

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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PLANNING BOARD

April 11, 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; Rick Power; Jennifer Williams. Members absent: Jay Mello, associate member. Also present: Amy Love, Planner; Michael Maglio, 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. Endorsement: Washington Street Flex Space

Ms. Love reviewed that the Planning Board voted to approve the Site Plan on February 28, 2022. She reviewed that the following are Special Conditions to be met prior to endorsement: a. The retaining wall details are to be submitted and reviewed prior to the start of the construction. She stated that the details have been submitted. b.) 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, as stated in the attached letter from Mike Maglio, Town Engineer. She stated that a note was added to page 5 of the plans. c.) Prior to endorsement, the applicant must provide a color sketch outlining each phase with parking spaces. She stated that a plan has been submitted.

Motion to Endorse Washington Street Flex Space with the conditions noted. Rondeau. Second: Wierling. Vote: 5-0-0 (5-Yes; 0-No).

B. Endorsement: 27 Forge Parkway Solar Canopies

Ms. Love reviewed that the Planning Board approved the solar canopies on August 9, 2021. The applicant is proposing to install solar canopies throughout their parking area. She stated that Mr. Maglio reviewed the plans and the only outstanding item was the vegetation around the parking.

Motion to Endorse 27 Forge Parkway Solar Canopies. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

C. Meeting Minutes: March 14 & 28, 2022

Motion to Approve the Meeting Minutes for March 14, 2022. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Approve the Meeting Minutes for March 28, 2022. Power. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

7:05 PM

PUBLIC HEARING – *Continued*

120 Constitution Boulevard

Site Plan Modification

Documents presented to the Planning Board are on file.

Ms. Katie Enright of Howard Stein Hudson, project engineer on behalf of the applicant, addressed the Planning Board for a parking lot expansion. She stated that since the last Planning Board meeting, BETA has reviewed the submission. She stated that responses have been provided to BETA's comments. She stated that with additional revisions, another set of plans was submitted this afternoon; she reviewed the changes. She discussed the addition of a 30 mil PVC barrier; to protect that from the stone from above and below synthetic will be placed on either side. She discussed the treatment of the stormwater.

Mr. Maglio stated that on the last set of revisions his last outstanding comment is about the liner for the retention basin as far as keeping a water tight system; updated details will be included in the plan. He stated that he is satisfied regarding his previous comments.

Mr. James stated that based on his previous review, they have been talking quite a bit with the applicant during the last few days. He stated that it is a tough site; it is in a hole and they do need the additional parking. He stated that they have made drainage improvements. He noted that a couple of issues include that they do not know where the floor drains drain to, and when looking at the way the loading dock comes out, they do not have any live parking beyond the limits of the loading dock. He stated that when a 42 ft. trailer is put in there, it comes out far so you must go around the trailer to get to the spaces on the far side; the Planning Board should be aware of this.

Chair Rondeau asked about a turning radius. Mr. James said that they have the ability to put a semi-truck in there; it is just that they will have to go around. Discussion commenced regarding the truck turning. Ms. Enright showed on the plans where the striping is to be added.

Mr. Maglio stated that it is just a matter of capturing some last details on the final plans to be endorsed; everything is there.

Motion to Close the public hearing for 120 Constitution Boulevard - Site Plan Modification. Rondeau. Second: Williams. Vote: 5-0-0 (5-Yes; 0-No).

7:10 PM

PUBLIC HEARING – *Continued*

Upper Union Street

Site Plan

Documents presented to the Planning Board are on file.

TO BE CONTINUED

Ms. Love stated that the applicant requested a continuance of the public hearing.

Motion to Continue Upper Union Street - Site Plan, to April 25, 2022. Rondeau. Second: Williams. Vote: 5-0-0 (5-Yes; 0-No).

7:15 PM

PUBLIC HEARING – *Continued*

341 Union Street

Special Permit & Limited Site Plan

Documents presented to the Planning Board are on file.

TO BE CONTINUED

Ms. Love stated that the applicant requested a continuance of the public hearing to May 9, 2022.

Motion to Continue 341 Union Street - Special Permit & Limited Site Plan, to May 9, 2022. Rondeau. Second: Williams. Vote: 5-0-0 (5-Yes; 0-No).

