

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

PLANNING BOARD

February 7, 2022 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; Brooke Cotta, Assistant Town Engineer; Gary James, BETA Group, Inc.

7:00 PM Commencement/General Business

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

A. 81-P ANR: 60 Daniels Street

Ms. Love reviewed that the applicant submitted a Form A application for 81-P Plan Review to accompany the plan of land for Daniels Street. The parcels are located in Rural Residential II. The purpose of the plan is to move the lot lines between lots 1A and 2A. Lot 1A currently has a house and the proposed lot line conforms to zoning. Lot 2A is a buildable lot and by removing the lot line it still conforms to zoning.

Motion to Approve 81-P ANR: 60 Daniels Street. Rondeau. Second: Wierling. Vote: 5-0-0 (5-Yes; 0-No).

B. Meeting Minutes: January 10 & January 24, 2022

Motion to Approve the Meeting Minutes for January 10, 2022. Rondeau. Second: Wierling. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Approve the Meeting Minutes for January 24, 2022. Rondeau. Second: Wierling. Vote: 5-0-0 (5-Yes; 0-No).

C. Update on Franklin for All

Ms. Love stated that this is an exciting project going on in Franklin. The Town has received some grants and is working with the Metropolitan Area Planning Council to put this together. She stated that Franklin for All is looking at zoning in downtown and the surrounding areas to bring in a more vibrant downtown, bring in affordable housing and more businesses, bring more people to the downtown area, and with the train station there, bring in commuters. She noted that two members of the Planning Board, Chair Rondeau and Ms. Wierling, are members of the associated Steering Committee for this project. She stated that much public outreach will be done to provide information to the community about this program. She stated that on Monday, March 7, 2022, at 7 PM at the Franklin High School auditorium and on Zoom a public forum will be held. She noted that a website has been developed as well as a pamphlet for this project. She stated that participation from the public is encouraged. Ms. Wierling suggested a link to the website on the Planning Board webpage. Chair Rondeau suggested information be published in the Country Gazette. Ms. Love noted that information is being put on social media and Franklin TV.

7:15 PM

PUBLIC HEARING – *Continued*

Washington Street

Site Plan Modification

Documents presented to the Planning Board are on file.

Ms. Love stated that her letter to the Planning Board dated January 18, 2022, provides a summary of the waivers, recommendations, and suggested conditions of approval.

Mr. Rick Goodreau of United Consultants, Inc. provided an overview of the project. He stated that Mr. James requested a meeting to discuss making modifications to the slope. He stated that basically, what was requested was to construct a retaining wall of approximately 2 ft. in height. This would create a 3 ft. level area at the top of the slope. He stated that an additional waiver has been requested for the tree planting to have some flexibility with the 15 ft. He stated that it was agreed at the meeting to bring this change to the Planning Board.

Mr. James stated that providing this 3 ft. wide strip would make sure that there would be no intrusion over the property line, have the ability to anchor the Geoweb system, and have a row of trees that would be level. This would allow the screening to meet the intent of the bylaw. He stated that he also requested that the applicant provide a color rendering of the parking spaces. Mr. Goodreau stated that he is fine with doing that.

Ms. Cotta stated that Town Engineer Michael Maglio provided his comments in his letter to the Planning Board dated February 2, 2022, which was provided in the meeting packet. She noted Mr. Maglio's recommendation that the property line along the top of the proposed slope be staked out at least every 100 ft. to help ensure construction activity does not extend onto the adjacent properties. Mr. Goodreau stated that he is fine with that. Mr. David asked how the retaining wall will be constructed in the 3 ft. area. Mr. Goodreau stated that the retaining wall will be at the bottom of the slope.

Motion to Close the public hearing for Washington Street, Site Plan Modification. Power. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Ms. Wierling read aloud the Waivers:

- To allow less than 42" of cover over the RCP drain pipe. Proposed use of Class V RCP.
- To allow the use of HDPE pipe for the manifolds and Pond 1, Pond 2, Pond 3 and the Trench Drains.
- Light spillage allowed only on the NE Power Co. parcel. Light is not to spill on the abutting residential properties.
- To allow the plantings of the 15 ft. buffer to be completed as shown on sheet 5, per section 185-35.C.

Ms. Love read aloud the Suggested Conditions of Approval:

1. Applicant is to provide soil stabilization geo-technical designs prior to the start of construction.
2. The property line along the top of the proposed slope is to be staked out at least every 100 ft. to help ensure construction does not extend onto the adjacent property.
3. The retaining wall details are to be submitted and reviewed prior to the start of the construction.
4. The parking areas on the plan are to be completed with each phase of development and will be reviewed at each Partial Form H submission.
5. Limited Site Plan for Tenants: If the tenant is allowed by right in our Zoning By-Law, DPCD does not recommend Limited Site Plan for every tenant. Upon submittal of Partial and Final Form H, the applicant could provide an update to the Planning Board on the tenants.
6. Prior to endorsement, a note will be added to the plans to say that the builder will have a structural engineer on site during the construction phase to design a wall where needed using large boulders or concrete blocks.

