

Town of Franklin

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PLANNING BOARD

April 24, 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: Michael Maglio, Town Engineer; Amy Love, Town Planner.

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. Discussion: 162 Grove Street – Traffic Assessment

Ms. Love reviewed that the Planning Board approved the Site Plan and Special Permit for 162 Grove Street on October 19, 2020. A Special Condition required a Transportation Demand Management Plan submitted by the applicant which required a traffic monitoring study be performed three months after opening of the business and a follow-up monitoring program be conducted 15 months after the opening of the business. She stated that the applicant provided a three-month monitoring study and a 15-month monitoring study. The owner/applicant is requesting the Planning Board determine if they are satisfied that no future traffic monitoring studies are required. She stated that if the Planning Board is satisfied, the applicant would like to close out the project.

Mr. Maglio stated that he read through the memo that they submitted, and it appears that the traffic the site is experiencing is below the projected values. Planning Board members had no questions or comments.

Ms. Love stated that she will notify the traffic engineer that the Planning Board is satisfied with it. Chair Rondeau confirmed that this will be the last for the applicant. Ms. Love stated yes. Chair Rondeau confirmed this is a non-vote.

B. Meeting Minutes: February 6 & 27, 2023, March 13 & 27, 2023

Motion to Approve the Meeting Minutes for February 6 & 27, 2023, March 13 & 27, 2023. Rondeau. Second: Wierling. Vote: 5-0 (5-Yes; 0-No).

Ms. Love noted that the Planning Board endorsed the Limited Site Plan for the 3 Restaurant; they met all the criteria.

7:05 PM

PUBLIC HEARING – *Initial*

25 Forge Parkway

Site Plan Application

Documents presented to the Planning Board are on file.

Mr. Philip Cordeiro of Allen & Major Associates, representing the applicant TMC Holdings, addressed the Planning Board. Mr. Cordeiro stated that he wanted to give an update of where they stand. He stated that they have had the peer review from Mr. Gary James of BETA Group. He stated that the applicant addressed those comments and BETA provided a recent letter with a few comments. Mr. Cordeiro stated that it looks like most items have been addressed. He noted that the applicant has resolved comments from the Town Engineer. He stated that BETA asked them to provide some detailing on the existing entrance regarding the ability of a tractor trailer to enter the site. He stated that their response is that it is an existing entrance and will not be modified; it is currently used today with no issues. He stated that the other issue regards the drainage system calculations; it looks like they have one typo on the subsurface infiltration which they will resolve. He asked if the Planning Board would be comfortable approving with conditions given how close they are. If not, they would ask for a continuance of the public hearing. He stated that they met with the Conservation Commission last week; they continued that public hearing for two issues: BETA Group peer review from the Planning Board, and the conservation agent wanting to weigh in on some of the plantings and asked for some revisions.

Ms. Love stated that at the last meeting the Planning Board requested reinforced concrete or granite along the north end of the site; this has not been updated on the plans. She stated that the applicant submitted a landscaping plan which Conservation Commission is reviewing. She stated that the Planning Board requested that the applicant show on the plans arrow driving lanes through the additional parking area.

Mr. Maglio stated that he had two remaining comments. He reviewed that the applicant has indicated that they will be requesting a waiver for the use of HDPE pipe for drainage. The Planning Board has typically allowed HDPE pipe for underground infiltration systems and connections to and from the system. The extent of the use of HDPE pipe on this site beyond the infiltration system is limited to 25 ft. from the outlet control structure to the headwall and 2 ft. from a catch basin to the inlet manhole to the infiltration system. He reviewed that the discharge point from the proposed infiltration system outlet has been moved back 4 ft. from the property line; however, we are still concerned about potential erosion from the discharge during extreme events. Consideration should be given to providing appropriately sized riprap at the outfall for energy dissipation and/or rotating the outfall 90 degrees to the north where there is more room on the subject property if the existing grades are conducive to that alignment.

Chair Rondeau requested to hear Mr. James's comments. Ms. Love stated that Mr. James was not present.

Ms. Wierling stated that regarding BETA's comments, there are items that can be addressed easily. Mr. Cordeiro noted that they are continued for Conservation Commission to May 4, 2023. Ms. Wierling suggested waiting until Conservation Commission issues their approvals; therefore, this public hearing should be kept open. Chair Rondeau noted that Conservation Commission is still open. He would like to see the granite curbing. He stated that he does not think there will be an issue with the HDPE pipe; he stated that we will give you relief on that with a waiver. He stated that they were waiting to hear from Mr. James of BETA.

Mr. Cordeiro, in response to Chair Rondeau's question, stated that they prefer the second option and will size the riprap to knock the velocity down. He stated that it sounds like we will be headed for a continuance for this meeting. Chair Rondeau suggested Mr. Cordeiro touch base with Mr. James and clarify all the items. Ms. Love confirmed the next hearing date available after receipt of information and after the May 4 Conservation Commission meeting.

Mr. Cordeiro reviewed the two Conservation Commission outstanding items: landscaping and Mr. James's comment regarding the drainage calculation. Chair Rondeau stated that they will close and vote on it on May 22, as long as everything is resolved.

Motion to Continue the public hearing for 25 Forge Parkway, Site Plan Application, to May 22, 2023. Rondeau. Second: Wierling. Vote: 5-0 (5-Yes; 0-No).

General Business

Ms. Wierling asked for an update on the status of construction of the apartment buildings across the street. Ms. Love stated yes she would provide that.

Ms. Maureen Sullivan stated that she was the owner of three properties in Franklin. She stated that there are all these facilities that are up and running that have gone through the Planning Board, and they were accepted. She stated that Mary Bennett had a bylaw when those companies were first going in on Grove Street and that has not been addressed, and we need to address that. She stated that there is traffic coming out of Grove Street and there are heavy, heavy trucks coming down Washington Street onto that new area where the Sullivan Farm used to be on Washington Street which is now a trucking company. She stated that they are not supposed to be doing that; there is a bylaw. She stated that needs to be addressed. She stated that she will be sending a letter to the Town Council and attending their meetings. She stated that the traffic is terrible there. She stated that the traffic needs to be strictly enforced.

Chair Rondeau stated that Cole's Tavern on the corner of Washington Street and King Street is the property that Ms. Sullivan is talking about. He stated that there have been traffic studies down there. He stated that he wants to make sure they are following the truck pattern. Mr. Maglio stated that he spoke with Ms. Sullivan when they were constructing the traffic signal at King Street and Washington Street. He stated that we were trying to get an easement there for a little bit of widening, but she did not want to do that. So, we built within the existing footprint of the roadway. He stated that he is not sure of the bylaw that she is referring to.

Ms. Love stated that at the last meeting there was talk about our industrial properties and tree clearing. She stated that the Town's GIS person put together an aerial view map of all the Town's industrial areas which shows where there are trees and no trees. She said she would hand out copies of the map to Planning Board members. Ms. Williams stated that she was thinking about it, and it is more than just industrial use. She asked what bylaws other municipalities may have in place addressing some of this cutting of trees and replacing of trees if it becomes a certain percentage of the site independent of use. Ms. Love stated that Mr. James sent some information recently and she will send it out to the Planning Board members. She stated that there are not a lot of parcels left for development in the industrial parks.

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

Meeting adjourned at 7:27 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary

--Planning Board approved minutes at June 5, 2023 Meeting