

Town of Franklin

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PLANNING BOARD

July 10, 2023 Meeting Minutes

Chair Gregory Rondeau called the above-captioned meeting held via Zoom to order this date at 7:00 PM. The public had the option of 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.

7:00 PM **Commencement**

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.

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

Chair Rondeau stated that the applicant was requesting a continuance.

Ms. Love stated that the applicant requested the hearing be continued to the last meeting in August which is August 21, 2023. She stated that they would like to get further along with the Conservation Commission before returning to the Planning Board.

Motion to Continue the public hearing for 15 Liberty Way, Site Plan Application, to August 21, 2023. Rondeau. Second: Power. Roll Call Vote: Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-No).

General Business

A. Field Change: Plansee, 115 Constitution Boulevard

Ms. Love stated that there have been discussions with the applicant's engineer, BETA, and Town Engineer Michael Maglio. There are several field changes and many seem minor. She stated that they are here tonight to present the changes. She stated that neither the town engineer nor BETA seemed to have an issue with it. She stated this is for the Planning Board to be aware of.

Mr. Doug Hartnett, principal of Highpoint Engineering, representing their client Plansee LLC, discussed that they were here for modifications to the Site Plan Approval previously granted by the Planning Board. He reviewed that the applicant is preparing their site work construction schedule and in doing so has reconsidered certain site improvements depicted on the approved plans. He reviewed the proposed site plan revisions as outlined in his letter to the Planning Board dated June 21, 2023, which was provided in the meeting packet. He shared his screened and showed and discussed the proposed changes including increase parking, minor adjustments to the curb lines, eliminate small green area proposed in front of generator,

displacement of a grass area, increase impervious area approximately 1,849 sq. ft., reduce the size of the employee outdoor seating area, and minor adjustments to the landscape. He stated that he has received no objections from BETA or the town engineer. He explained that Highpoint requests the Planning Board find that this work is minor in nature and can be considered a field change; this field change will be documented in the final as-built plan to be submitted to the Planning Board upon completion of construction.

Mr. Maglio stated that he reviewed the submitted materials for the subject project and does not have any objections to the proposed field changes. He noted that while the proposed changes will result in an increase in impervious area over what was originally approved, the increase still results in a net decrease in impervious area over what was originally constructed at the site.

Chair Rondeau asked about the elimination of the wheel stops. Mr. Maglio stated that he has no objections. Ms. Williams asked about the tire stops and noted concern about the overhangs related to maintaining clearances for the ADA parking spots and requested that the tire stops remain. Mr. Maglio stated that this is a valid concern regarding vehicles overhanging the sidewalk and should be taken into consideration. Chair Rondeau stated that he would like to see the wheel stops left in place. Mr. Hartnett stated that it is really a maintenance issue and is common to not have wheel stops in commercial areas. He stated that he does not see the need for it; it is not a high turnover area.

Ms. Wierling asked about the wheel stops and employee area. She stated that parking spots were being added to the courtyard area. She stated that she recommended wheel stops as you are having people sitting at tables in chairs in that area. Chair Rondeau stated that if not wheel stops, at least bollards should be put there. He stated that they are looking at both overhanging the sidewalk and safety regarding the wheel stops. Mr. David stated agreement with the rest of the Planning Board; if that proposes a maintenance issue, then he would consider the bollards. Ms. Wierling agreed that she is not concerned with the cars hanging over, just the area of the courtyard. Ms. Williams stated that she is concerned about the three ADA spots. Mr. Mello discussed the direction of plowing for snow and ice removal regarding the wheel stops and stated that he would be against the wheel stops for that reason. He stated that he would recommend bollards along the patio area.

Chair Rondeau asked if the bollards would be able to be put in. Mr. Hartnett stated that he would rather do wheel stops. Chair Rondeau suggested wheel stops at the three handicap spots and bollards on the rear section where the seating is. Discussion commenced on wheel stops. Mr. Hartnett noted the applicant is not here. He suggested a solution for easier maintenance is a 7 ft. walkway to avoid this situation so this mirrors what is going on the other side and do the bollards, and wheel stops would be kept out of the plow aisles. Planning Board members agreed. Chair Rondeau confirmed the sidewalk would be widened in the front and the bollards in the back. Mr. Hartnett stated yes. Chair Rondeau asked the bollards be spaced so that a car cannot creep between them. Mr. Hartnett stated understood, and he reviewed the locations on the plan. Mr. David asked if a wooden guardrail be more beneficial to the applicant and take care of our thoughts about safety and overhanging vehicles. Mr. Hartnett said it was a good suggestion. He stated that he did not know what the applicant would want to do; it will take a little design thinking. Mr. Maglio commented about the fence to restrict the overhang; access would be an issue and bollards may be more appropriate for that. Chair Rondeau stated let's stick with the bollards as that is what we have done in the past. He stated the applicant would do two additional feet out front and the bollards in the back.

Motion to Accept the proposed changes for Plansee, 115 Constitution Boulevard, as discussed with the addition of bollards as minor modifications, and the correction of the sidewalk out front, which will all be part of the as-built plan. Wierling. Second: Power. Roll Call Vote: Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-No).

Motion to Adjourn the Planning Board Meeting. Wierling. Second: Power. Roll Call Vote: Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-No).

Meeting adjourned at 7:31 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary

--Planning Board approved minutes at September 18, 2023 meeting