

DRAFT FOR REVIEW**Town of Franklin**TOWN OF FRANKLIN
TOWN CLERK

2018 JAN -9 AM 8:45

2018
ND RECEIVED**Planning Board****December 4, 2017
Meeting Minutes**

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.

7:00 PM Commencement/General Business

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

A. Bond Reduction: Countryside Estates – September and Countryside Drive

Ms. Love stated that the current bond is held in a Tripartite Agreement with the Town of Franklin for \$298,088. The applicant has requested a bond reduction. Based on BETA's inspection, they recommended a reduction to \$223,925.

Mr. Rondeau questioned the notation that one of the septic systems was encroaching in the right-of-way.

Mr. Joel D'Errico stated that it is graded down and not quite in the right-of-way.

Mr. Donald Nielsen of Guerriere & Halnon, Inc. confirmed that Guerriere & Halnon, Inc. was taking care of this; he is not aware of any pertinent issue on this site.

Motion to Reduce Bond for Countryside Estates – September and Countryside Drive, as per BETA Group, to release \$\$74,163 to leave a balance of \$223,925. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

B. Covenant & Endorsement: Acorn Place Definitive Subdivision

Ms. Love stated that on May 8, 2017, the Planning Board approved Acorn Hill Estates, a five-lot subdivision with four buildable lots and one drainage lot. Condition 6 of the Certificate of Vote requires the covenant be signed by the Planning Board prior to signing the mylars for the subdivision. The applicant is here for the acceptance of the covenant signature and definitive subdivision plan signature.

Motion to Accept the Covenant for Acorn Place Definitive Subdivision. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Endorse the Acorn Place Definitive Subdivision. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

C. Endorsement: Site Plan Modification – 31 Hayward Street

Ms. Love stated that on November 13, 2017, the Planning Board approved the site plan modification for additional parking. The only special condition over the standard conditions that were issued was to install

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bollards or vertical granite curbing along the side of the parking area where the playground is. It is listed in the Certificate of Vote for these endorsed plans; they were not put on the plans.

Chairman Padula stated that a motion can be taken to endorse, but he is not going to sign until it is put on the plan.

The Planning Board members informally agreed.

Motion to Endorse 31 Hayward Street. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

D. ANR: 100 Financial Way – Charter School and Warehouse

Ms. Love stated this came in on Friday, so it is not in the Planning Board members' packets; it was handed out separately.

Mr. Dan Bremser of Hancock Associates, the project land surveyor, addressed the Planning Board and noted that Mr. Doug Hartnett of Highpoint Engineering was present at the meeting. He stated that they have been doing work for the Benjamin Franklin Education Foundation in conjunction with Highpoint who is doing work for CRE regarding the land swap. He provided color photos showing the existing and the proposed, and explained the land to be swapped between the school and Franklin property owners.

Ms. Love confirmed that Attorney Mark Cerel already looked at this and it is fine.

Motion to Authorize the Chairman of the Planning Board to Sign the ANR. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

E. Meeting Minutes: October 30, 2017 & November 13, 2017

Motion to Approve the October 30, 2017 Meeting Minutes. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Approve the November 13, 2017 Meeting Minutes. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

7:05 PM **PUBLIC HEARING** – Continued
278, 280, & 300 West Central Street
Special Permit & Site Plan

Documents presented to the Planning Board:

1. Letter dated November 29, 2017 from Michael Maglio, Town Engineer, to Franklin Planning Board
2. Memorandum dated November 30, 2017 from DPCD to Franklin Planning Board
3. Letter dated October 27, 2017 from Matthew Crowley, BETA Group, Inc., to Franklin Planning Board
4. Memorandum dated November 22, 2017 from G. B. McCarraher, Fire Chief, to Franklin Planning Board
5. Memorandum dated October 10, 2017 from George Russell, Conservation Agent, to Franklin Planning Board
6. Memorandum dated October 10, 2017 from Franklin Board of Health to Franklin Planning Board
7. Franklin Planning Board Public Hearing Notice with Received by Town Clerk date October 11, 2017

