

## Town of Franklin



### Planning Board

November 19, 2018  
Meeting Minutes

**TOWN OF FRANKLIN  
TOWN CLERK  
JAN -8 A 10:50  
RECEIVED**

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: Bryan Taberner, Director, Department of Planning and Community Development; 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. Endorsement: Chestnut Senior Village**

*Chairman Padula recused himself.*

Ms. Love stated the Planning Board approved the Site Plan & Special Permit. The applicant is seeking endorsement of the plans. The 21-day appeal period has passed and no one has filed an appeal. Ms. Love confirmed a color-rendering was submitted.

***Motion to Endorse Chestnut Senior Village for Site Plan Modification. Carroll. Second: Rondeau. Vote: 4-0-0 (4-Yes; 0-No).***

*Chairman Padula re-entered the meeting.*

#### **B. Form H & Street Acceptance – Michael Road & Brielle Way**

Mr. Maglio stated this was a subdivision that the developer had gone bankrupt. Brielle Way was taken over by the Town and the road was finished a few years ago. Michael Road was finished by another developer. The street acceptance plans for both are provided. If the Planning Board recommends them for approval, it will go before the Town Council to recommend for acceptance. The applicant is also requesting a bond release for a section on Michael Road. Mr. Maglio recommended the Town hold \$1,000 for recording fees.

Ms. Love stated the applicant is seeking a Form H and Acceptance of Michael Road and Brielle Way. A tripartite agreement bond is being held for \$8,000; Mr. Maglio recommended \$1,000 be held on to.

***Motion to Recommend the road for street acceptance. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

***Motion to Release \$7,000 of the \$8,000 bond. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).***

#### **C. Form G Lot Release: Birchwood Estates (1991)**

Mr. Daniel Seigenberg, attorney representing applicant Paul Costello, stated Birchwood Estates is a 1991 subdivision that has been fully built-out. Only this 4,000 sq. ft. lot is left; it was never released. It needs to be taken care of to have a clear title.

**Motion to Accept the transfer, Form G Lot Release: Birchwood Estates. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).**

**D. Form H: 800 Chestnut Street – Adirondack Club**

Ms. Love stated the applicant is present; they would like a final Form H for the addition. BETA has been out there; pictures were taken and submitted in the packet. The applicant has completed everything; they may be waiting for some grass to grow.

**Motion to Accept the Form H: 800 Chestnut Street – Adirondack Club. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).**

**E. 1-Lot Road Acceptance: Recommendation to TC**

Chairman Padula stated this item would not be heard tonight.

**F. Meeting Minutes: October 29, 2018**

**Motion to Approve the October 29, 2018, Meeting Minutes. Carroll. Second: David. Vote: 5-0-0 (5-Yes; 0-No).**

7:05 PM      **PUBLIC HEARING** – *Initial*  
                    **79 Grove Street**  
                    Special Permit & Site Plan

**Documents presented to the Planning Board:**

1. Letter dated October 29, 2018 from Michael Maglio, Town Engineer, to Franklin Planning Board
2. Memorandum dated November 15, 2018 from DPCD to Franklin Planning Board
3. Email dated October 10, 2018 from Bill Gagne, Franklin Resident, to Amy Love, Town Planner
4. Letter dated August 31, 2004 from Bruce Hunchard, Chairman, Zoning Board of Appeals, to Franklin Planning Board
5. Certificate of Vote Letter dated December 3, 2004 from Anthony Padula, Chairman, Franklin Planning Board, to Deborah Pellegrini, Town Clerk
6. Memorandum dated November 2, 2018 from G. B McCarraher, Fire Chief, to DPCD
7. Memorandum dated October 23, 2018 from George Russell, Conservation Agent, to Franklin Planning Board
8. Memorandum dated November 8, 2018 from Franklin Board of Health to Franklin Planning Board
9. Franklin Planning Board Public Hearing Notice with Received by Town Clerk date October 22, 2018
10. Letter dated October 4, 2018 from Amanda Cavaliere, Guerriere & Halnon, Inc., to Franklin Planning Board
11. Application for Approval of a Site Plan and Special Permit(s) with applicant listed as Patrick Weidman with Received by Planning date October 19, 2018
12. F-4184-1, Special Permit Application, Parking, Loading and Driveway Requirements for Grove Street Towing & Tire – 79 Grove Street, dated October 4, 2018, with Received by Planning date October 19, 2018
13. Certificate of Ownership with Received by Planning date October 19, 2018
14. Abutters List Request Form dated September 26, 2018 with Received by Planning date October 19, 2018
15. Abutters List Report dated September 27, 2018
16. Site Plan Modification and Special Permit, Grove Street Towing and Tire, Franklin MA, prepared by Guerriere & Halnon, Inc., dated October 4, 2018, with Received by Planning date October 19, 2018

