

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

PLANNING BOARD

June 26, 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; 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. He thanked everyone for their support for the passing of his father. He gave condolences to Mr. David for the passing of his father.

A. Limited Site Plan: 519 Beaver Street

Ms. Love reviewed that 519 Beaver Street is located in the Industrial Zoning District. The Limited Site Plan shows that temporary storage units were added to the site. The Building Commissioner required a Limited Site Plan be filed with the Planning Board. BETA was not asked to review the plan. She noted that the original Site Plans included the pavement where the temporary storage units have been added. There is no increase to impervious from the last approved plan. She stated that she sent the information to the Fire Department, but she has not heard back.

Representative from Coneco (via Zoom) stated that she submitted the Limited Site Plan. She shared her screen and reviewed the Site Plan which was provided in the meeting packet. She showed a photograph of the storage units and noted they are lifted off the ground. She noted that there is pavement under the units which was already there; they did not increase the impervious.

Motion to Approve Limited Site Plan for 519 Beaver Street. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

B. Limited Site Plan: 100 Panther Way

Mr. Rick Goodreau of United Consultants, representing the applicant Brad Chaffee of Camford Property Group, reviewed the original site plan and the new proposal to expand the area for larger trucks to access. He reviewed that the proposed project includes the construction of a truck turn expansion adding an additional 1,678 sq. ft. of impervious surface.

Ms. Love stated that Town Engineer Michael Maglio reviewed the plan; BETA did not review the plan. Mr. Maglio stated that he reviewed the plan, and it is a minor increase in impervious area.

Chair Rondeau asked about the use of the site. He confirmed the trucks were going to the loading site and not backing up the hill. He confirmed they would be 48 ft. trailers. Mr. Goodreau confirmed the truck turning radius was enough. Mr. Chaffee discussed when the landscaping would be completed. Mr. David asked about

hours of operation. Mr. Chaffee reviewed that this may be once a month and during normal business hours of about 8 AM to 5 PM.

Motion to Approve Limited Site Plan for 100 Panther Way, Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

C. Endorsement: 230 East Central Street

Ms. Love reviewed that the Planning Board approved the Site Plan on August 8, 2022, with several conditions to be met prior to endorsement of the Plan. She reviewed the following information from her memo to the Planning Board dated June 20, 2023.

The following conditions have been completed per the Certificate of Vote:

- Soil logs and test pit locations be shown on the revised plans from M.F. Engineering & Design to verify results, for the retaining wall.
- The Appendix is not specifically noted in the O&M plan. The long-term Operation and Maintenance plan should be a stand-alone document. Therefore, Appendix 11 should be directly incorporated into the plan and reference. Along with the sample Inspection for and a plan of the BMPs.
- The manifold invert be raised to Elevation 278.95. This would provide an additional 12” of sediment storage in the separator row and further protect the long-term viability of the system. If any disturbance is shown on Hill Ave, then the Applicant is to submit an alternative plan to the Planning Board that shows no disturbance on Hill Ave.

In addition, the Owner has added a deed restriction to the property, allowing for four affordable units. A Geotechnical Plan has been received and reviewed by BETA. She stated that an email is included in the meeting packet regarding any activity on Hill Avenue; the applicant indicated there would not be any.

Mr. Maglio stated this is for the endorsed plans; as such, they were not reviewed. Mr. James stated they are still looking for the requested additional test pit data.

Ms. Wierling stated that she was not in favor of endorsing tonight until the test pit data gets put on the plans, and she is not satisfied with the brief email that was submitted regarding any access to Hill Avenue. She stated that she would prefer to see something more formal with the why and how on formal letterhead. Ms. Williams stated that she agreed.

Ms. Amanda Cavaliere of Guerriere & Halnon Inc. (via Zoom), on behalf of the applicant, stated that they provided a Geotech report that included the soil testing information. She stated that there would be no construction within the easements. She stated that there is no propped work shown within Hill Avenue and the email states that. She stated that they understand they would have to return to the Planning Board for a site plan modification should any work occur on Hill Avenue. The design plans previously submitted do not show any work on Hill Avenue. She requested the Planning Board sign the endorsement tonight.

Chair Rondeau stated that the test pit information was to go on the plans. He stated this item will be continued until the test pit information and the work within the retaining wall is put on the drawings.

Motion to Continue the endorsement for 230 East Central Street to the next meeting. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

Ms. Wierling discussed her reasons for requesting the information be put in a letter.

