

DRAFT FOR REVIEW**Town of Franklin****Planning Board**

**October 16, 2017
Meeting Minutes**

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TOWN OF FRANKLIN
TOWN CLERK

Chairman Anthony Padula called the above-captioned meeting to order this date at 7:00 PM. Members in attendance: Joseph Halligan, John Carroll, William David, Gregory Rondeau, Alternate Rick Power. Members absent: None. Also present: Michael Maglio, Town Engineer; Amy Love, Planner; Matthew Crowley, BETA Group, Inc.

7:00 PM Commencement/General Business

Chairman Padula announced the meeting would be video and audio recorded for the public's information.

A. Covenant Extension: Uncas Avenue Subdivision

Ms. Love stated DPCD received a letter from Walsh Bros. Building Company, the applicant and builder on this project. The covenant will expire January 27, 2018; they have requested an extension.

Mr. Crowley stated BETA Group was there in June 2017 for some sewer testing, and prior to that September 2015 for paving of the binder course.

***Motion to Endorse Covenant Extension for one year, Uncas Avenue Subdivision. Halligan.
Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No).***

B. Meeting Minutes: September 11, 2017

Motion to Approve the September 11, 2017 Meeting Minutes. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

7:05 PM PUBLIC HEARING – Continued
31 Hayward Street
Site Plan Modification

Documents presented to the Planning Board:

1. *Letter dated October 12, 2017 from Michael Maglio, Town Engineer, to Franklin Planning Board*
2. *Memorandum dated October 11, 2017 from DPCD to Franklin Planning Board*
3. *Memorandum dated October 10, 2017 from George Russell, Conservation Agent, to Franklin Planning Board*
4. *Memorandum dated September 12, 2017 from Franklin Board of Health to Franklin Planning Board*
5. *Letter dated October 11, 2017 from Matthew Crowley, BETA Group, Inc., to George Russell, Conservation Agent*
6. *Letter dated October 10, 2017 from Matthew Crowley, BETA Group, Inc., to Franklin Planning Board*

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7. *Franklin Innovation Center, Site Plan Modification Additional Southeast Parking at 31 Hayward Street in Franklin, MA, Plan Sheets, Prepared by Guerriere & Halnon, Inc. dated July 5, 2017, with Revision date September 18, 2017, with Received by Planning date October 3, 2017*
8. *Letter dated October 3, 2017 from George Mihov, Guerriere & Halnon, Inc., to Matthew Crowley, BETA Group, Inc.*
9. *Form P: Application for Approval of a Site Plan, with applicant listed as Moseley Realty, LLC, with Received by Town Clerk date July 25, 2017*
10. *Certificate of Ownership with Received by Planning date July 25, 2017*
11. *Town of Franklin Board of Assessors Abutters List Request Form dated April 18, 2017, with Received by Planning date July 25, 2017*
12. *Abutters List Report dated July 25, 2017*
13. *Franklin Planning Board Public Hearing Notice with Received by Town Clerk date July 25, 2017*

Mr. George Mihov of Guerriere & Halnon, Inc. on behalf of the applicant stated they are applying for a site plan modification to construct an additional 22 parking spaces; there is already existing parking. They are also doing improvements to the drainage system and the landscaping in the area.

Mr. Maglio stated that all his previous comments were addressed and revised on the latest set of plans.

Chairman Padula questioned the parking schedule. He confirmed with Mr. Mihov that the eleven spaces in the back which are not on their property are not counted in the 22 total spaces. He questioned the snow storage and asked how can snow be stored on top of something that has shrubs on it.

Mr. Mihov stated the applicant is working on receiving formal permission to park there.

Mr. Crowley stated they will still be in compliance with the bylaw with the new impervious. The bylaw requires that screening be provided around the perimeter of the parking lot. They are providing six trees, so they need to preserve at least one along the front area to meet the interpretation of the bylaw.

Chairman Padula, Mr. Crowley, and Mr. Mihov discussed snow storage and the bylaw.

Ms. Love stated that at the last meeting the Planning Board recommended that the bollards and some shrubs be added in front of the fence where the daycare area is enclosed. She said the concern was along the front where the new spots are added, not along the sides.

Mr. Mihov stated they are not bollards on the detail, but guard rail.

Chairman Padula stated his concern is the playground.

Mr. Maglio, in response to Chairman Padula's question, stated that the forebay is about 1 ft. high. He stated the playground was separated with existing chain link fence.

