

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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PLANNING BOARD

January 9, 2023 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; Jay Mello, associate member (via Zoom). Members absent: None. Also present: Amy Love, Town Planner (via Zoom); Michael Maglio, Town Engineer; Matthew Crowley, BETA Group, Inc. (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. Field Change: 160 Grove Street

Mr. Dave Choplinski on behalf of the applicant, Project Architect Timothy Good of Engel Architects, and the Contractor's Superintendent Marc Finch addressed the Planning Board. Mr. Choplinski reviewed the proposed changes. He stated that they plan to be in Franklin for quite some time. He reviewed that there was Planning Board approval a few years ago; however, they found the building was three stories and L-shaped. He discussed reasoning for wanting to put two floors in a specific area of the L-shaped area and stated that this is the main reason they are before the Planning Board tonight. He stated that they were originally going with a pre-fab building. However, Covid hit and the supply chain killed them on the pre-fab building, so they now have a steel framed metal building which is a better building. He stated that he has the letter from BETA. He stated that the site engineer is Land Planning. He stated that for the new design there are 150 parking spaces as the overall footprint has changed; he stated that they only need 149 spaces. He stated that the impervious area was reduced by 1,700 sq. ft. He noted the amended stormwater report was submitted to BETA. He stated that on the outside of the building the only major change regards the CO2 tank which is addressed in BETA's letter. He stated that the grading for accessible ramps and access areas has been done, the signage is noted on the drawings, they are working with the Town on the sewer system, the zoning summary table has been corrected, and the architectural elevations have been provided.

Mr. Good reviewed that they originally had a three-story building and it is now two stories. He reviewed the number and location of the proposed greenhouses. He explained that they reduced the greenhouse square footage by 11,000 sq. ft. He stated that there would be privacy screening for all the mechanical views. He showed the plans and reviewed the elevations. He confirmed that this is for Phase I; Phase II will have five more greenhouses.

Mr. Crowley stated that the preliminary plans were reviewed a few weeks ago showing the field changes; they have not seen the plans being presented tonight. He discussed BETA's comments including that the applicant is showing an overall net reduction in impervious area. He stated that he wanted to confirm that there is no increase to any individual drainage areas on the site. He said BETA requested to see detailed

grading in front of the site and signage for all accessible parking spaces. He stated that they are deferring to DPW on the sewer design.

Ms. Love noted that her comments included bollards around the transformers and electrical outside units. She stated that the applicant indicated that they are correcting the zoning summary table. She stated that the applicant is before the Planning Board for the resubmission of a Site Plan. She asked the Planning Board if they feel this is a field change or should the applicant submit a Limited Site Plan.

Mr. Maglio stated that a number of changes have been submitted and he feels this is more than the typical field change. He stated that he is in agreement with Mr. Crowley's and Ms. Love's comments. He stated that the applicant reached out regarding tying into Town sewer. He explained that the applicant would have to go to Town Council to get approval for a sewer map amendment. He stated that he has been working with the applicant on that application. He noted that originally the applicant was approved for a septic system.

Planning Board members asked questions and made comments. Ms. Williams stated that going from a three-story to two-story building seems like a significant change and may need to go before the Design Review Commission again for their opinion. Mr. Good explained the front door access and the access ramp. Ms. Williams determined that she was looking at old plans. Chair Rondeau stated that based on information from Ms. Love, Mr. Crowley, and Mr. Maglio, the applicant should return with a Limited Site Plan so all the changes will be easier to track. He requested the fire department see the plan, noted that Design Review will probably want to see the screening, requested the decibel levels on the outside equipment as there are neighbors, and asked about the sewer discharge filtration system. Mr. Maglio stated that if a sewer extension is approved, they will also need permit approval from the Charles River Pollution Control district as industrial wastewater discharge. Ms. Wierling noted that the applicant must go before Conservation Commission and those changes should be included on the next plans provided to the Planning Board.

Ms. Love asked if the Planning Board wants to see the sewer extension accepted before the changes go into place. She asked for the Chair to confirmed that he said this would be a Limited Site Plan filing. Chair Rondeau said correct. Mr. Maglio recommended that the applicant continues to show the septic system on the submitted revised plans; if the sewer extension is approved, it can be handled through the DPW permitting process as a field change. Ms. Love said this would probably be taken at the first meeting in February under General Business for a Limited Site Plan application; there is no need to vote as this is not a public hearing.

B. Endorsement: 175 East Central Street

Motion to Endorse 175 East Central Street. Williams. Second: Wierling. Vote: 5-0 (5-Yes; 0-No).