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8. *Site Plan, Highland Village, 278-300 West Central Street, Franklin, MA, Plan Sheets, Prepared by Guerriere & Halnon, Inc. dated September 26, 2017, with Revision date November 20, 2017, with Received by Planning date November 22, 2017*
9. *Narrative Highland Village Condominiums*
10. *Application for Approval of a Site Plan and Special Permit(s)-Two, for impervious Coverage and 30/2 bedroom units, with applicant listed as Joel D'Errico, and name of owner listed as Joel D'Errico and applicant, with Received by Planning date October 6, 2017*
11. *Application for Approval of a Site Plan and Special Permit(s)-Two, for impervious Coverage and 30/2 bedroom units, with applicant listed as Joel D'Errico, and name of owner listed as Foley Family Trust, Dennis Foley Trustee, with Received by Planning date October 6, 2017*
12. *Application for Approval of a Site Plan and Special Permit(s)-Two, for impervious Coverage and 30/2 bedroom units, with applicant listed as Joel D'Errico, and name of owner listed as John Marguerite, John Mucciarone, with Received by Planning date October 6, 2017*
13. *Certificates of Ownership (3) with Received by Planning date October 6, 2017*
14. *Special Permit Criteria Narrative with Received by Planning date October 6, 2017*
15. *Town of Franklin Board of Assessors Abutters List Request Form for Property Street Address listed as 300 West Central Street, dated September 12, 2017, with Received by Planning date October 6, 2017*
16. *Abutters List Report dated September 18, 2017*
17. *Town of Franklin Board of Assessors Abutters List Request Form for Property Street Address listed as 278 West Central Street, dated September 12, 2017, with Received by Planning date October 6, 2017*
18. *Abutters List Report dated September 18, 2017*
19. *Council Advisory Committee Letter dated September 18, 2017*
20. *Zoning Change Map*
21. *MassDOT Comment Emails (2) from Erin Kinahan, District Traffic Engineer, District 3, dated August 8, 2016 and August 19, 2016*
22. *Traffic Study from Ron Muller & Associates, prepared for Joel D'Errico, dated January 12, 2016*
23. *Fire Truck Turning Radius*
24. *Site Plan for Highland Village, 278-300 West Central Street, Franklin, MA, Plan Sheets, Landscaping, Prepared by Guerriere & Halnon, Inc. dated June 21, 2017, with No Received by Planning date*
25. *Exterior/Interior Drawing Renditions*

Mr. Halligan recused himself.

Note: Chairman Padula activated alternate Planning Board member, Mr. Power, at the October 30, 2017, Planning Board meeting, as this public hearing is for a special permit.

Mr. Joel D'Errico, owner 280 West Central Street and the applicant of 278, 280 & 300 West Central Street seeking special permits for impervious coverage and multi-family housing, Zoning Attorney Mark Lanza, and Senior Engineer Mr. Donald Nielsen of Guerriere & Halnon, Inc. addressed the Planning Board.

Mr. Nielsen stated that one of the primary comments stated at the last Planning Board meeting was that the roads were not at the minimum width of 24 ft. They made the roads 24 ft. and they have a sidewalk on the inner side of the loop. He stated that Chairman Padula recommended vertical granite curbing; the applicant is looking to install vertical concrete throughout the site. He noted there have been other comments presented by Mr. Maglio and BETA Group. An updated traffic count has been presented to the Planning Department. The applicant will dedicate the next meeting, December 18, 2017, to discuss traffic.

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Ms. Love stated that that applicant has addressed some of the comments from the October 30, 2017, Planning Board meeting. However, there are additional concerns that the Planning Board expressed including the density due to the large-scale size of this project and additional streets lights. She stated that DPCD hopes the Planning Board will take into consideration requiring a plan showing that the applicant can meet the requirements of 185 attachment schedule which includes meeting the impervious surface that exists now that they are requesting a special permit for. Also, DPCD is requesting the Planning Board require a density planner which would do a better assessment of the density of the project and how it fits in with the neighborhood. She noted that at the last meeting abutters indicate noise issues; DPCD recommends that the comments about noise be addressed during the Site Planning and Special Permit process. She reiterated that Mr. Nielsen stated that her other comments would be addressed at future meetings. She commented that the concern regarding screening around the existing houses that about the project could be reviewed by a density consultant.

Mr. Maglio stated that the revised plans only addressed the widening of the roadway to 24 ft. and the addition of concrete sidewalk. All his other comments are still outstanding and not addressed in this submission. He noted a new comment that as proposed, there will be an existing catch basin located within the western proposed driveway entrance. The applicant should coordinate with MassDOT on relocating this catch basin so that it will not be in the driveway entrance.

Mr. Nielsen stated that the fire chief indicated they had no further comments.

Chairman Padula read the letter from the fire chief dated November 22, 2017 and confirmed the fire chief stated he had no further comments.

Mr. Carroll stated that on the plans the snow storage is shown on top of the fire access paths.

Mr. Nielsen stated that they will put signs in the fire access for no snow storage.

Mr. David noted that there is no snow storage in the center parking lot.

Mr. Nielsen stated he would look at that.

Mr. Rondeau questioned if it should be 20 ft., not 15 ft., for the sideline.

Mr. Nielsen stated the sideline should be 15 ft.

Mr. Carroll asked if any decks would be put on the back of the homes.

Mr. Nielsen stated if anything, it would be a patio, not a deck. Patios are not considered living space.