Mr. Crowley stated they have a few remaining comments on the drainage; applicant needs to provide additional treatment for the increased impervious area, but fundamentally design will remain the same.

Mr. Mihov confirmed they still needed to go to Design Review and Conservation Commission.

Mr. Rondeau asked if applicant would be providing signage and striping of the lots.

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Mr. Mihov said his client would provide that; he asked if the Planning Board wants him to put notes on the plans about that. He said he can show directional arrows on the pavement.

Motion to Continue the public hearing for 31 Hayward Street, Site Plan Modification, to October 30, 2017 at 7:10 PM. Carroll. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

7:10 PM **PUBLIC HEARING** – Continued - WITHDRAWN
 The Villages at Oak Hill
 Special Permit & Limited Site Plan Modification

Documents presented to the Planning Board:

1. Letter dated October 4, 2017 from Bruce Wheeler, Franklin Mews, LLC, to Franklin Planning Board
2. Email dated October 4, 2017 from Bob Gilstein to Amy Love, Town Planner

Chairman Padula stated this item has been withdrawn without prejudice.

Motion to Accept the Withdrawal of the Special Permit & Limited Site Plan Modification for the Villages at Oak Hill. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

7:15 PM **PUBLIC HEARING** – Continued
 860 Upper Union Street
 Site Plan

Documents presented to the Planning Board:

1. Site Plan for Construction Yard, 860 Upper Union Street, Franklin, MA, Plan Sheets, Prepared by Guerriere & Halnon, Inc., dated August 28, 2017, with Revision date October 6, 2017, with Received by Planning date October 6, 2017
2. Letter dated October 12, 2017 from Michael Maglio, Town Engineer, to Franklin Planning Board
3. Memorandum dated October 11, 2017 from DPCD to Franklin Planning Board
4. Letter dated October 12, 2017 from Matthew Crowley of BETA Engineering to Franklin Planning Board
5. Letter dated October 6, 2017 from Guerriere & Halnon, Inc. to Franklin Planning Board

Mr. Dale MacKinnon of Guerriere & Halnon, Inc. stated that when they were previously before the Planning Board, they were asked to make some changes to the impervious area. They originally had a gravel area in the back of the building and were asked to make it a paved area. They have done that and revised the drainage based on the change, and added four parking spaces in the back on the paved area. He reviewed the drainage system. He discussed the guard rail along the north edge where there is a proposed boulder retaining wall and the concern about invert pipes coming out of the control structure. He confirmed they will be using RCP Class V pipe for the outfall control.

Chairman Padula stated there was concern from an abutter across the street about light spillage.

Mr. Crowley stated there is some minor light spillage to the north and south, but nothing across the street.

Mr. MacKinnon confirmed they are going to Design Review on October 24, 2017.

Mr. Rondeau asked if new trees would be planted elsewhere for the few trees being taken down.

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Mr. Maglio stated there was a recommendation that two trees in the right-of-way come down as they were in decline.

Chairman Padula stated Design Review may have the applicant put in a few trees.

Motion to Continue the public hearing for 860 Upper Union Street, Site Plan, to October 30, 2017 at 7:15 PM. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

7:20 PM **PUBLIC HEARING** – Continued
 860 Upper Union Street
 Scenic Road Permit

Documents presented to the Planning Board:

1. *Letter dated September 20, 2017 from Robert Cantoreggi, Director of Public Works, to Franklin Planning Board*
2. *Memorandum dated September 20, 2017 from DPCD to Franklin Planning Board*
3. *Application for Scenic Road for Construction Yard, 860 Upper Union Street, Franklin, MA, packet prepared by Guerriere & Halnon, Inc., dated August 28, 2017*
4. *Form S: Application for Scenic Road Work Permit, from Tim Bobola of Bella Construction Company LLC, petitioner, with Received by Planning date September 1, 2017*
5. *Letter of Certification from Guerriere & Halnon, Inc. dated September 1, 2017 with Received by Planning date September 1, 2017*
6. *Abutters List Request Form dated August 24, 2017 with Received by Planning date September 1, 2017*
7. *Abutters List Report dated August 28, 2017*
8. *Photographs (3) of 24" maple tree dated August 30, 2017, 48" oak tree dated August 30, 2017, and 48" oak tree dated July 31, 2017.*
9. *Scenic Road Tree Location for 860 Upper Union Street, Franklin, MA, Plan Sheet, Prepared by Guerriere & Halnon, Inc., dated August 28, 2017, with No Received by Planning date*

