reviewed that the Town of Franklin is launching a community-driven process to identify a vision for the downtown and make changes to the zoning for the area to unlock development potential and foster a vibrant, mixed-use neighborhood. There are several steps in the process of rezoning downtown. One of the items is to create a Steering Committee that will advocate for the downtown rezoning and work closely with MAPC. The Steering Committee will consist of the Economic Development Committee (EDC), two Planning Board members, and one Zoning Board of Appeals member. She requested that the Planning Board nominate two members to join the Steering Committee.

Motion to Nominate Beth Wierling to the Steering Committee. Rondeau. Second: Power. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Nominate Greg Rondeau to the Steering Committee. Power. Second: Williams. Vote: 5-0-0 (5-Yes; 0-No).

B. Endorsement: 40 Alpine Row

Ms. Love stated that the Planning Board voted to approve the Site Plan for 40 Alpine Row on November 1, 2021. BETA has reviewed the plans for endorsement. Special Conditions have been resolved as indicated on the Certificate of Vote. She noted that paving thickness throughout the site should be 1.5 in. for the top and 2.5 in. for the base. She questioned if a notation should be made on the plans to clearly identify this. Mr. Crowley stated that there were inconsistencies on the plans regarding the paving and pre-cast concrete curb detail. Ms. Love confirmed that the applicant's engineer, Daniel Campbell, was not present at the meeting in-person or via Zoom. Ms. Wierling stated that the applicant needs to correct the detail prior to signing. Ms. Love stated that she would confirm the corrections are made. Mr. Maglio stated that he was okay with the Planning Board voting to endorse and signing once the detail is corrected. Ms. Love stated that this item will be moved to the next meeting.

C. Endorsement: Eastern Woods

Ms. Love reviewed that the Planning Board voted to approve the Definitive Subdivision for Eastern Woods on November 1, 2021. Mr. Maglio reviewed that the plans for endorsement and special conditions have been resolved as indicated on the Certificate of Vote.

Motion to Endorse Eastern Woods. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

D. Decision: 5 Fisher Street

Ms. Love reviewed that the Planning Board closed the public hearing for 5 Fisher Street on December 6, 2021. She stated that the Planning Board should vote, with conditions, on 5 Fisher Street Site Plan. She recommended the following special conditions: 1. BETA's letter dated December 2, 2021. 2. The curbing plan submitted to the Planning Board should be included prior to endorsement; the Plan should include the color-code details. 3. The applicant to submit a Limited Site Plan after 50 percent occupancy and provide parking calculations. 4. Standard conditions as outlined in her memo to the Planning Board dated December 9, 2021.

Motion to Approve 5 Fisher Street with special conditions #1-4 as listed above. Rondeau. Second: Power. Vote: 3-0-2 (3-Yes; 0-No; 2-Abstain). (Ms. Wierling and Ms. Williams abstained.)

E. Meeting Minutes: November 1 & November 15, 2021

No Motion or Second Made to Approve the Meeting Minutes for November 1, 2021. Vote taken. Vote: 4-0-0 (4-Yes; 0-No; Abstain-1). (Ms. Wierling abstained.)

No Motion or Second Made to Approve the Meeting Minutes for November 15, 2021. Vote taken. Vote: 5-0-0 (5-Yes; 0-No).

7:05 PM

PUBLIC HEARING – Continued

585 King Street

Special Permit & Site Plan

Documents presented to the Planning Board are on file.

