

**DRAFT FOR REVIEW****Town of Franklin**

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**Planning Board**

**June 4, 2018  
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. Meeting Minutes: May 21, 2018**

*Motion to Approve the May 21, 2018, Meeting Minutes. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).*

*Chairman Padula called a five-minute recess.*

**7:05 PM PUBLIC HEARING – Initial**  
**122 Grove Street**  
**Site Plan Modification**

*Documents presented to the Planning Board:*

1. Memorandum dated May 31, 2018 from DPCD to Franklin Planning Board
2. Letter dated May 24, 2018 from Michael Maglio, Town Engineer, to Franklin Planning Board
3. Proposed Site Plan Modification in Franklin, MA, 122 Grove Street, Plan Sheets, Prepared by Quinn Engineering, Inc., dated May 10, 2018, with Received by Planning date May 14, 2018
4. Memorandum dated May 18, 2018 from G. B. McCarraher, Fire Chief, to DPCD
5. Memorandum dated May 15, 2018 from G. B. George Russell, Conservation Agent, to Franklin Planning Board
6. Form P, Application for Approval of a Site Plan with applicant listed as Amego, Inc., with Received by Planning date May 14, 2018
7. Certificate of Ownership with Received by Planning date May 14, 2018
8. Letter dated May 10, 2018 from Carl Hultgren, Quinn Engineering, Inc., to Franklin Planning Board
9. Deed for 122 Grove Street, Franklin, MA, with Norfolk Registry of Deeds date February 1, 2018, and Received by Planning date May 14, 2018
10. Abutters List Request Form dated May 3, 2018, with Received by Planning date May 14, 2018
11. Abutters List Report dated May 4, 2018

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12. *Franklin Planning Board Public Hearing Notice with Received by Town Clerk date May 15, 2018*
13. *Site Plan Beaulieu Business Park South, Plan Sheets, Prepared by United Consultants Inc., dated May 9, 2005, with Received by Planning date May 14, 2018*

Mr. Kevin Quinn, Quinn Engineering, Inc., on behalf of Amego, Inc., addressed the Planning Board. He introduced in attendance John Randall, CEO, Amego, Inc., John Carey, Corporate Counsel, Amego, Inc., and Bill Masiello, project architect. Mr. Quinn stated they filed an application for a site plan modification for 122 Grove Street which is an existing building built approximately 2005/2006. The application is made in association with a change in use and some limited site plan modifications.

Mr. Randall provided a brief summary of his company stating Amego is a non-profit that has been working with people with autism and other developmental disabilities since 1971. The demand for their services has grown immensely. They serve adults and children. In the proposed building, they will be housing their school for children ages 8 to 22. They serve about 45 children every day. They currently consult to the Franklin Public Schools; they serve one student from Franklin in their residential educational program. They are looking forward to coming to Franklin and being active community members.

Mr. Quinn stated one of their concerns was making sure they had a separation of use at the site. There are tenants that have commercial operations and this school with students with special needs. He reviewed the plans and discussed the two separate entrances for complete separation of uses. The traffic in and out of the building is also separated. He reviewed the traffic flows and parking as shown on the plans, including accessible parking. He discussed the required accessible entrances for the students. He stated the site revisions will create a net reduction in impervious area. The stormwater system on site is more than sufficient. They found the underground chambers intended for recharge to be very clean and believe they have been well maintained. The site lighting will have a few minor adjustments but remain essentially the same. He noted they would be upgrading the water service from 2 in. to 4 in. The existing dumpster will be relocated to the right rear corner.

Planning Board members discussed the requirements for sprinklers, upgrading from 2 in. to 4 in., and if 6 in. were needed.

Mr. Maglio stated he will talk to the water superintendent to figure out what needs to be done. He noted it will all be reviewed when the permits are filed with DPW. He stated he reviewed the plans and had several comments, including, but not limited to, that the project proposes to reduce the existing impervious area and maintain use of the existing closed drainage system. He would like to coordinate with them to make sure the existing system is up-to-date and operational. All proposed drainage pipe on the plans is required to be reinforced concrete pipe unless otherwise waived by the Planning Board. On the proposal it does have a plastic basin within the walkway area; he recommended that also be reinforced concrete. He stated the proposed traffic flow should be shown on the plan with directional arrows.

Chairman Padula asked what the separation for the truck traffic and delivery of children at the back of the building was.

Mr. Masiello reviewed the separation of school traffic and service traffic; signage will be put up. He showed floor plans for the first, second and third floors, and described the separation between tenants. He stated the proposed addition in the back becomes the main entrance for the school. He reviewed the larger elevator to be installed. He stated their current capacity is 45 students; they are planning to increase to 60 students.

Chairman Padula asked questions including if the fire chief approved.

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Mr. Masiello stated he went through this with the fire chief who had no concerns about the children on the second floor being under a storage area for trucks. He stated a fire wall is not required for this building. It is a mixed-use building. Currently, the building is approximately 61,000 sq. ft.