Motion to Continue the public hearing for 860 Upper Union Street, Scenic Road Permit, to October 30, 2017 at 7:20 PM. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

7:25 PM **PUBLIC HEARING** – Continued
 451 West Central Street
 Site Plan Modification – Change of Use

Documents presented to the Planning Board:

1. *Memorandum dated October 12, 2017 from DPCD to Franklin Planning Board*
2. *Site Plan for Change of Use, Mak's Roast Beef and Pizza, 451 West Central Street, Franklin, MA, packet prepared by Guerriere & Halnon, Inc., dated August 28, 2017 with Revision date September 26, 2017, with Received by Planning date September 28, 2017*
3. *Form P: Application for Approval of a Site Plan, from Maksim Xhengo, applicant, with Received by Planning date September 28, 2017*
4. *Certificate of Ownership with Received by Planning date September 28, 2017*

Chairman Padula recused himself.

Mr. Dale MacKinnon of Guerriere & Halnon, Inc. stated that when they were last before the Planning Board they were asked to revise the plans so they no longer had the words "Site Plan Modification." The handicapped space was also moved to be closer to the building access.

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Mr. Maglio stated that all his previous comments were addressed at the last meeting.

Ms. Love stated that she had no further comments.

Mr. MacKinnon confirmed they still must go to Design Review.

Ms. Love stated that Design Review is only looking at the facade and the landscaping.

Motion to Approve as a Change of Use with condition of Design Review recommendation for 451 West Central Street, Carroll. Second: Rondeau. Vote: 4-0-0 (4-Yes; 0-No).

Chairman Padula re-entered the meeting.

7:30 PM **PUBLIC HEARING** – Initial
 116 Alpine Place
 Special Permit & Site Plan

Documents presented to the Planning Board:

1. Letter dated October 4, 2017 from Michael Maglio, Town Engineer, to Franklin Planning Board
2. Memorandum dated October 11, 2017 from DPCD to Franklin Planning Board
3. Memorandum dated September 27, 2017 from George Russell, Conservation Agent, to Franklin Planning Board
4. Memorandum dated October 10, 2017 from Franklin Board of Health to Franklin Planning Board
5. Alpine Green Multi-Family Housing, 116 Alpine Place, Franklin, MA, Plan Sheets, Prepared by Level Design Group, dated September 22, 2017, with Received by Planning date September 27, 2017
6. Letter dated September 22, 2017 from Daniel Campbell of Level Design Group, LLC to Franklin Planning Board
7. Application for Approval of a Site Plan and Special Permit(s) from NE Premier Properties, LLC, applicant, with Received by Planning date September 26, 2017
8. Form P: Application for Approval of a Site Plan from NE Premier Properties, LLC, applicant, with Received by Planning date September 26, 2017
9. Certificate of Ownership with Received by Planning date September 26, 2017
10. CAI Property Card for 116 Alpine Place
11. Abutters List Request Form dated September 18, 2017, with Received by Planning date September 26, 2017
12. Abutters List Report dated September 19, 2017
13. Franklin Planning Board Public Hearing Notice with Received by Town Clerk date September 27, 2017

Motion to Waive the reading. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Mr. Daniel Campbell of Level Design Group on behalf of the applicant stated that this is a replacement of a single-family structure with a six-unit townhouse structure that will include individual garages with individual spaces and driveways in front of the site to meet the parking requirements. It meets all zoning setbacks and has individual entrances to the units. With the improvements taking place on Alpine Place, they intend to add sidewalk and granite curbs to their side of the street as part of this development. It is a minor drainage basin subsurface. After Design Review, they added a fire access driveway down the left-hand side of the building. They do not have comments from BETA Group yet, but went through Tech Review last week and have preliminarily addressed some of those comments.

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Mr. Maglio stated he had several comments as outlined in his letter to the Planning Board dated October 4, 2017. His key points included that the Town is planning to reconstruct the adjacent roadways in the neighborhood in spring 2018; there will be a five-year moratorium on excavations within the roadway. If any work needs to be done, it must be done first thing in the spring. The fire service line must be connected to a common room in the building with a separate exterior access. The proposed wall at the rear property line is shown at almost 6 ft. high. The wall should be offset from the property line to allow for future maintenance of the wall. A drainage test pit must be performed to verify existing soil conditions. He noted additional comments on the drainage model itself.