Attorney Edward Cannon on behalf of the applicant, Mr. Josh Berman of Marcus Partners, Mr. John Kucich of Bohler Engineering, and Mr. Jeffrey Dirk of Vanasse & Associates (via Zoom), addressed the Planning Board. Mr. Cannon stated that tonight's focus is mainly traffic. The applicant is proposing to construct a warehouse/storage facility; storage facilities require a Special Permit in the Business Zoning District. He stated that since the last hearing some comments have been received from BETA. Mr. Kucich stated they have done an additional day of test pits. They are confident they will be able to address in full in the upcoming submittal all of BETA's comments. Mr. Dirk narrated a slideshow presentation on his Transportation Impact Assessment Summary for the proposed warehouse building at 585 King Street. He stated that updated traffic volumes were obtained from a prior study conducted by VAI that included the study area intersections in 2018 and were adjusted and supplemented following MassDOT's guidelines for data collected during the COVID-19 pandemic. The analysis concluded that the project will not result in a significant impact (increase) on motorist delays or vehicle queuing over existing or anticipated future conditions without the project (no-build conditions), with the majority of the movements shown to continue to operate at acceptable levels. No apparent safety deficiencies were noted with respect to the motor vehicle crash history at the study area intersections. And, lines of sight at the project site driveway intersection with King Street were found to exceed or could be made to exceed the recommended minimum distance for safe operation based on the appropriate approach speed. He reviewed the site location map, the existing conditions diagram, and the trip generation summary. He noted that the warehouse is approximately 293,600 sq. ft. He stated that truck trips do not constitute a significant volume of activity at this site. He stated that the traffic volumes as shown on his chart are representative

of a high-level warehouse, such as this facility. He stated that the average weekday daily vehicle entering and exiting total is 510 trips. He reviewed weekday morning peak hour is 61 trips and weekday evening peak hour is 63 trips. He reviewed a diagram showing trip distribution. His recommendations for site access included, but were not limited to: the project site driveway will be incorporated into the traffic signal system at the King Street/Constitution Boulevard intersection and will provide two (2) travel lanes approaching King Street, the driveway and internal circulating drives will be designed to accommodate the turning and maneuvering requirements of the largest anticipated responding emergency vehicle and a large tractor semi-trailer combination, and vehicles exiting the project site should be placed under stop-sign control with a marked stop-line provided. He provided recommendations for offsite regarding the King Street traffic signal system and at King Street at Franklin Fire Station No. 2. He stated that they will be adding a second set of signal indications at the Fire Station driveway to make sure the driveway is not blocked. Mr. Dirk reviewed the Transportation Demand Management Program which included, but was not limited to, that a transportation coordinator will be designated to coordinate the TDM process, information regarding public transportation services, maps, schedules and fare information will be posted in a central location and/or otherwise made available to employees, and the transportation coordinator will facilitate a rideshare matching program for employees to encourage carpooling.

Ms. Love noted that the Planning Board requested hours of operation which were in the traffic review. Mr. Maglio stated that he did not have any comments. Ms. Jaklyn Centracchio, BETA's peer review consultant on this project, stated that she did the traffic review for this study. The main comment was the volume data; the applicant responded and fixed that data. As well, clarification requests and additional data was requested. She has no additional comments at this time.

Planning Board members asked questions. In response, Mr. Dirk confirmed that the trip data is based on general warehouse information and not a specific tenant. He stated that he would look at the primary signal locations and possibly look at a second signal location; they can work with BETA to see if there is some secondary signal that can be added to let drivers know that coming up the signal will be turning red. He reviewed again the trip generation summary. He noted that the employee trips will peak in the morning peak hour. The peak of the truck activity will not occur during the morning peak hour; it is going to occur before the morning peak hour and after the peak hour. The trucks need to be in the facility before the employees get there so they can off load the trucks. He stated that trucking activity is generally off the peak employee time period. The applicant stated that typically in the warehouse there are two shifts, usually five or five and one-half days per week. The shifts would generally start around 5 AM. Chair Rondeau stated that hours of operation are critical to know in regard to the neighbors. He stated that he would like more numbers/information regarding the off ramp as it is very busy there. Mr. David asked if they are proposing a separate lane to this facility. Mr. Dirk stated that they are not building a separate lane as there is not enough room; it is a short distance. He discussed the access restriction placed on this area by MassDOT. Mr. David stated that starting at 5 AM for employees is fine, but not for trucks with their backup alarms. It would not be fair for abutters to have to listen to backup alarms at that time in the morning.

