

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

PLANNING BOARD

July 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, Town Planner; Michael Maglio, Town Engineer (via Zoom).

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. Final Form H: 461 West Central Street

Ms. Love reviewed that the Planning Board approved a Limited Site Plan for permanent outdoor seating on February 28, 2022. She stated that the applicant constructed the outdoor seating and submitted a Final Form H for the Limited Site Plan. She stated that due to the limited site improvements, BETA was not asked to provide an observation report. She noted that DPW and the Building Commissioner have reviewed the as-built plans. She stated that as far as she has seen, the applicant has satisfied the Limited Site Plan.

Mr. Maglio stated that he went to the site and reviewed the as-built and design plan; there were some minor changes but nothing material. He stated that the applicant rearranged the handicapped parking space a little to get the aisles in between the spaces. He stated that the site came out really nice.

Motion to Approve the Final Form H for 461 West Central Street. Rondeau. Second: Wierling. Vote: 5-0 (5-Yes; 0-No).

Chair Rondeau noted that there would be a change to the agenda order; the public hearings would be taken first and then the discussion on the Friendly 40B Process.

7:05 PM PUBLIC HEARING – Initial ***58 Daniels Street***

Scenic Road Permit

Documents presented to the Planning Board are on file.

Motion to Waive the reading. Rondeau. Second: Wierling. Vote: 5-0 (5-Yes; 0-No).

Ms. Love reviewed that §170-53 of the Town Code requires that any stonewall removal within a Scenic Road must seek a permit through the Planning Board. The applicant is proposing to remove 30 ft. of a buried stonewall along Daniels Street. She stated that the removal is to provide an access driveway to a

new buildable lot. The Planning Board will need to take a vote if they are in agreement of issuing a permit to remove the stonewall.

Ms. Wierling confirmed that the stonewall is buried. She asked what kind of stones will be used in reconstruction. Mr. Christopher Palladini stated that they will dig up the buried stones of the 30 ft. and they will use them when recreating 90 ft. Chair Rondeau stated that he would rather see 60 ft. or 70 ft. reconstructed rather than interjecting a different stone type to match what is being pulled out of the ground. Mr. Palladini stated that would be feasible.

Motion to Approve 58 Daniels Street, Scenic Road Permit, stonewall removal and replacement. Rondeau. Second: Williams. Discussion: Chair Rondeau requested that the applicant let the Planning Board know the length of the stonewall. Ms. Wierling noted that within that the stonewall should be constructed with a similar type material using any materials that are found on site in the construction. Vote: 5-0 (5-Yes; 0-No).

General Business (continued)

B. Discussion: Friendly 40B Process LIP (Local Initiative Program)

Ms. Love stated that the Town has had several applicants reach out to propose Friendly 40Bs. Under the State statute, it is considered a LIP which is a Local Initiate Program. It involves support from the Town. She stated that moving forward, knowing that the Town is above their 10 percent, the Town will probably be in this percent for 5 to 10 years. She stated that the process being proposed is for the long-term. She stated that given that the Town has received several interests in doing 40B projects, the Town Administration has put together a process for Friendly 40B applicants. The process involves feedback and review from the Planning Board, as well as other boards and commissions. She discussed the Friendly 40B process recommended for all applicants to follow which was provided in the Planning Board's meeting packet. She stated that the Zoning Board of Appeals is really the only authority board. Any applicant currently can just go to the ZBA. However, that would not be considered a LIP program. She stated that the hope is that the applicant will go through the checklist and go to the Planning Board. She stated that it will be up to each board to determine how much of an in depth review they want to do; it would be each board's discretion. She stated that these would be handled under general business and not public hearings. She discussed that the criteria for review would include the benefits and impacts to the Town. She stated that this would be optional for all applicants to follow. She requested the Planning Board provide her with feedback on the checklist. Chair Rondeau asked if additional items could be added and what is the timeframe. Ms. Love said that at any time additional items could be added.

Planning Board members asked questions and made comments. Ms. Love stated that the benefit to the applicant is that they would go through each commission/board and get a support letter which they could then provide to the ZBA. Ms. Love noted that the Town has one 40B that has been approved but not been built yet. Ms. Love noted that for it to be considered an affordable unit, it must have the deed restriction on it. Ms. Love stated that this checklist process was derived because there has been so much interest in 40Bs. This will allow some boards/commissions to work a little closer with the developers. Ms. Love stated that the possible developments they have heard of are all over the town. She stated that one applicant who already applied to the State is on Pleasant Street and it is 60 units, all affordable. Ms. Love confirmed that this checklist is optional, and an applicant can go straight to the State and straight to ZBA. As well, the developer can go to all the boards and get recommendations; however, the ZBA can make their own decision. She stated that this LIP process will assist them, but it can be bypassed. She stated that the ZBA has the ultimate decision for a friendly or other 40B. Mr. Power asked that if the Planning Board does not accept this checklist process, what happens. Ms. Williams stated that there

would be no harm in accepting this. Ms. Love stated that even if the Town is above their 10 percent, a developer can still apply through the State or this proposed process and ZBA. She stated that the ZBA has the right to deny them if the Town is above 10 percent. Chair Rondeau stated that the Planning Board members should read the document and make comments. Ms. Love stated that this item will be on Town Council's agenda on July 20, 2022.

Ms. Christine Mucciarone, 87 Hill Avenue, noted that with a Friendly 40B, the Planning Board can work with the abutters and make the building blend in more with what is in the area. She asked if the Planning Board would work with the builder. Ms. Love stated that a goal is that the developer would work with what the boards are recommending. Chair Rondeau stated that Design Review would go before the Planning Board.

7:15 PM **PUBLIC HEARING** – *Continued*
 585 King Street
 Special Permit & Site Plan
 Documents presented to the Planning Board are on file.
 TO BE CONTINUED

Chair Rondeau stated that the applicant requested the hearing be continued.

Motion to Continue 585 King Street, Special Permit & Site Plan, to July 25, 2022. Rondeau. Second: David. Vote: 5-0 (5-Yes; 0-No).

7:20 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

Chair Rondeau stated that the applicant requested the hearing be continued.

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

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

Meeting adjourned at 7:34 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary

******Planning Board voted on August 22, 2022 to approve the Meeting Minutes***