***Motion to Waive the Reading. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).***

Ms. Amanda Cavaliere, Guerriere & Halnon, Inc., and Mr. Patrick Weidman, property owner, addressed the Planning Board for a Special Permit and Site Plan Modification for Grove Street Towing & Tire. Ms. Cavaliere stated they are looking to add an additional accessway to the lot less than 150 ft. from another opening. It is going to be used as an egress only for the tow trucks to safely enter the site and go completely around the building to exit in a forward motion as opposed to the current situation where they must back into the property. It will be for tow trucks only. They are proposing to move the fence line. The access driveway is less than 600 sq. ft. and will be paved and have vertical granite curbing at the roundings.

Ms. Love stated correspondence from the Fire Department stating they had no issues was received. It is not under Conservation jurisdiction. A Special permit is needed to add an egress within 150 ft. of another egress.

Mr. Maglio stated he reviewed the plan; he does not see it as an issue as it is just under the required 150 ft. and it will not be open to the public.

Chairman Padula discussed the original application in 2004 and noted some of the items that were agreed to including that Mr. Weidman promised people on Benjamin Way he would have very low impact.

Mr. Weidman, in response, stated if there are any cars there more than 14 days, he is losing money.

Mr. Carroll stated that the applicant has already done the project and is now before the Planning Board.

Mr. Weidman stated the Building Inspector said it was okay to do this, a building permit was not required, and they did not need to come before the Planning Board. He said he went to Tech Review.

Mr. Maglio summarized that he thinks the applicant was mistakenly told they did not need to come before the Planning Board.

Chairman Padula questioned how all the work could be done without a permit on a commercial entity. He stated whatever is done to the site must come to the Planning Board.

Mr. Halligan confirmed it was an exit only and the gate would be manually closed after the truck passed. As there were no residents from Benjamin's Landing present at the meeting, he had no issue.

***Motion to Close the public hearing for 79 Grove Street, Special Permit & Site Plan. Carroll. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

***Motion to Continue the public hearing for 79 Grove Street, Special Permit & Site Plan, to December 3, 2018, at 7:10 PM. Carroll. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

7:10 PM      **PUBLIC HEARING – Initial**  
                  **Zoning Bylaw Amendment – 18-821**  
                  On or near Plain, Pond and Palomino Streets

*Documents presented to the Planning Board:*

1. Letter dated October 26, 2018 from Bryan Taberner, AICP, Director, to Property Owners, with diagram with two maps attachment
2. Franklin Planning Board Public Hearing Notice for Zoning Bylaw Amendment 18-821 with Received by Town Clerk date October 30, 2018

***Motion to Waive the Reading, Carroll. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

Mr. Taberner stated this is one of several zoning map amendments that have been worked on this year by the Town staff. The reason is to better define the Town's zoning districts by following parcel lines. Currently, there are hundreds of parcels that are within two or more zoning districts; they are working to make such parcels within one zoning district. He reviewed the current zones of the affected parcels on Palomino Drive, Plain and Pond Streets and discussed the zone they will be changed to. He stated the property owners will not be negatively impacted with the zoning change.