Ms. Wierling stated that she wanted to talk about noise. She suggested that to be fair to the applicant and abutters, a noise study should be considered; she wants to look at what can be done to mitigate the truck noise. Chair Rondeau stated that it may need a third look as he wants to make sure it is a safe situation especially with the Fire Department right there. He asked how many vehicles were entering and exiting Constitution Boulevard. Mr. Dirk stated that on Constitution Boulevard in the morning about 600 vehicles going southbound and 250 vehicles going northbound. In the evening, it is about the same volume in reverse. Ms. Williams stated agreement that a noise study would be beneficial. Ms. Love stated that the applicant proposed a few changes around the Fire Station such as the do not block sign replacing the flashing light with a signal. The applicant was asked if they have spoken with anyone in the Town that indicates they want to see this take place. Mr. Dirk stated that this plan was based on feedback from the

Fire Department. Ms. Love stated that the Planning Board might want to touch base with the Highway Department to comment on this. Mr. Maglio stated that until design plans are provided, he cannot comment.

Ms. Karen Miller, 246 Washington Street, noted the re-zoning in 2012 on this property. She stated that the family who owned the property requested that the largest parcel be rezoned. She stated that she used to walk in the area. It is now very dangerous. There are only sidewalks on one side of the street; however, they are on the side that has the entrance ramp to Rt. 495 southbound and coming off Rt. 495 northbound, but there is no walk signal there. If they are redoing the intersection, they should make the walking area safe. She noted that the same developer has done the other buildings in the area. She questioned if there is a no left turn sign at the end of Grove Street for the new warehouses built there. She expressed concern about the timing of the traffic as there is also another project that will be utilizing this intersection. She stated that it would be great if the Fire Station intersection could be fixed to make it safer. She noted that there is one busy gas station there. She asked how will they get gas and how does it affect the traffic pattern. The applicant stated that trucks do not get gas in towns, they get gas on the highway. He stated that they are going to put in many resources to make this better for traffic, for the sidewalks, the intersection, and the Fire Department. They realize there is a traffic issue there; they are going to make a significant investment into this intersection.

Motion to Continue Washington Street, Site Plan Modification, to January 10, 2022. Rondeau.
Second: Wierling. Vote: 5-0-0 (5-Yes; 0-No).

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

Ms. Love reviewed comments from the Planning Board's October 4, 2021, meeting which included: 1. The applicant still needs approval from the Conservation Commission. 2. The Planning Board asked for a list of target tenants which the applicant has shown on the plans. 3. The Planning Board asked that hours of operation be on the plans which the applicant has shown on the plans. 4. The Planning Board may want to consider rules for outside storage. 5. The applicant has added an additional parcel (Parcel B) to the site and abutters have been re-notified of the hearing. 6. The site abuts a residential zone; the applicant is requesting a waiver for light spillage. 7. Outstanding items include the following: a.) confirm with the Building Commissioner that the required lot depth does not need to be provided along the section of frontage associated with the required continuous frontage of the lot. b.) provide documentation confirming that the site is exempt from the lot width requirements. BETA notes that Section §185-10 does not reference lot width; however, some exceptions are provided for lot width under §185-3.

Mr. Rick Goodreau of United Consultants reviewed that since the initial public hearing with the Planning Board the applicant has obtained an additional approximately .5-acre parcel located to the north of the site. This allowed for a redesign of the site including the parking lot area. The three proposed building locations have not changed. He stated that adjustments were made to the three infiltration ponds and the stormwater system. He stated that they have addressed hours of operation, anticipated types of tenants for the site, and the town engineer's and BETA's comments. He stated that they received a letter today with respect to zoning from the applicant's attorney which has been forwarded to the Town staff. He stated that the plans have been reviewed by the Fire Department; the Fire Department stated that the hydrant location and truck turning were adequate.

Mr. Maglio stated that with the redesign in the latest submission, all his previous comments have been addressed. However, he noted that while the site design has been modified from the previous submission,

there are still significant 1-on-1 slopes around the perimeter of the site that range from 12 ft. to 20 ft. high. The plans call for Geoweb slope reinforcement to be used in these areas, a detail for which is in the plans. His stated that his specific concern is the steepness and height of the slopes behind the proposed buildings and that the top of these slopes begins right at the property line for the abutting homes. There is also a 6 ft. high vinyl fence to be installed at the top of this slope; he is concerned about the stability of the fence over time.