7:00 PM **PUBLIC HEARING** – Continued
 Maplegate North Solar
 Site Plan Application

Documents presented to the Planning Board are on file.

Mr. Greg DiBona of Bohler Engineering, representing the applicant NextGrid Mescalbean, LLC, stated that he was here tonight to give an update. He stated that they are still going through Conservation Commission. The team from BETA has walked the site; they have not seen a technical review letter from BETA yet. He stated that they have had numerous conversations with the fire chief, and it seems like they are in good shape with the plan they have; they have not seen a formal review letter from them yet. He highlighted some of the changes made mostly pertaining to the original review letter from BETA and comments from the planner and town engineer. He showed and explained the plans. He explained the location of the solar improvements. He discussed that they would remove the other cart path areas and restabilize those areas. He noted the basin is about 2 ft. deep, and they will let the majority of the site sheet flow into it. He stated that they have yet to do stormwater testing for the basin. They have asked to postpone that until prior to construction because they do not want to disturb the active golf course. He stated that he does not think that deferring it is much of a risk. He stated that they want to make sure emergency vehicles can move on the site, and they have a plan that shows there is adequate circulation; he showed and explained the exhibit. He explained that once it is built, they usually only have vehicle visits about four times per year, but for an emergency response, they want to make sure the circulation is adequate. He discussed they would be putting up a 7 ft. high fence encompassing the entire solar development. He discussed the trees to be removed as shown on a provided exhibit labeled tree removal. He stated that roughly 9.55 acres of wooded vegetation would be removed. He discussed noise impacts and stated there was roughly 584 ft. from the equipment pad to the closest building. He stated that they do not believe the engine noise from the generator would be a nuisance, but they will look at it further and see if there is anything further that they need to do regarding noise. He stated that the other comments they have received are easily addressed. He stated that they are planning to be at the next meeting.

Ms. Love stated that in her letter of June 21, 2023, which was provided in the meeting packet, she had addressed the concerns of the Planning Board which she reviewed. Mr. Maglio stated that in reviewing the revised plans, most of his previous comments were addressed. Mr. James stated that he looked at the noise component. He thinks they will find that a barrier will be needed. He stated that he would like to see some timing and scheduling associated with the removal of the cart paths and when they are going to replant and revegetate. He suggested a few hand test pits such as a 3 ft. hole on a preliminary basis. Chair Rondeau agreed with a few hand test pits to be done.

Ms. Williams asked about the tree removal in a water resource area. She noted that she is disappointed to see almost 10 acres of wooded area will go away. She asked if the applicant has seen the tree warden regarding the tree removal. Mr. DiBona stated that they have met with Conservation Commission two times, but he has not met with the tree warden. Ms. Williams asked about the impact on the biodiversity of the area as it is heavily wooded, vegetated, and has wetlands, regarding the fencing and the deer and other animals. Ms. Wierling stated that she thinks she asked about noise at the last meeting. She asked about the closest abutter. Mr. DiBona stated that it is a private ownership; he thinks it is residential. Ms. Wierling stated that she would like to hear about the results of the applicant's review of the noise. Mr. DiBona reviewed the areas where the trees will be removed and the areas where trees will not be removed.

Chair Rondeau discussed that he had previously brought up the tree planting for when the area is decommissioned and requested a decommission plan. He asked if there would be a gate at the main entrance. Mr. DiBona stated the access drive would remain open. There would be a sign that denotes the use and contact information. Chair Rondeau stated that it is an isolated spot and a perfect spot for kids to go and raise havoc. He stated that he does not want trucks pulling in and backing out into the street. He stated that he thinks a gate at the front entrance would be good. Mr. DiBona reviewed the type of fence that he could accommodate.

Ms. Love asked for the Planning Board's take on Lot 2 regarding a gate or public access to guide the applicant. Mr. DiBona discussed that there is a driveway there now and an easement. He stated that they are

showing a gravel connection point from Lot 1 to Lot 2. He reviewed the public getting to the public access on Lot 2. Chair Rondeau asked if there were any cart paths there that could be saved and not removed. Mr. DiBona explained there are paths that could be preserved on Lot 2 that extend to Lot 1 areas that are not being disturbed. Ms. Wierling stated that she is interested to hear what the Conservation Commission has to say. Mr. DiBona stated they will return to Conservation Commission after the tech. letter is received.