***Motion to Recommend Zoning Bylaw Amendment 18-821, On or Near Plain, Pond and Palomino Streets, to the Town Council. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

7:20 PM      **PUBLIC HEARING – Initial**  
                  **725 Union Street - Hotel**  
                  **Special Permit & Site Plan**

*Documents presented to the Planning Board:*

1. *Letter dated November 14, 2018 from Michael Maglio, Town Engineer, to Franklin Planning Board*
2. *Memorandum dated November 15, 2018 from DPCD to Franklin Planning Board*
3. *Memorandum dated October 30, 2018 from George Russell, Conservation Agent, to Franklin Planning Board*
4. *Memorandum dated November 8, 2018 from Franklin Board of Health to Franklin Planning Board*
5. *Letter dated March 12, 2018 from Jeffrey Dirk, Principal, Vanasse & Associates, Inc., to Jigar Patel, 4 SQ Development LLC*
6. *Memorandum in Support of Application for Special Permits dated October 25, 2018 from Richard Cornetta, Attorney, Cornetta, Ficco & Simmler, PC, to Franklin Planning Board*
7. *Application for Approval of a Site Plan and Special Permit(s) with applicant listed as 4 SQ Development LLC with Received by Planning date October 25, 2018*
8. *Certificate of Ownership with Received by Planning date October 25, 2018*
9. *Franklin Planning Board Public Hearing Notice with Received by Town Clerk date October 31, 2018*
10. *Site Development Plans for Proposed Hotel, 725 Union Street, Franklin, MA, 4 SQ Development LLC, prepared by J.K. Holmgren Engineering Inc., dated October 24, 2018, with Received by Planning date October 25, 2018*

***Motion to Waive the Reading. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).***

Mr. Richard Cornetta, Attorney, representing the applicant, 4 SQ Development LLC, and Mr. Scott Rogers, J.K. Holmgren Engineering, addressed the Planning Board. Mr. Cornetta stated the applicant specializes in hotel development. They are proposing to develop suites for extended-stay hotel. The property is 92,000 sq. ft.; it is currently undeveloped and located behind Joe's American Bar & Grill. The applicant is seeking two Special Permits: to allow the hotel use at the property and to allow the building height up to 50 ft. in Commercial II zoning district. There is a wetlands resource area; they are in meetings with the Conservation Commission. This property had been approved for office use and then a senior assisted living facility in 2007 which was granted a height variance; the site has not been developed. He stated they would be seeking a parking waiver. They are proposing 100 parking spaces for the 100 rooms; the Town bylaw requires 113 spaces.

Mr. Rogers stated they were building a hotel in Randolph and have been approved to build one in Attleboro. He provided a review of the plans for the proposed project. He noted there is not a restaurant or function

hall in the hotel. He described the drainage, parking, and landscaping. He stated they have completed a traffic report that will be available this week.

Mr. Maglio stated he had a few comments including, but not limited to, the impacts on traffic on the King Street traffic signals, there may be some water pressure issues due to the elevation, and as the proposed drainage basins are shown on a separate lot with separate ownership, the applicant must show documentation that they can construct on the adjacent property.

Chairman Padula noted that Hampton Inn had to put in a booster pump for water due to the pressure at the higher elevation. He asked about snow storage and requested a plan.

Ms. Love indicated the plans should show vertical granite curbing and a note be removed regarding a Variance from ZBA. She noted the waiver requested for the parking spaces. She said BETA has looked at the plans for the Conservation side; BETA will look at it next for the Planning Board side. She is still waiting for the full traffic report.

Planning Board members confirmed there would be no bar, food or liquor. The height of the retaining wall was confirmed.