Mr. Goodreau stated that with the redesign they were able to eliminate the retaining walls. They have provided documentation on the proposed Geoweb system. He stated that BETA brought up an additional zoning interpretation as the property is in an industrial zone but abuts a residential zone. He discussed the screening requirements and interpretation in the bylaw. He stated that they have talked to Geoweb about the specific tree types that would provide the appropriate screening in the area.

Mr. Crowley stated that Ms. Love and Mr. Maglio covered most of the comments. He stated concern with the slope stability. He stated that if the project is approved, he has noted conditions of approval as indicated in his Site Plan Peer Review Update letter to the Planning Board dated December 15, 2021. He noted that if any rooftop equipment is installed, it should be screened. He discussed the proposed additional parking spaces. He noted stormwater concerns. Mr. Goodreau responded to Mr. Crowley's comments regarding the handicapped ramp, additional parking spaces, and stormwater on Washington Street; there is no roof equipment proposed.

Planning Board members asked questions. In response, Mr. Goodreau stated that the building to the property line is about 31 ft. Mr. David stated that regarding the propane tanks in the parking lot that have bollards in front of them, plowing would plow the snow straight in toward the tanks and block the filling point. Mr. Goodreau stated that there are four bollards and the tanks are below grade. He suggested a sign indicating not to store snow there. Ms. Williams stated concern about the slopes and asked how they are going to control clear egress. The applicant's representative discussed the slopes and snow storage. Mr. Goodreau discussed if propane tanks are allowed to be buried within a Water Resource District; he stated that BETA noted in their comments that leakage of a propane tank would be airborne, not underground. Chair Rondeau noted light spillage. Mr. Goodreau stated arborvitaes 4 ft. to 6 ft. in height are proposed plantings on the right side of the driveway. He stated that if it is felt that they are too forward and obstruct sight distance, they can pull them back a bit. They will need vegetation trimming as they grow.

Mr. John Marguerite, 213 Washington Street, confirmed that the updated plan is not on the Planning Board's webpage yet. He stated concern about the wall. He asked if the fence screening was for noise and visibility mitigation, or just for visibility. He asked if a fence was required due to the slope as well as the tree line for the visibility. He asked about the following: DEP filing, any outside storage, truck noise with backup alarms, hours of operation, light spillage, will lights stay on all night, list of waivers applied for, questions on frontage due to zoning resolved, when will updated plan be available, never have any roof equipment, Conservation Commission date, and the aesthetics of what they will see in the future. Ms. Karen Miller, 246 Washington Street, noted the two projects that have been discussed at tonight's meeting and how both projects affect the neighborhood. She stated that when there are bad rains, it all washed out at the entrance to this project, and DPW had to push the dirt off to make it passable. She noted the slope and asked how it will work if a guardrail is taken out. She asked about the traffic impact. She stated that there is a school bus stop there. She stated that there is not a sidewalk there. Mr. Paul Harrington, 241 Washington Street, asked about the greenbelt requirement.

Mr. Goodreau responded to the questions. He stated that the back of the buildings would be toward the residences. He stated that they are still evaluating the fence. They have filed with DEP and re-notified the abutters after the additional parcel was acquired. He stated that there will not be any outside storage. The proposed hours of operation are 7 AM to 5 PM for the site in general and 7 AM to 10 PM for the office

spaces from Monday through Saturday, not Sunday. He stated that the lights are scheduled to turn off at 10 PM. He stated that there are three waiver requests which are listed on page one of the plans. He stated there is no plan to provide roof equipment. He stated an NOI was filed with the Conservation Commission. He stated that they will remove and reset some of the guardrails. He reviewed how the stormwater currently works. He stated that they have determined that a greenbelt will be required according to the zoning bylaws. Mr. David suggested some all-night lighting for security. Mr. Maglio responded to a question about sidewalks in the area. He stated that it is a project listed on the complete streets; it is a matter of funding and timing.