7:20 PM **PUBLIC HEARING** – *Continued*
72-94 East Central Street
Special Permit & Site Plan
Documents presented to the Planning Board are on file.

Mr. Brad Chaffee, owner of Camford Property Group, and Mr. Rick Goodreau of United Consultants addressed the Planning Board. Mr. Goodreau stated that they provided revised plans.

Chair Rondeau stated that he thinks all previous comments have been addressed by the applicant.

Mr. Goodreau reviewed the Planning Board's comments and addressed the applicant's revisions. He stated that the applicant had the plan revised so there is no light spillage in the rear of the building, the traffic study was completed by the applicant's traffic engineer, the building height was amended on the architectural plans, a Do Not Enter sign was added to the end of the paved area, a hammerhead turnaround was added to the rear of the building for emergency vehicles, the arborvitaes were added to the rear of the building for additional screening, parking spot 15R was eliminated, and a black chain link fence was added instead of white vinyl.

Ms. Love reviewed the two waivers requested: 1. To allow less than 42" of cover over the RCP drain pipe proposed class V RCP, and 2. To allow the use of HPDE pipe from catch basin 92 to the underground pond, from the underground pond to drain manhole 93, the roof leader collection system and from roof leader connection to DMH 95. She reviewed the following special conditions: 1. Prior to endorsement, the applicant will provide a recommendation from the Design Review Commission, and 2. The house located at 88 East Central Street will be demolished prior to the Final Form H.

Mr. Maglio stated that all his previous comments have been resolved. Mr. James stated that all his previous comments have been addressed with the revisions.

In response to questions, Mr. Chaffee explained why black chain link fence replaced the white vinyl fence. Mr. Goodreau stated that some retaining walls were added to elevate the building to minimize the height. Mr. Chaffee confirmed that they would be before Design Review Commission tomorrow. Mr. Goodreau stated that before the Building Commission would provide a Certificate of Occupancy the applicant would come before the Planning Board for a Form H. Ms. Love stated that Town Attorney Mark Cerel discussed with her an alternative option for the Planning Board; if the applicant and the Planning Board are in agreement of holding the last occupancy permit for the house to come down, it would be a special condition written in the meeting minutes. The Planning Board and the applicant could come to that agreement and it can be written in the final Certificate of Vote. Mr. Chaffee stated that he would be amenable to that.

Ms. Roberta Trahan, 1 Green Street, stated that she hopes the public hearing will be closed. She thinks the applicant has done a great job and has tried to resolve all the issues that have come before him.

Mr. Greg Safford, 204 Peck Street, stated that he wanted to double down on what Ms. Trahan just said. He thinks it is going to look great downtown and he is glad things were able to be worked out.

Ms. Love stated that she had written in that the applicant would provide a recommendation from Design Review Commission prior to endorsement.

Motion to Close the public hearing for 72-94 East Central Street, Special Permit & Site Plan. Rondeau. Second: Williams. Vote: 5-0-0 (5-Yes; 0-No).

7:25 PM **PUBLIC HEARING** – *Continued*
Taj Estates – 230 East Central Street
Special Permit & Site Plan
Documents presented to the Planning Board are on file.
TO BE CONTINUED

Ms. Love stated that the applicant requested a continuance of the public hearing to April 25, 2022.

Motion to Continue Taj Estates, 230 East Central Street, Special Permit & Site Plan, to April 25, 2022. Rondeau. Second: Wierling. Vote: 5-0-0 (5-Yes; 0-No).

Ms. Love stated that this Wednesday night during the Town Council meeting, the Department of Planning and Community Development will be presenting the MBTA community state regulations that are coming down regarding any MBTA communities which include bus, commuter rail, and subway, and providing an overview of the state process. She discussed the state's addition of section 3A of the economic development bill requiring any communities that have MBTA to create a zoning district that allows for multi-family development by right. She noted that there are two train stations in Franklin. She stated that they are requiring this in their Franklin for All project. She explained that citizens can join the meeting via Zoom, in-person, or watch on Franklin TV. In response to a question, she stated that the responses to the Franklin for All questionnaire are in the process of being put on the website.

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

Meeting adjourned at 7:40 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary

******Planning Board approved on May 9, 2022.***