**Citizen Comments and Responses:** ► Ms. Elaine Fugere, 12 Spruce Pond Road, questioned if the rooms had cooking facilities. She confirmed that the Planning Board's decision will wait until all documents that have been requested are submitted. ► Mr. Cornetta stated the rooms have microwaves, but no other cooking mechanism, and a refrigerator. He stated at the next meeting a representative from the hotel brand could be present to clarify. He stated this hotel is for extended stay. He will address the need for grease traps with DPW. ► Mr. Richard Fugere, 12 Spruce Pond Road, stated that it will be an eye sore at the entrance to Spruce Pond Village where 100 families live; no residents think this project should go forward. He stated the lot is too small for this size project and it does not leave room for snow which is why reduced parking spaces are needed. ► Ms. Nancy Pendleton, 54 Quince Landing, stated it is a large building for that lot. She asked if the special permit was for the proposed four stories where three are allowed. ► Mr. John Pendleton, 54 Quince Landing, asked where the extra cars would park if there are only 100 spaces; where will the staff be parking? ► Mr. Rogers stated the hotel usually runs at 70 to 80 percent occupancy. There are only about four employees per shift. ► Chairman Padula stated he will have BETA look at that. ► Mr. Carlton Cottuli, 883 Washington Street, stated he was not a Spruce Pond Village resident but he has stayed in these types of facilities before and they are sustainable; he does not use a car when he stays at these locations. He thinks the Hilton name will bring value and commerce to the Town. ► A non-resident of Spruce Pond Village asked that due to the transient nature of the facility, does any additional police force or security need to be considered. ► Ms. Love stated the Fire Department provided a letter, but input from the Police Department is not given. ► Chairman Padula asked if there would be shuttle vehicles on the property. ► Mr. Rogers stated there will be a shuttle van. ► Mr. Andrew Dengos, 17 Spruce Pond Road, stated there have been discussions about housing homeless families in extended-stay hotels. Will there be any plans for that? ► Mr. Cornetta stated there are no plans for that, but he cannot speak about the future. ► Ms. Christine Olsen, 50 Quince Landing, asked about the size of the lot, the drainage and the wetlands. She stated H2 Suites are pet friendly; how will they accommodate the pets? ► Mr. Cornetta stated a representative from the hotel would be able to more accurately answer the question. ► Chairman Padula requested the applicant should have a representative who can answer the question present at the next meeting. ► Mr. Richard Fugere stated that at the ZBA meeting the applicant stated there would not be pets at this facility. He would like this issue clarified.

Mr. Rondeu requested renderings for the design of the facade.

Mr. Cornetta stated they plan to have the architect present at the next meeting. He showed a rendering of the building.

***Motion to Continue the public hearing for 725 Union Street – Hotel, Special Permit & Site Plan, to December 17, 2018, at 7:05 PM. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).***

***Chairman Padula requested a five-minute recess. Motion for a five-minute recess. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).***

7:25 PM      **PUBLIC HEARING** – Initial  
                  ***Prospect Farms – Prospect Street***  
                  Preliminary Subdivision

*Documents presented to the Planning Board:*

1. *Letter dated November 14, 2018 from Michael Maglio, Town Engineer, to Franklin Planning Board*
2. *Memorandum dated November 14, 2018 from DPCD to Franklin Planning Board*
3. *Memorandum dated October 30, 2018 from George Russell, Conservation Agent, to Franklin Planning Board*
4. *Memorandum dated November 2, 2018 from G. B McCarraher, Fire Chief, to DPCD*
5. *Memorandum dated November 8, 2018 from Franklin Board of Health to Franklin Planning Board*
6. *Franklin Planning Board Public Hearing Notice with Received by Town Clerk date October 31, 2018*
7. *Site Plan for Prospect Farms, A Preliminary Subdivision, Franklin, MA, prepared by Andrews Survey & Engineering, Inc., dated October 29, 2018, with Received by Planning date October 29, 2018*
8. *Narrative and Locus Map "Prospect Farms" Preliminary Subdivision by Andrews Survey & Engineering, Inc., dated October 29, 2018, with Received by Town Clerk date October 29, 2018*
9. *Form B, Application for Approval of a Preliminary Plan with applicant listed as Maddi North Street Development LLC, with Received by Planning date October 29, 2018*
10. *Attachment A, Owners of Record, with Received by Planning date October 29, 2018*
11. *Certificate of Ownership with Name of Record Owner as Schmidt's Farm Inc., with Received by Planning date October 29, 2018*
12. *Quitclaim Deed dated February 5, 1997*
13. *The Commonwealth of Massachusetts, Articles of Organization, for Schmidt's Farm, Inc., dated January 16, 1997*
14. *Certificate of Ownership with Name of Record Owner as James R & Deja M. Cairns, with Received by Planning date October 29, 2018*
15. *Quitclaim Deed dated April 25, 2018*
16. *Abutters List Report dated October 10, 2018*
17. *Wetlands Delineation Report from Brad Holmes, Environmental Consulting & Restoration, LLC, dated August 28, 2017*

