

DRAFT FOR REVIEW**Town of Franklin****Planning Board****August 7, 2017
Meeting Minutes**

Chairman Anthony Padula called the above-captioned meeting to order this date at 7:00 PM. Members in attendance: Joseph Halligan, John Carroll, William David, Gregory Rondeau, Alternate Rick Power. Members absent: None. Also present: Michael Maglio, Town Engineer; Amy Love, Planner.

7:00 PM Commencement/General Business

Chairman Padula announced the meeting would be video and audio recorded for the public's information.

A. Limited Site Plan: 620 Old West Central Street

Mr. George Mihov of Guerriere & Halnon, Inc. on behalf of the applicant stated that since the plaza next door was constructed there has been overflow parking onto 620 Old West Central Street. The applicant is proposing to construct 6 additional parking spaces for employee use only and move the dumpster further back on the property. They have added the restoration of the trench drain and shifted the handicap parking spaces.

Chairman Padula stated that the restoration of the trench drain was supposed to be done anyway and is not part of this site plan modification; it was on the original and must be restored.

Mr. Maglio stated he thinks it is common to use the 6 in. PVC for the trench drain; he is not sure what the original detail was.

Chairman Padula asked the applicant to find out what the original plan was; HDPE is not allowed in this town, it must be metal.

Mr. Mihov stated it should not matter the material as it is encased in 6 in. of concrete on either side of the drain and underneath.

Mr. Maglio stated he has seen it done that way before.

Chairman Padula stated that the applicant must make sure the detail shows this. He asked how the dumpster pad will be accessed.

Mr. Mihov stated the dumpster will be picked up during off-hours once per week.

Ms. Love stated the applicant submitted the revised plans recently for moving the parking spots. The Fire Chief reviewed the plans and provided a letter expressing his concern regarding the location of the parking spots. She stated that she had no further comments.

Mr. Maglio stated that he had no written comments.

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Chairman Padula read the Fire Chief's comment letter indicating concern with moving the parking spaces. He stated he realizes the applicant has a problem and they are trying to remedy the problem. But, if the Fire Chief says it is going to cause emergency and firefighting concerns, he cannot vote for this until the Fire Chief's approval is received.

Mr. Mihov discussed details of the plans that he stated should satisfy the Fire Chief.

Chairman Padula stated the applicant should meet with the Fire Chief then return to the Planning Board.

Mr. Halligan asked if there was a possibly to give the applicant some relief or waiver on a 10-ft. setback on the front of the property to allow him some parking in the front of the building. It is something to explore; possibly angled parking.

Ms. Love stated it would be a variance through ZBA.

Planning Board members, the applicant, and Mr. Mihov discussed possible parking spaces, access, fire safety, and the dumpster pad.

Chairman Padula stated this would be continued to the August 21, 2017 meeting.

7:05 PM **PUBLIC HEARING** – *Initial*
 34 Saxon Street – Franklin Youth Soccer
 Site Plan Modification

Documents presented to the Planning Board:

1. Memorandum dated August 3, 2017 from DPCD to Franklin Planning Board
2. Memorandum dated July 19, 2017 from George Russell, Conservation Agent, to Franklin Planning Board
3. Site Plan Packet for 34 Saxon Street, Franklin, MA, from Guerriere & Halnon, Inc., dated July 17, 2017, including site description, site plan history, photographs, and Limited Site Plan Modification Plans with Received by Planning date July 18, 2017
4. Form P: Application for Approval of a Site Plan from JSB Property Holdings, LLC, John Berg, Manager, applicant, with Received by Planning date June 30, 2017
5. Limited Site Plan Modification for 34 Saxon Street, Franklin, MA, Drawing Sheets, Prepared by Guerriere & Halnon, Inc., dated July 17, 2017 with Received by Planning date July 18, 2017
6. Certificate of Ownership with Received by Planning date July 18, 2017
7. Franklin Planning Board Public Hearing Notice with Received by Town Clerk date July 18, 2017

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

Mr. George Mihov of Guerriere & Halnon, Inc. on behalf of the applicant stated they are proposing a Change of Use from what was formerly a hardware store to a multi-purpose recreation field. Approximately 1,975 sq./ft. will be used for office and 10,993 will be used for recreation as shown on the plan.

Ms. Love stated that she received correspondence from the Conservation Commission that this is not their jurisdiction. There were no comments from the Fire Department or Town Engineer. This is a Change of Use. They do require two handicap spots; only one is on the plan. If they are going to change any signage

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on the building or out front, it will need to go before Design Review Commission. She had no further comments.

Mr. Mihov stated there was plenty of parking as the spots will not all be used at the same time. The new field would require approximately 20 cars. He stated fields are more active during evenings and weekends while the engineering company works during the day; there are 50 spaces now.

Mr. Halligan asked if the parking will all be re-striped.

Mr. Mihov stated yes.

Chairman Padula stated that in the approval he wants to make sure that any Change in Use would have to come back to the Planning Board.

Motion to Close the public hearing for 34 Saxon Street, Franklin Youth Soccer, Site Plan Modification. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Approve 34 Saxon Street, Franklin Youth Soccer, Site Plan Modification with the stipulation that any Change of Use has to come back to the Planning Board. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

7:10 PM **PUBLIC HEARING** – Continued
115, 119, 125 & 129 Dean Avenue
Special Permit & Site Plan

Documents presented to the Planning Board:

1. Letter dated August 3, 2017 from C. Thomas Brunson, Senior Vice President, FF Realty II, LLC, to Franklin Planning Board

Note: Chairman Padula, at the April 24, 2017 Planning Board meeting, activated alternate Planning Board member, Mr. Power, as this public hearing is for a special permit.

Chairman Padula stated applicant requested to continue the public hearing to August 21, 2017.

Motion to Continue the public hearing for 115, 119, 125 & 129 Dean Avenue, Special Permit & Site Plan, to August 21, 2017. Carroll. Second: Rondeau. Vote: 5-0-1 (5-Yes; 0-No; 1-Abstain). (Mr. Halligan abstained).

7:15 PM **PUBLIC HEARING** – Continued
The Villages at Oak Hill
Special Permit & Limited Site Plan Modification

Documents presented to the Planning Board:

1. Email dated August 3, 2017 from Eric Bazzett of Heritage Design Group, LLC, to Amy Love, Town Planner

Chairman Padula stated applicant requested to continue the public hearing to August 21, 2017.

Motion to Continue the public hearing for The Villages at Oak Hill Special Permit & Limited Site Plan Modification to August 21, 2017. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

DRAFT FOR REVIEW**General Business (continued)****B. Form H: Delfino Estates – Chestnut Street**

Ms. Love stated the applicant was in during January 2017 with a Partial Form H; due to it being winter, there were some items that were not able to be completed. Since then applicant has completed the slant granite edging, loam and seed along private roadway, and plantings in rain garden. BETA has performed final observation and confirmed these items were complete. The applicant is requesting a final Form H and release of the bond.

Motion to Accept the Form H: Delfino Estates – Chestnut Street. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Release the Bond for \$19,320 for Delfino Estates – Chestnut Street. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

C. Meeting Minutes: July 10, 2017 & July 24, 2017

Motion to Approve the July 10, 2017 Meeting Minutes. Carroll. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Approve the July 24, 2017 Meeting Minutes. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Adjourn. Carroll. Second: David. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 7:31 PM.

Respectfully submitted,



Judith Lizardi
Recording Secretary