

Town of Franklin

355 East Central Street
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PLANNING BOARD

May 22, 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: Michael Maglio, Town Engineer (via Zoom); Amy Love, Town Planner; Gary James, BETA Group.

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. Community Preservation Committee Appointee

Motion to Nominate Jay Mello as the Community Preservation Committee Appointee. Rondeau. Second: Wierling. Vote: 5-0 (5-Yes; 0-No).

7:00 PM **PUBLIC HEARING** – *Continued*
25 Forge Parkway
Site Plan Application
Documents presented to the Planning Board are on file.

Ms. Love reviewed that the applicant met with the Conservation Commission on May 18, 2023, and received approval. She stated that the applicant submitted a letter today indicating they will revise the plan to show vertical granite or precast concrete. She noted that the Planning Board can make this a condition.

Mr. James stated that there were only three items outstanding. The first item regarded that the entrance roadway needs more in terms of the sight distance. He stated that Town Engineer Michael Maglio stated that 35 mph to 40 mph was a reasonable speed. He stated that the applicant indicated the sight distance on the revised plans. Second, the applicant was asked for a few more treatment inserts on the catch basins in the front. Third, the applicant was asked for a few maintenance inspection ports. He stated that he believes all items have been addressed in the revised plans.

Mr. Philip Cordeiro of Allen & Major Associates, representing the applicant TMC Holdings, addressed the Planning Board. Mr. Cordeiro stated that they received Mr. James's review letter and made changes to the plans. He stated that they submitted a letter dated May 18, 2023, that reflects the changes to the site plans. He stated that they are comfortable with everything discussed by the BETA consultant and the Town Planner.

Mr. Maglio stated that he is all set. He stated that he had one outstanding comment, but he spoke to Ms. Love and the applicant had addressed the issue on the plans.

Ms. Wierling noted that the applicant added material storage to the plans, but she was not clear on the size of the area. Mr. Cordeiro showed the plans and reviewed the area to be used for material storage. She asked how the trucks would get in and out if the applicant is storing materials there. Mr. Cordeiro stated that the owner of the property has control of the bays. Mr. Cordeiro stated that he thinks the owner would use the area to stage the materials on the ground which would block the bay access to the building while it is there, and then the material would be picked up and off it goes, and then the area would be opened back up. He noted that he did not have any architectural information with him at this meeting. Mr. Cordeiro stated they would be happy to have a condition added that they would mark where the bays are on the drawings.

Motion to Close the public hearing for 25 Forge Parkway, Site Plan Application. Wierling. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

Motion to Approve Waiver Requested §300-11.B.2.a – use HDPE piping in instead of reinforced concrete pipe for 25 Forge Parkway, Site Plan Application. Wierling. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

Motion to Approve Waiver Requested for trees – plant two (2) where seven (7) are required for 25 Forge Parkway, Site Plan Application. Wierling. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

Motion to Approve Conditions: Prior to endorsement the applicant will add the striping on the bay doors and show on the plans the revised curbing for vertical granite or precast concrete, and for the record add the May 18, 2023, response letter, for 25 Forge Parkway, Site Plan Application. Wierling. Discussion: Mr. Cordeiro noted that the layout plan revised shows the curbing as the concrete so it may be redundant. Ms. Wierling stated that therefore the condition would only be to mark the bays on the plans. ***NO Second: NO Vote.***

Motion to Approve 25 Forge Parkway, Site Plan Application. Wierling. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

7:00 PM **PUBLIC HEARING** – Continued
 15 Liberty Way
 Site Plan Application
 Documents presented to the Planning Board are on file.
 TO BE CONTINUED

Ms. Love stated that the applicant is requesting the public hearing be continued. She stated that the applicant is still working with the Conservation Commission; they would like to be put on the July 10, 2023, agenda.

Motion to Continue the public hearing for 15 Liberty Way, Site Plan Application, to July 10, 2023. Wierling. 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 7:13 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary
--Planning Board approved minutes at June 5, 2023 Meeting