***Motion to Waive the Reading. Carroll. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

Mr. Stephen O'Connell of Andrews Survey & Engineering, Inc., on behalf of Maddi North Street Development, provided a review of the proposed preliminary subdivision plans. The proposal is located in the Rural Residential I zoning district. It will create 52 new lots and the reconfiguring of one existing lot for a total of a 53 single-family residential subdivision, with 6,650 linear feet of new roadway, and will be serviced by town water and onsite septic systems. There is a large wetland and a perennial stream on the site. He stated the lots meet all zoning requirements and setbacks. They are not seeking any waivers at this time but may during the definitive stage of the project. He discussed Lot 53, which is currently 4 Nicholas Drive, that will have to be reconfigured. He discussed the proposed access to the subdivision. He stated they

would like to have discussions with the Water Department about providing a mutually beneficial connection to the water system. He noted from preliminary soil tests the soil types are C/D.

Chairman Padula stated he is not agreeable to the second means of egress on Nicholas Drive. That subdivision was approved in 1987; most of the people there have been there in their homes for over 20 years. Now they are going to try to put a major subdivision exiting into a minor subdivision that has four to five houses on it; he does not agree. He stated he does not think there is enough pressure in the water tank to feed the people it is supposed to right now; there is trouble keeping the tank at a sufficient level now.

Mr. O'Connell explained his proposed water tank connection to improve the water pressure situation.

Mr. Maglio stated that as this is just a preliminary subdivision plan, they only have some comments, including, but not limited to the following. To tie into the town water system, approval of a water map amendment by the Town Council is required. Due to existing elevation, the water system may lack sufficient pressure to serve the proposed neighborhood. The proposed roadways are shown to connect to Prospect Street and Nicholas Drive; Nicholas Drive is not an accepted town road. There is no drainage system shown on the preliminary plans. Normally, two sidewalks are required on a subdivision roadway; the proposal is showing one.

Chairman Padula stated that if this gets to the definitive stage, the Planning Board will want to see a conforming subdivision to the bylaws before any waivers are requested.

Ms. Love stated the applicant will need to file with Conservation Commission with the wetlands on the site. She noted they have not proposed any waivers. They are showing a Parcel A & Parcel B on the plan; it is not clear what the extensions are for and should be further explained. This being a preliminary plan, the drainage and other infrastructure is not available to discuss.

Mr. Rondeau stated that cutting through an existing subdivision is tough. He also has concerns with sight distance and traffic.

Mr. Carroll stated that at one end of Nicholas is a large tree making it difficult to exit and on the other side the road bends and goes uphill; the sight distance for Nicholas is terrible. He does not have a problem with the project, but another access is needed.

Mr. Williams agreed with Mr. Carroll and stated he drove through the neighborhood and one cannot see to exit.

Mr. Halligan asked that as Nicholas Drive is not a town accepted road, can a plan actually be approved that ties into a road that is not a town public road.

Mr. Maglio stated he would defer to the town attorney on that answer.

Mr. O'Connell stated they have permission from the roadway owner. He stated the Planning Board's input was appreciated. He noted they were considering some low-impact development (LID) designs and techniques for the subdivision including roadside swales.

Chairman Padula stated the Planning Board has not been for low-impact drainage. He noted there has been a problem with water and drainage up there. He stated the applicant must show a conforming subdivision and that it can handle the drainage.

Mr. O'Connell showed on the map parcels that were dedicated to stormwater. He reviewed Parcels A & B. One of the challenges so far has been the intersection of Prospect Street; they envision a three-way stop



there. He discussed the topography of the area. He stated they have a traffic analysis underway and will share it with the Town during the definitive application.