Mr. Quinn stated they looked at truck swings and there is a large area where trucks can make the swings and easily depart. Currently, they are planning on signs, but a physical blockade would not be a bad idea.

Mr. Halligan stated he does not know how a building of that size got built with a 2 in. sprinkler. He asked about the tenants, and if the applicant is a tenant doing the improvements or the landlord supplying the improvements for another tenant.

Mr. Quinn stated Amego currently owns the building. The tenants that are there right now are on a temporary basis. Eventually, Amego intends to own the building entirely for educational purposes; it is a phasing in. Having tenants in there now provides a way for Amego to finance the project.

Mr. Rondeau asked about the number of trucks in and out daily.

Mr. Randall stated not many.

Mr. Carroll stated he was still concerned with the truck traffic; a gate or something must be put there.

Mr. Quinn stated that is reasonable.

Mr. Randall confirmed that at this site, it will never be an overnight school.

Ms. Love confirmed a memo from Conservation indicating it is not in jurisdiction. She stated the applicant has not provided a traffic study; the Planning Board can determine if they feel one is necessary. Most of the curbing is cape cod berm; at least with the addition, in the circle where the vans come around, it should be granite. They are not required to go to Design Review as it is in the Industrial zone.

Mr. Quinn reviewed the proposed signage. He thinks they should have a sign on Grove Street.

Chairman Padula stated he does not think they need a traffic study; Planning Board members informally agreed. Chairman Padula stated reinforced concrete or granite on the new loading area. He confirmed the dumpster pad will be relocated.

Mr. Quinn confirmed the entire site was currently cape cod berm; they are calling for reinforced concrete in that area. Most of the areas will not be altered and they will be keeping the existing cape cod berm.

Chairman Padula confirmed Mr. Maglio would review drainage with the engineer and Mr. Quinn would provide detail on a gate or bollards.

Mr. Quinn stated a gate would probably be best as it could be opened for plowing; he confirmed he would give a key to fire department, so they could get through.

Mr. Randall stated the food would be prepared and brought in; there would be no cafeteria.

Mr. Carroll asked if they were planning to change the exterior building colors.

Mr. Masiello reviewed the exterior plans. He stated there are currently nine existing rooftops units and one more would be added.

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***Motion to Continue the public hearing for 122 Grove Street, Site Plan Modification, to June 18, 2018, at 7:15 PM. Carroll. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

7:10 PM      **PUBLIC HEARING** – *Continued*  
***Senior Village Overlay District Chestnut Street***  
***Special Permit & Site Plan Modification***

*Documents presented to the Planning Board:*

1. *Memorandum dated May 31, 2018 from DPCD to Franklin Planning Board*
2. *Document titled "Senior Housing in Franklin, Massachusetts: A Study of the Demand for New, Age-Restricted Housing Units in Franklin, MA," prepared by PGC Associates, LLC, Franklin, MA, dated May 2018, with Received by Planning date May 25, 2018*

***Chairman Padula recused himself.***

***Note: Vice Chairman Halligan activated alternate Planning Board member, Mr. Power, at the April 23, 2018, Planning Board meeting, as this public hearing is for a special permit.***

Mr. Richard Whittington, President, Whitman Homes, and Mr. Donald Nielsen of Guerriere & Halnon, Inc. addressed the Planning Board. Mr. Whittington stated at the last meeting it was indicated that Franklin has met its 2.5 percent senior housing. In order for this project to go forward, they would be seeking a waiver from the Planning Board relative to that bylaw. They went forward and produced a market study and provided it to the Planning Board and the Town Administrator. The study shows there is a critical need not only in Franklin, but across the state, for additional senior housing. He thinks it is prudent on their part to make sure the Planning Board is comfortable in recognizing that critical need before they go forward and start spending additional dollars on engineering and architectural work.

Mr. Nielsen stated he would like to put the document, "Senior Housing in Franklin, Massachusetts: A Study of the Demand for New, Age-Restricted Housing Units in Franklin, MA," dated May 2018 and prepared by PGC Associates, LLC, Franklin, MA, in the meeting minutes. He stated the study goes through a series of evaluations Franklin's population and housing stock. In Franklin, 25-30 percent of people are over 55. Presently, Franklin has 260 units, 19 of which are affordable. The ratio of the need to what is available is quite different. He noted the Town of Franklin only has 126 units under their control for a population of over 33,000 people. The study also shows how it was prepared and where the information was obtained. He thinks the Planning Board needs to provide some guidance if they will accept this document to satisfy the waiver request regarding that the 2.5 percent has been exceeded by the town, and this plan provides an additional 23 units above the 260. He stated the waiver is required and can be granted if a need is shown.