Ms. Love reviewed the meeting schedules for Conservation Commission and Planning Board.

Motion to Continue the public hearing for Maplegate North Solar, Site Plan Application, to July 24, 2023. Rondeau. Second: Wierling. Vote: 5-0 (5-Yes; 0-No).

7:00 PM **PUBLIC HEARING** – *Continued*
 100-200 Financial Way
 Site Plan Modification Application
 Documents presented to the Planning Board are on file.

Chair Rondeau stated that this will be specifically for traffic tonight.

Mr. Doug Hartnett, principal of Highpoint Engineering, representing the applicant Berkeley Partners, addressed the Planning Board. He stated the following people were in attendance: Mr. Brendan Pellerin, asset management director of Berkeley Partners (via Zoom), Ms. Connie Lu, project manager of Highpoint Engineering (via Zoom), and Mr. Dan Mills and Mr. Dan Dumais, both of MDM Transportation (via Zoom).

Mr. Hartnett stated that from the Conservation Commission they received their first review from BETA. They are addressing those comments and will provide response sometime in early July. He stated that they have received the Planning Board's BETA peer review letter. He said that he and Mr. James met last week; it was a productive meeting. He stated that he is planning to address Mr. James's comments. He stated that they are here to review traffic. He noted that Mr. Dumais made a formal traffic presentation at the last meeting.

Mr. Mills provided a brief overview of the traffic presentation that was presented at the last meeting. He reviewed a slideshow presentation titled Traffic Impact & Access Study. He reviewed the transportation summary and trip generation. He reviewed recommendations at the traffic signal at King Street and Washington Street. He stated that BETA has reviewed the traffic study and made comments which were received today; they will be going through them and responding. He stated that in general, it seems like BETA generally agrees with the findings of our traffic study. He stated BETA has asked for some supplemental data which will be provided.

Ms. Love stated that the traffic consultant from BETA will provide comments.

Ms. Jaklyn Centracchio, BETA's traffic consultant who did the peer review, provided a review. She stated that they saw many trucks getting stuck in the study area in the morning and evening peak periods at the intersection of King Street and Washington Street regarding the left turn; this was indicated in the review. She stated that she wanted clarification of the gate access on Grove Street. She stated that they heard comments from residents at the last meeting regarding activity on their streets. She stated that she went to Ivy Lane and observed there were people turning around in Ivy Lane possibly due to lack of signage. Mr. James commented that when you look at the intersection of King Street and Washington Street, the radiuses are very small.

Planning Board members asked questions. Mr. Hartnett reviewed the signage. He stated that turning radiuses will be addressed and how they will mitigate for the tight turns. He stated that 180 trucks will be added to accessing the site per day.

Chair Rondeau stated that the roads surrounding this were not built to handle this traffic. He would like to see something done to the roads at this intersection to help accommodate this. He stated that you are in the middle of a residential area, basically, and we need to think of the residents in the area. He stated that this was imposed on another project on Grove Street that a limitation of truck traffic from 11 PM to 5 AM was put on them for no trucks in and out, and we will have to look at this.

Mr. Maglio stated that he had three traffic related comments. The first regarded the gated access to the town well needs to remain restricted and closed off. He noted looking at any way to make improvements to the intersection regarding turning movements. He noted the loop detection at the Washington Street signal and said that DPW has been slowly upgrading signals with video detection, and if there were some upgrades, they should match with the town.

Ms. Wierling stated that at the end of the report there were recommendations, but she wants to make sure we are doing everything we can to address the area. Ms. Williams noted turning radius and truck volume, but said we also need to do a lot on Washington Street relating to pedestrians and bike safety issues. Mr. Maglio stated there is a lot associated with building sidewalks in that area; it is a project they have looked at. Mr. Mello reviewed some of the issues related to building sidewalks in that area and said the area heavily travelled by trucks should be reviewed.

Ms. Maureen Sullivan, Washington Street, stated that she is an abutter. She stated that this is a mess; the road is not wide enough. She discussed the traffic and how many trucks get stuck and have to back up to get around the corner. She discussed a bylaw called Mrs. Bennett's bylaw. She stated that something has to be done with the truck traffic.

Motion to Continue the public hearing for 100-200 Financial Way, Site Plan Modification Application, to July 24, 2023. Rondeau. Second: Wierling. 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 8:24 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary

--Planning Board approved minutes at July 24, 2023 meeting