Motion to Continue Washington Street, Site Plan Modification, to January 10, 2022. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

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

Ms. Wierling recused herself.
Ms. Williams recused herself.

Ms. Love stated that most of the comments from the December 6, 2021, Planning Board meeting were resolved. The applicant received Conservation Commission approval on December 16, 2021. The applicant showed the proposed building for Lot 4 on the plans. She noted that the Planning Board's decision is for a Definitive Subdivision plan for a Conventional Subdivision. The applicant will have to return to the Planning Board regarding the building on Lot 4. The applicant has requested six waivers as listed in her memo to the Planning Board dated December 16, 2021.

Mr. Maglio stated that all his previous comments have been addressed. He reviewed the waiver requests. Ms. Love noted that it is not typical for the Planning Board to extend the street past 600 ft.

Mr. David Russo from Andrews Survey & Engineering stated that the road was extended 32 ft. to get the ponds a little bit bigger to meet the Town's regulations and get the ponds to work. Mr. Crowley stated that he has no additional comments on the project.

Motion to Close the public hearing for Olam Estates for 900 Washington Street, Definitive Subdivision. Power. Second: David. Vote: 3-0-0 (3-Yes; 0-No).

Ms. Love stated that if the Planning Board is not going to vote on this item tonight, they would need to ask the applicant for an extension. There are six waivers to vote on as well as a vote on the subdivision itself.

Motion to Approve the following Waiver Requests for Olam Estates for 900 Washington Street, Definitive Subdivision:

- §300-11.A.7.B – Distance from toe of pond berm to property line shall be min. 10'***
- §300-13.A.1 – Sidewalk to be installed on one side of the road.***
- §300-11.A.7.A – Distance from maximum pond water surface to property line and structure shall be 20'***
- §300-10.D.5 – Right of way grade***
- §300-10.E.2.4 – Requesting to exceed the 600' dead-end street***
- §300-11.B.2.A – Requesting a waiver from non-RCP (PVC pipe) in the filtration basins***

and Standard Conditions, Approve Power. Second: David. Vote: 3-0-0 (3-Yes; 0-No).

7:20 PM **PUBLIC HEARING** – *Continued*
120 Constitution Boulevard
Site Plan Modification
Documents presented to the Planning Board are on file.
To Be Continued

Chair Rondeau stated that the applicant requested the public hearing be continued. Ms. Love stated that the applicant is still determining what they are going to do about the drainage system.

Motion to Continue the public hearing for 120 Constitution Boulevard, Site Plan Modification, to January 24, 2022. Power. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Adjourn the Planning Board Meeting. Power. No Second. Vote: 5-0-0 (5-Yes; 0-No).

Meeting adjourned at 9:14 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary

******Meeting Minutes approved at the January 10, 2022 Planning Board meeting***

Town of Franklin

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Planning Board
355 East Central Street
Franklin, Massachusetts 02038-1352

Missed Meeting Certification

I, Beth Wierling, member of the Franklin Planning Board, do hereby certify that I have examined all evidence, including a video recording thereto, of the Planning Board meeting held on (date) Oct 4, 2021 for the following project:

Project name: Washington Flex Space
Applicant: Franklin Flex Space
Application type: Site Plan

This certification is pursuant to G.L. Chapter 39, Section 23D accepted by the Town Council by Resolution 09-40 dated June 10, 2009.

Signature: Beth Wierling

Town of Franklin

Tel: (508) 520-4907

Fax: (508) 520-4906



Planning Board
355 East Central Street
Franklin, Massachusetts 02038-1352

Missed Meeting Certification

I, Jennifer Williams member of the Franklin Planning Board, do hereby certify that I have examined all evidence, including a video recording thereto, of the Planning Board meeting held on (date) Oct 4, 2021 for the following project:

Project name:

Washington Flex Space

Applicant:

Franklin Flex Space

Application type:

Site Plan

This certification is pursuant to G.L. Chapter 39, Section 23D accepted by the Town Council by Resolution 09-40 dated June 10, 2009.

Signature: _____