Vice Chairman Halligan stated he believes he expressed his opinion at the last meeting that he felt there is a need. However, he thinks the product is a little strong for the site. He thinks there are some negotiations that could be worked there. He stated that as one member of the Planning Board, he feels before they get into that, he would like to see how other boards are going to react to it and then they will have something to work with. Have you been to Conversation and what is their opinion?

Mr. Nielsen stated Conservation will not speak to us until we get further information on this project relative to the unit count, parking, and those kind of things; he thinks Conservation has sent the Planning Board a letter.

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Vice Chairman Halligan stated that is a catch-22. He stated he would like to see the ultimate guidelines Conservation would allow the applicant to build on, and then the Planning Board can help you build what you want.

Mr. Nielsen stated it is a case of the chicken and the egg. The way the Conservation Commission is leaning is that they do not want to open the public hearing until we are further along with the process with the Planning Board so that when they start talking about the project, they are talking about a project that is real. Now, it is not real because the Planning Board is talking about reduction. So, we have nothing to present to Conservation relative to reduction. If the Planning Board might provide the applicant with a number, then they can prepare a document and bring it to the Planning Board and forward it to the Conservation Commission.

Vice Chairman Halligan stated another issue is the applicant has indicated he does not want to spend more money unless he has some kind of positive feeling to move forward. Has the applicant had a meeting with the Housing Authority to see if they would even accept any of these units?

Mr. Whittington stated there will be four or five affordable units; under a special permit they are called LUAs. The Town Administrator needs to sign off on the application for DHCD to count those units towards Franklin's subsidized housing inventory. He spoke with Mr. Nutting last week; Mr. Nutting did not seem to have a problem after he reviewed the study.

Vice Chairman Halligan asked how do we know what number Mr. Nutting is willing to accept that will increase or decrease the size of the project.

Mr. Nielsen stated he thought that maybe Mr. Nutting had said something to Mr. Halligan. He noted it is 15 percent affordable based on the total number; if the total number of units went down to 20, it would be three affordable.

Mr. Whittington reviewed some suggested changes that could be made regarding the number of units.

Vice Chairman Halligan stated he would like to get something from the administration indicating the number of units they would be comfortable with.

Mr. Nielsen confirmed that Mr. Halligan needed direct correspondence with Mr. Nutting. He asked if the number of affordable units was four, and that number was acceptable to Mr. Nutting, would that number be acceptable to the Planning Board. He reiterated this is a modification of an existing permit.

Mr. Rondeau stated he would like to see what the other boards come back with so the Planning Board can make a more educated decision.

Mr. Nielsen stated they will have to come up with a plan showing the six units less, parking changes, etc., go back to Conservation, open the public hearing, and discuss it.

Vice Chairman Halligan asked if the Planning Board members were comfortable with the applicant taking off six units and seeing what Conversation says.

Planning Board members informally agreed taking off six units is a start and they would see what Conservation comes back with.

Mr. Whittington asked if the Planning Board would be in favor of the waiver indicating the need.

Vice Chairman Halligan stated he is comfortable with the need.

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Mr. Nielsen stated he would try to get Mr. Nutting to give his input to the Planning Board.

Vice Chairman Halligan asked about the 40 percent passive and active recreation on the site.

Mr. Whittington stated the site would satisfy the passive recreation. He stated there will be both one and two-bedroom units approximately 700 sq. ft. and 1,000 sq. ft., respectively.

Mr. Nielsen stated they can provide information on the active recreation.

Mr. Maglio stated they have not reviewed the plans as this issue is outstanding.

Ms. Love referenced a memo dated April 25, 2018 from Town Administrator Jeff Nutting, provided in the Planning Board members' packets, which was asking about the study and recommending 20 units.

Mr. Nielsen stated he would ask Mr. Nutting to provide something further.

Vice Chairman Halligan stated he wanted to make it clear that this is a start of a negotiation to make the project work. At a minimum, they still need Housing Authority, Conservation, and Mr. Nutting's input on this.

***Motion to Continue the public hearing for Senior Village Overlay District Chestnut Street, Special Permit & Site Plan Modification, to July 9, 2018, at 7:05 PM. Rondeau. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No).***

7:15 PM      **PUBLIC HEARING** – Continued  
45 Forge Parkway - YMCA  
Site Plan Modification

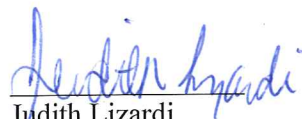
*Documents presented to the Planning Board:*

1. Letter dated May 31, 2018 from Amanda Cavaliere, Guerriere & Halnon, Inc., to Franklin Planning Board

THIS PUBLIC HEARING TO BE CONTINUED. (No Motion or Vote taken.)

***Motion to Adjourn. Carroll. Second: David. Vote: 4-0-0 (4-Yes; 0-No).*** (Chairman Padula had not re-entered the meeting.) ***Meeting adjourned at 7:52 PM.***

Respectfully submitted,



Judith Lizardi  
Recording Secretary