**Citizen Comments and Responses:** ► Mr. John Hake, 58 Prospect Street, stated he has lived there for 33 years. He described the area then and now. He discussed the new roads added onto Prospect Street and that the double yellow line on Prospect seems to have increased traffic. He would like the Town to stand up and give residents back their street. There is a sign that says no trucks; however, tractor trailers go down the street daily. The Town should put up an enforceable white sign and enforce it, including speeding. The speed limit should be slower; it should not be 40 mph. Trying to get out of Prospect onto Washington is difficult and dangerous; the residents would like a stop light. He asked to see the completed traffic report and EPA study. ► Ms. Kimberly Halloran, 5 Nicholas Drive, abutter to the proposed egress, stated that if the egress did get approved, it should be an emergency vehicle egress only with a gated locked system; she is speaking for several residents on Nicholas Drive. She noted additional concerns such as fertilizer runoff into the wetlands, sidewalks would be needed for the safety of the children in the proposed subdivision, the line of sight exiting at Nicholas is poor, and the increase of cars added to Nicholas Street exit would pose significant safety and traffic issues. ► Ms. Cynthia Garboski, 9 Prospect Street and co-owner at 49 Prospect Street which abuts the proposed development, stated she has the same concerns as the others. The traffic on Prospect Street is terrible. She stated concerns about the flooding and drainage. She has an organic farm and she is downhill from the entire proposed area. There is so much runoff already, her basement floods. Where is the water going to go once all the foundations go in and the water cannot go there? What is the plan to make sure the properties downhill will not be negatively impacted? She needs to maintain her crops and not have water and soil runoff. ► Mr. Andrew Seletz, 208 Prospect Street, stated he lives diagonal from the three-way stop; it is hard to understand how a three-way stop would work at that corner. He has well water and is concerned about the construction and roadway going in as to how it might impact his well water/drinking water. He is concerned about the traffic increase. ► Ms. Erin McNulty, 26 Oxford Drive, stated her road is off Prospect near the Bellingham end and it will also be impacted by the traffic of this proposed development. Prospect Street will no longer be a scenic designation if the complex goes through. ► Ms. Krista Leoncavallo, 77 Oxford Drive, stated her concerns are with crowding of the schools. She understands they are extremely full and with the addition of the Westerly Apartments on the other side of Prospect Street, the school bus is almost full by the time it gets to Oxford. ► Ms. Bryna Morehouse, 15 October Drive, stated she has lived there for 18 years and the traffic is terrible. She discussed that based on the approximate taxes per house, the hypothetical number of children per house, and the cost of putting a child through the school system, the Town will be losing money. A lovely street will be ruined with traffic. Also, October Drive was supposed to get trees from the Marinella developer, but it never happened. From a financial standpoint, if ten \$1 million homes were put in, there would be less strain on the school system. She asked what kind of homes would be put in? Would it be low-income? How long will it take to put in 53 homes? The construction noise must be considered. Construction trucks on October Drive are going too fast and it is already dangerous. ► Chairman Padula stated that yes, the Town will be losing money. He asked where the citizens were when the Town had first option to purchase this farm land. He stated the Planning Board gives approval for infrastructure and where it goes. But, if a person owns the property, then the Planning Board cannot stop anyone from developing their property as long as it is done within the regulations. ► Mr. Leo Murphy, 1 Nicholas Drive, stated he has lived there for 20 years. He has seen the neighborhood change. It has reached a tipping point. His son was in a serious car accident there years ago. This would be five to six years of construction and we have already reached a severe level of disturbance in noise, dust, wear and tear on the roads; he hopes the Planning Board will try to mitigate the disturbance. The egress road proposed will be a very large disturbance. He said it would help if the Nicholas Drive egress be emergency only. ► Mr. Carlton Cottuli, 883 Washington Street, stated he echoes all the stated concerns. He does not want more traffic. He would like the Planning Board to reach out to Bellingham about how much traffic this development will push toward Bellingham. There needs to be another access point that is not dumping all that traffic onto Prospect Street. ► Chairman Padula stated the Planning Board members commented on Nicholas Drive. Regarding the traffic toward Bellingham, they are already planning for more traffic based on the current road construction. ► Mr. William Lessard, 3 Depoto Drive, asked about a possible route through Oak Ridge and Town land. ► Mr. O'Connell stated they looked at