Ms. Maureen Brennan, 98 Hayward Street, speaking for the Hayward Association that resides next to the project, stated that they have been willing to work with Mr. D'Errico if the project gets approved, but they do not have written agreement with him to grade this property line. This project is something they do not want in their backyard as it will take away their privacy and cause disruption.

Motion to Continue the public hearing for 278, 280, & 300 West Central Street, Special Permit & Site Plan, to December 18, 2017 at 7:15 PM. Carroll. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Mr. Halligan re-entered the meeting.

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7:10 PM **PUBLIC HEARING** – *Initial*
9 Forge Parkway
Site Plan Modification

Documents presented to the Planning Board:

1. Letter dated November 29, 2017 from Michael Maglio, Town Engineer, to Franklin Planning Board
2. Memorandum dated November 29, 2017 from DPCD to Franklin Planning Board
3. Memorandum dated November 17, 2017 from G. B. McCarragher, Fire Chief, to DPCD
4. Memorandum dated November 21, 2017 from George Russell, Conservation Agent, to Franklin Planning Board
5. Letter dated November 8, 2017 from Mark Dibb of Condyne Engineering Group to Franklin Planning Board
6. Parking Improvement Plan, 9 Forge Parkway, Franklin, MA, Plan Sheets, Prepared by Condyne Engineering Group, dated November 2, 2017, with Received by Planning date November 9, 2017
7. Form P: Application for Approval of a Site Plan from Big Box Property Owner F-2 LLC c/o Exeter Property Group, applicant, with Received by Planning date November 9, 2017
8. Certificate of Ownership with Received by Planning date November 9, 2017
9. Abutters List Request Form dated November 2, 2017, with Received by Planning date November 9, 2017
10. Abutters List Report dated November 5, 2017
11. Franklin Planning Board Public Hearing Notice with Received by Town Clerk date November 14, 2017

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

Mr. Mark Dibb of Condyne Engineering Group, representing the owner of 9 Forge Parkway, addressed the Planning Board to present a proposal for parking expansion to the facility. He stated that the existing building tenant is in dire need of additional parking to make it feasible to stay in the facility. The proposal is to add approximately 16,000 sq. ft. of additional pavement which will add 78 new parking spaces for the project. He reviewed the proposed parking layout to make safe access for the site. He noted that the original site plans for the project in late 1980s showed the building as is today and showed some future parking and circulation areas of about 31,000 sq. ft. which is in a National Grid easement. Based on these plans, they began to work with the existing building owner and the tenant for a way to expand parking. They determined that they were going to utilize the way the future parking was laid out. They contacted National Grid with a proposal. National Grid's feedback and review was that they were not going to allow this layout for various reasons; the applicant did not receive a formal denial. So, they needed to begin looking at new options which is how they arrived at the current proposal. They still need their approval for a portion of the spaces, but it is much less intensive. He noted the existing detention pond was likely designed to handle the future parking area. He stated he had calculations showing with the 100-year storm and the additional 16,000 sq. ft. of parking that the water in the pond could possibly increase 2-3 inches. In his opinion, the project is considered a redevelopment project. They recently receive some town staff comments; he could go through those at this time, but he has not formally responded to the comments. He noted that the original plan was dated September 30, 1988.

Ms. Love stated that it is her understanding that when the entire area was developed there are many plans from the many phases of development; she believes the plans are endorsed. She stated this is a full site plan modification.

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Mr. Maglio stated his comments were mostly related to drainage. Any newly created impervious area needs to meet the current stormwater standards. The applicant would need to show the entire pond on a plan with outfalls and spillway elevations to show the basin could handle the additional runoff.

Planning Board members discussed the requirement of new calculations for the newly created impervious area.

Ms. Love noted that BETA Group is involved and is already performing a full stormwater management review; they will submit their report for the next Planning Board meeting.

Mr. Dibb noted that National Grid has taken four months to respond. He stated that they would like to install the asphalt soon to help the needs of the tenant. Is there work that they can start immediately?

Mr. Halligan stated that the Planning Board has no jurisdiction over easements.

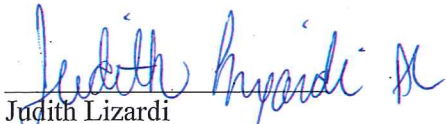
Chairman Padula stated he understands that cold weather is coming, but he cannot set precedent on this and let it go; he must follow the rules. He noted that the applicant did not have to wait all this time for National Grid before coming to the Planning Board for approval. He noted that if the Planning Board needs to have a special meeting to expedite this, all that is needed is three members.

Mr. Dibb stated this proposal is not increasing traffic and they are not proposing any new landscaping; the main focus is drainage.

Motion to Continue the public hearing for 9 Forge Parkway, Site Plan Modification, to December 18, 2017 at 7:20 PM. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Adjourn. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 7:49 PM.

Respectfully submitted,


Judith Lizardi
Recording Secretary