Ms. Love stated the site has no Conservation restrictions. The applicant has not requested any variances from the ZBA. A plan is needed showing existing vegetation and if removed what would be replanted. Due to the age of the house, they must file with the Historical Commission for the demolition of the existing house. They met with the Fire Department to provide fire truck access to the back of the building.

Chairman Padula read aloud the letter from the Fire Chief.

Mr. Crowley stated BETA Group is in process of issuing formal comments; he has some initial comments if the Planning Board would like to hear them. He responded that he did not think any type of formal traffic was submitted; he suggested that for such a small development, traffic would not be an issue.

Mr. Campbell stated they do not intend any pole lights throughout the property. In response to Planning Board members' questions, he stated the living space per unit is about 1,800 sq. ft. He stated these units have been built elsewhere and he provided pictures of one built in Cumberland. He stated they are two-bedrooms, not geared to attract large families. The units would have patio areas, not decks.

Mr. Paul DeBaggis, 100 Milliken Avenue, asked if this was the same site plan as filed and requested the Fire Department's suggestion.

Mr. Campbell stated it was the same site plan and he reviewed the Fire Department's suggestion for the fire access lane.

Resident who lives behind the proposed property stated his houses was built about 5 ft. from the property line. He wanted to address privacy concerns; he showed and discussed pictures he had taken. The privacy hedges and trees are on the other property; the fence is his.

Mr. Campbell explained the location of the retaining wall in relation to the resident's house. He stated he has no reason to touch the trees and shrubs along the resident's property line.

Chairman Padula asked if that could be a condition on the site plan.

Mr. Campbell said that would not be a problem leaving the trees and shrubs. They will go out and look at the existing foliage and see what can be done to maintain what is there. If they can grade around a tree, they will.

The resident who lives behind the proposed property discussed light pollution from the units to his house. He would like the builder to consider the current hedges, lighting, and landscaping and replace it with adequate privacy and light distribution as he has a family and his home is so close.

Chairman Padula stated the builder is going to do that and it will be put in the site plan.

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Resident, Josephine Street, questioned the drainage because it looks like it will come to her house; she has a pool and does not want it to get uprooted from water. She asked how the garbage will be handled as dumpsters cause rodents. She asked who would be living in the apartments. She does not want trees to be removed as they value their privacy and the units look down into her yard.

Mr. Campbell confirmed they will be condos with the average price about \$379,000.

Chairman Padula stated that he cannot control the trees. He can control the drainage. They cannot put any drainage from their property onto another property. BETA Group and the Town Engineer will check that. He noted that the applicant already stated that he will try to keep existing trees and vegetation in place. He thinks the garbage will be town pick up in the bins; there are no dumpsters proposed.

Mr. Rondeau asked what they plan to do if they encountered ledge.

Mr. Campbell stated they anticipate hitting some ledge; he does not think there would be a need for blasting in this area. Their drainage calculations assume the soil is impervious.

Mr. Maglio stated he was in the process of designing the roadway improvements for next year's project. They are not sure what side of the street the sidewalks will be on; they will coordinate with the applicant when they know.

Chairman Padula asked where was guest parking.

Mr. Campbell stated that currently on-street parking is allowed. Guest parking is not a requirement of zoning.

Mr. Debaggis asked what local plans or street plans did the applicant use for property lines when these plans were drawn.

Mr. Campbell stated they did an existing conditions survey; no record plans were used except for property lines.

Resident, 102 Alpine Place, confirmed the existing house was 4,000 sq. ft. footprint. He asked how far the sidewalks will go.

Mr. Maglio stated the town is looking to reconstruct the sidewalks in that area.

Chairman Padula stated that the application is being filed in accordance with Plainville Zoning Bylaw; the applicant should change that.

Mr. David Forosisky, 4 Josephine Street, stated that if they are going to build the condos, there should be no parking on the street due to the snow.

Chairman Padula asked Mr. Maglio to get the traffic safety officer to go with him to review this.

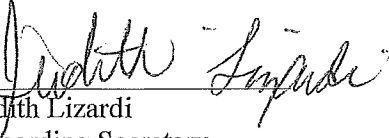
Mr. Maglio stated he could coordinate with the Police Department as they finalize the design of the roadwork the town will be doing in the spring. He believes there are already parking restrictions.

Motion to Continue the public hearing for 116 Alpine Place, Special Permit & Site Plan, to October 30, 2017 at 7:30 PM. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

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Motion to Adjourn. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 8:02 PM.

Respectfully submitted,



Judith Lizardi
Recording Secretary