C. 81-P ANR: Maplegate Country Club

Mr. Greg DiBona with Bohler Engineering on behalf of the applicant addressed the Planning Board. He showed and discussed the plans. He stated that the property has approximately 144 acres. He stated that two of the parcels are in Bellingham with the rest of the lots in Franklin. He stated that they are looking to consolidate the Franklin lots to end up with three parcels instead of 11 parcels because they will be coming forward with applications soon and it will be easier to reference three parcels than 11 parcels. He discussed that all the access is through the Bellingham lots so the Franklin lots do not have access except for the adjoining co-ownership of the lots in Bellingham. He highlighted and reviewed the boundaries of the proposed lots. He stated that they plan to come in with an application for a solar project.

Motion to Approve 81-P ANR: Maplegate Country Club. Wierling. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

D. Endorsement: 700 Union Street - Primrose

Motion to Endorse 700 Union Street - Primrose. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

7:05 PM **PUBLIC HEARING** – *Continued*
 704 Washington Street
 Site Plan Application
 Documents presented to the Planning Board are on file.
 TO BE CONTINUED

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

Motion to Continue the public hearing for 704 Washington Street, Site Plan Application, to January 23, 2023. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

7:10 PM **PUBLIC HEARING** – *Initial*
 Lincoln Street Lot Line
 Zoning Bylaw 22-887
 Documents presented to the Planning Board are on file.

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

Ms. Love reviewed that the Department of Planning and Community Development is working to amend the Town's existing zoning map (Chapter 185, Section 5, of Franklin Town Code) in an area on and near Lincoln Street and Lincolnwood Drive. This proposed zoning map change is a small part of a town-wide multi-year project being implemented. The project will better define the Town's zoning districts by following parcel lines. Where parcels are within two or more zoning districts, the subject zoning map amendment will move the zoning district line so each parcel is only in one zoning district. The Economic Development Committee discussed the proposed changes at their November 16, 2022, meeting and recommended sending the proposed zoning map amendment to the full Town Council for further consideration and referral to the Planning Board for a vote to recommend it to the Town Council.

Motion to Recommend approval of the zoning map amendment to the Town Council. Wierling. Second: Williams: Power. Vote: 5-0 (5-Yes; 0-No).

7:15 PM **PUBLIC HEARING** – *Initial*
 Scenic Road Permit
 Prospect Street
 Documents presented to the Planning Board are on file.

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

Ms. Love noted that the Town Code requires that any tree removal within a scenic road must seek a permit through the Planning Board. She stated that the applicant is proposing to remove two trees in order to access the drainage basin along Prospect Street. She noted that the Planning Board will need to take a vote if they are in agreement of issuing a permit to remove the trees.

Mr. Maglio stated that the proposed access to the drainage basin is a little further down the street, but because of the slope, it is not really practical to try to get access there. So, sliding it up about 20 ft. is better access into the pond for future access, and there were two trees in the way that would need to come down as part of this. Chair Rondeau asked if this was enough for future access. Mr. Maglio stated that with the two trees gone, it should be wide enough to get in.

Motion to Close the public hearing for Scenic Road Permit, Prospect Street. Wierling. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

Motion to Approve the Scenic Road Permit, Prospect Street, for the removal of two trees. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

7:20 PM **PUBLIC HEARING** – Continued
Subdivision Rules & Regulations
Section 300-13 Other Improvements
Documents presented to the Planning Board are on file.

Mr. Mello stated that it looks good. Ms. Love stated that the Planning Board originally started off with two changes and this is probably the fourth public hearing. She reviewed that Town Attorney Mark Cerel was at the last meeting and it was narrowed down to this wording. She noted that if the Planning Board is satisfied, they can move forward with it.

Motion to Close the public hearing for Subdivision Rules & Regulations, Section 300-13 Other Improvements. Wierling. Second: Rondeau. Vote: 5-0 (5-Yes; 0-No).

Motion to Approve the Changes for the Subdivision Rules & Regulations, Section 300-13 Other Improvements, to add: §300-13.E.(2)(d) – If a lot will have an adjacent sidewalk constructed as part of the subdivision development, the sidewalk shall be installed prior to the issuance of an occupancy permit. Sidewalks shall be continuous from the point where the subdivision adjoins an existing public roadway to the furthest point on the front property line of the parcel. Rondeau. No Second Made. Roll Call Vote: Rondeau-Yes; David-Yes; Wierling-Yes; Williams-Yes; Power-Yes. Vote: 5-0 (5-Yes; 0-No).

Ms. Love stated that they are moving forward with the Open Space Recreational Plan. She reviewed that the Town Council is putting together a Master Plan subcommittee which involves two Planning Board members, and there is also the Davis Thayer subcommittee which would involve one Planning Board member. She noted the Planning Board should think about these committees for the future.

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

Meeting adjourned at 7:47 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary

--Planning Board approved minutes at February 27, 2023 Meeting