

# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



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## PLANNING BOARD

### January 23, 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. Members absent: None. Also present: Amy Love, Town Planner; Michael Maglio, Town Engineer (via Zoom); Gary James, 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. Meeting Minutes: December 5 & December 19, 2022**

***Motion to Approve the Meeting Minutes for December 5, 2022, and December 19, 2022. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).***

#### 7:00 PM PUBLIC HEARING – Continued

##### ***515 West Central Street***

Site Plan Application

*Documents presented to the Planning Board are on file.*

Ms. Love stated that the applicant requested the public hearing be continued to the next Planning Board meeting; she stated that the next meetings are February 6 and February 27, 2023.

***Motion to Continue the public hearing for 515 West Central Street, Site Plan Application, to February 27, 2023. Rondeau. Second: Williams. Discussion:*** Mr. Edward Cannon, attorney on behalf of the applicant, stated that the reason for the continuance is that the information from the traffic circulation expert was just received. He stated that the meeting is somewhat time sensitive; to go out three weeks would put them up against even the extension. He stated that if the February 6, 2023, meeting is open, it would be great to continue the meeting to that date rather than to the end of February. Ms. Love stated that there could be possibly site plan changes; she asked if Mr. Cannon thought everything would be ready for next week to submit. Mr. Cannon stated that their goal is to have comments back from their expert for one week from tonight. Ms. Love reviewed the process of receipt of the information and who will need to review the information and respond. She explained that she would need to have everything in her office by January 31, 2023, to meet the February 6, 2023, meeting requirements. Mr. Cannon asked to have the next meeting scheduled for February 6, and if they are not ready, they will again ask for a continuance. Discussion commenced on meeting date options. ***Motion to Continue the public hearing for 515 West Central Street, Site Plan Application, to February 6, 2023, at 7:00 PM. Wierling. Second: Williams. Vote: 5-0 (5-Yes; 0-No).***

***Motion to Take a five-minute recess. Rondeau. Second: David. Vote: 5-0 (5-Yes; 0-No).***

7:10 PM

**PUBLIC HEARING** – *Continued*

**704 Washington Street**

Site Plan Application

*Documents presented to the Planning Board are on file.*

Mr. Edward Cannon, attorney on behalf of Amego, Inc.; Mr. John Randall, President of Amego, Inc.; Mr. Bill Masiello, architect (via Zoom); Mr. Adam Hunt of Level Design Group (via Zoom); and Mr. Dan Campbell of Level Design Group (via Zoom) addressed the Planning Board for the proposal to demolish an existing house and construct two new group homes.

Ms. Love highlighted some of the concerns noted by the Planning Board at the last meeting. She stated that the Planning Board wanted to see the lighting plan which has been submitted, and they wanted to see the color renderings and the Design Review Commission submittal which is in the Planning Board's meeting packet. She reviewed that the Planning Board requested a sidewalk along the front of the building which has been provided. She stated that she would defer to the Town Engineer and BETA regarding stormwater management.

Mr. Maglio stated that any previous comments they had were addressed.

Mr. James stated that he had a few comments but nothing major. He stated that it is a much better plan now. He noted that the applicant will be utilizing fire retention rather than just straight infiltration which means they will see more landscaping associated with these. He stated that they were very shallow and down to about 5 in. to 6 in. He stated that the applicant is providing the treatment to the backside of the roof on the proposed building with the fire retention basin which is in the back right corner. He stated that in the bio-retention basin they have 6 in. of stone of the bottom; they will have to increase the depth of the materials in that to 30 in. in order to comply with requirements. He discussed that there is a little gap in the vertical granite in the front left corner of the front parking lot; they will have to close it off and modify it. He stated that the applicant has done all the landscaping and screening that was requested. He stated that there is a little light splash over on the street. He stated that in the back right fire retention basin, he thinks that they can reshape it a little bit and eliminate a lot of the grading and leave a lot of the landscape buffer along the property line. He stated that the applicant has provided the sidewalk.

Mr. Hunt stated that since they last met, the plans have been revised to address the Planning Board's comments and BETA's comments. He noted that they decided not to go to a waiver and widened the parking aisle and drive from 20 ft. to 24 ft., slightly increasing the amount of pavement. He reviewed that the houses have been raised a couple of inches to help with the drainage draining away from the buildings. He stated that the sidewalk connections were added. He noted the elimination of the infiltration basins for a bio-retention basin.

Chair Rondeau asked if Mr. Hunt was okay with deepening the retention basin in the back as Mr. James had mentioned. Mr. Hunt stated that it was reshaping. Mr. James reviewed that it was just reshaping. Mr. Hunt reviewed the plans for the basin in the back right corner. He noted that it is very narrow. Chair Rondeau confirmed pushing it a little closer to the building and no spillage on the neighbor's property. Mr. Cannon stated that he spoke with the property owner in the back, Mr. Mark Seifert of 7 Jefferson Road, who is attending the meeting and represented by his counsel.

Attorney Stephen Kenney representing Mark Seifert stated that their concerns include the bio-retention area in the back right hand corner, tree removal that was not on a previous plan, and reshaping that area. He stated that they would like the tree removal to a bare minimum. He explained where they would like

the spillage to be located. Attorney Cannon stated that as long as the engineer can do that, it would be preferable. Mr. Hunt stated that it was something he could do and he did not see any issues with it. Mr. Masiello asked if Mr. Kenney was asking to have the bio-retention basin drain to the west side. Mr. Kenney stated yes, to the west, toward the abutting Amego property. Mr. Masiello discussed a challenge he saw with that as there is a house and a vinyl fence there. Mr. Mello asked if this design was run through HydroCAD. Mr. Hunt stated yes and reviewed the calculations regarding the 100-year storm. Mr. Mello reviewed the flow onto the abutter's property pre- and post-construction and noted that the flow will drop post-construction.

Mr. Kenney stated that the removal of the vegetation that is presently there is a concern. In addition to the water flow, they are looking to affect that vegetation. Chair Rondeau asked Mr. James if he thought it was feasible if they rework some of the tree cutting there. Mr. James stated yes and discussed the location. Mr. Hunt reviewed the location and asked for clarification as to what they would like him to do with the basin; he noted that the slope will still be there. Chair Rondeau asked Mr. Hunt to look at it and come up with some options; work it out with BETA.

Mr. David asked Mr. Seifert that with the outlet going toward his property, how far is the home to the property line. Mr. Seifert stated that his concern is that both bio-retention basins 1 and 2 will overflow to his property. He noted that he likes the bio-retention feature; he just wants to limit flow, disturbance, and potential erosion to his property.

Chair Rondeau recommended that the applicant get together with BETA and confirm the calculations and changes and get a new set of drawings for the next meeting. Discussion commenced as to when the materials need to be provided by the applicant.

***Motion to Continue the public hearing for 704 Washington Street, Site Plan Application, to February 27, 2023. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).***

Ms. Love announced that they are kicking off the Open Space and Recreation Plan which will span the next six months; there will be a committee involved. She discussed that there will be an EDC meeting on Wednesday night regarding zoning changes that relate to the Franklin for All project and the MBTA communities' regulations. She reviewed that the Open Space and Recreation Plan and the Master Plan are separate projects.

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

***Meeting adjourned at 7:32 PM.***

Respectfully submitted,

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Judith Lizardi,  
Recording Secretary

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