7. Prior to endorsement, provide a color sketch outlining excess parking spaces for each phase which may be removed depending upon use.

Chair Rondeau confirmed that condition #6 refers to Mr. Maglio's letter. He requested Mr. Maglio's letter to the Planning Board dated February 2, 2022, be incorporated into the conditions.

Chair Rondeau requested that BETA's report to the Planning Board dated February 2, 2022, be incorporated regarding any items that were recommended by BETA as conditions of approval.

7:10 PM **PUBLIC HEARING** – *Continued*
Taj Estates – 230 East Central Street
Special Permit & Site Plan
Documents presented to the Planning Board are on file.

Mr. Richard Cornetta, attorney on behalf of the applicant Taj Estates of Franklin II LLC, and Ms. Amanda Cavaliere of Guerriere & Halnon, Inc. addressed the Planning Board. Mr. Cornetta noted that the principals of Taj Estates of Franklin II LLC were present at the meeting and Mr. Jeffrey Dirk, traffic consultant of Vanasse & Associates, Inc., was attending via Zoom. He stated that at the last meeting the parking and size of the building were still concerns. He stated that Ms. Cavaliere would review the changes. He noted that Mr. James did not have time to review the submitted traffic study and provide comments.

Ms. Cavaliere stated that the parking was adjusted and it now complies with zoning. She stated that the number of units was reduced to 33 units. There are 31 one-bedroom units and 2 two-bedroom units. She reviewed the parking locations. She stated that 50 spaces are required based on 1.5 spaces per unit. They have 53 spaces in total. There are 3 handicap spaces based on ADA requirements. There are 46 standard size spaces and 7 compact size spaces. She stated that signage would be provided indicating compact size spaces. She provided color renderings to the Planning Board members. She stated that they have addressed all BETA's comments.

Ms. Love stated that Ms. Cavaliere addressed the changes that were made to the site. She reviewed comments from the Planning Board's January 24, 2022, meeting. 1. The Planning Board requested that the applicant define the commercial space whether it will be office or commercial use. This has not been addressed. 2. The Planning Board expressed concern with the noise of the dumpster as it abuts residential houses. 3. A traffic study has been submitted and is being reviewed by BETA; comments will be completed for the next Planning Board meeting. 4. The applicant is required to file with the Design Review Commission. 5. The applicant should show the elevation of the proposed building with the abutting buildings. 6. Color renderings should be submitted before the next meeting to allow time for Planning Board members to review.

Ms. Love stated that a waiver for parking will be required as seven (7) spaces do not meet the required width. Planning Board members asked questions. Ms. Cavaliere stated that they were planning to have an electric vehicle charging station. She reviewed the impervious coverage and noted that it is still under the maximum. She confirmed that they would provide renderings showing the elevation of the proposed building with the abutting buildings. She stated that a tenant is not determined at this time; therefore, they do not know if it will be commercial space or office space. She stated that the parking is based on the zoning requirements for Commercial I. Mr. James stated that he has just begun looking at the revised plans. He noted the proposed covered spaces. He noted that the applicant still has to determine the proposed management of the stormwater system in the central parking lot.

Ms. Cotta referenced Mr. Maglio's comments provided in his letter to the Planning Board dated February 2, 2022, and reviewed that 1. based on the traffic report recommendations, operation of the traffic signal at

King Street and East Central Street should be analyzed and an updated signal timing plan implemented after construction of the apartments, 2. a PIV valve should be shown on the proposed fire service line near the front of the building, and 3. a note should be added indicating that the invert of the existing sewer manhole that they will be connecting to shall be reconstructed.

In response to Ms. Cavaliere's question, Mr. James stated that he can provide information on the maintenance issues; they can speak with Mr. Maglio about it and come up with a solution. Ms. Williams questioned the depth for backing out of certain parking spaces. Ms. Cavaliere stated that the concern was addressed and there was room. Chair Rondeau requested that information be put on the plans. Ms. Williams stated that she feels like the street facing side of the building looks like the side of a building. She stated that she is aware this will go before the Design Review Commission. She requested a more accurate representation of the landscape plan. Ms. Love stated that she does not believe the Fire Department has reviewed the latest plan; she stated that she will have them review it.

Chair Rondeau stated that traffic will be discussed after BETA reviews the traffic study and provides a report. Attorney Cornetta confirmed that the paper road is not the Town's property. He stated that they have a legal firm working on it and he will provide an update.

Mr. Mark Rovani, representing his mother as a direct abutter at 240 East Central Street, stated that the traffic report indicates 314 trips a day in and out. That would mean with 53 spots and each spot would turn over three times a day. He stated that seems like a lot. He stated that the traffic report does not show pedestrian crossing and it should.

Motion to Continue Taj Estates, 230 East Central Street, Special Permit & Site Plan, to February 28, 2022. Power. Second: David. Vote: 5-0-0 (5-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 noted that a continuance of the public hearing was requested.

Motion to Continue 120 Constitution Boulevard, Site Plan Modification, to March 14, 2022. Wierling. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

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

Meeting adjourned at 7:56 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary

******Planning Board approved at the March 28, 2022 meeting.***