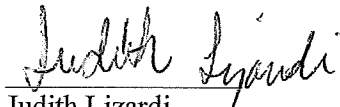
many options regarding traffic. They do not love that they did not have a lot of options for egress. They would like to work together. ► Chairman Padula stated he does not believe in having the major outfall leading into a minor subdivision where people have bought their homes. They were not phased subdivisions, they were closed. The people bought and invested in closed neighborhoods. To now subject them to a major subdivision outfall into their quiet community, you are talking about safety concerns, construction for six years, construction equipment, and ancillary deliveries. There are many concerns at the definitive level. He does not like it. ► Mr. O'Connell suggested the Planning Board could waive the required 600 ft. and maybe they could develop half the lots, have some open space, and not have to come out onto Nicholas. ► Chairman Padula stated the Planning Board would probably be willing to look at a conceptual plan. ► Mr. Jon Garboski, 9 Prospect Street, requested they not conform to the 600 ft. and have less property being developed. He stated concern about the stream. There will be no way to conserve the wetlands with all the proposed development. This area is not suitable for this much construction. ► Chairman Padula asked if the applicant foresaw any problems with doing septic there. ► Mr. O'Connell stated no, based on testing. ► Ms. Kristen Brown, 5 Sarsfield Street, would like to challenge the test pit testing. She stated the land is very wet and the water table seems very high. She reiterated the concerns of the traffic and the proposed egress between two homes on Nicholas Street. ► Ms. Cynthia Garboski, 9 Prospect Street, stated she is very involved and has attended Town meetings in the past; she did not know about the selling of the land on the Town Council's agenda. She would like to know what the next steps in this process are. ► Chairman Padula stated the Planning Board needs to make a decision within 45 days of when the Preliminary Plan was submitted. So, by the next meeting on December 3, 2018, a decision has to be made. If the Planning Board says yes, then the applicant comes in with a submission on a definitive plan showing the sidewalks, drainage, underground utilities. Every meeting is open to the public. If the Planning Board says no, the applicant will have to come in with another preliminary plan. ► Ms. Kimberly Halloran, 5 Nicholas Drive, asked about the conflict of interest in the traffic report being paid for by the builder. ► Chairman Padula stated they have both the town engineer and BETA group, an independent firm that works for the Town, to review the traffic report. ► Mr. Taberner explained the Town hires a consultant company to review all subdivision plans that come before the Planning Board and other committees. They check on all the plans for traffic, hydrology issues, wetlands, etc. They give input into the accuracy of the information provided and present results of their assessment. There is a lot of oversight. He explained how BETA was selected as the current consultant. Once a project starts, a developer has the right to take their time unless something else is determined by the Planning Board. ► Ms. Kimberly Halloran, 5 Nicholas Drive, asked if a time limit could be considered for this development. ► Mr. Halligan stated he feels for all the residents. We all live on land that someone once did not want developed. He stated that about 80 percent of the comments tonight do not concern Mr. Marinella's project, but concern preexisting conditions. He suggested the people get together and form a committee to try to take care of some of the existing issues that have nothing to do with this project. Why has no one come forward and noted the 1:00 am deliveries, traffic, construction, etc.? Come to the Planning Board and other committees and express your concerns. He implored the residents that even if this development does not get built, please form a committee and let your concerns be heard to fix the current problems. ► Mr. Leo Murphy, 1 Nicholas Drive, stated the current issues will be exacerbated and intensified. They have all reached their tipping point. He said all the residents came out tonight to voice concerns and there are many other concerns. There are the current problems and also what they would be facing if this goes through. ► Ms. Cynthia Garboski, 9 Prospect Street, said forming a committee is a great idea. They will get a group and their concerns together. Who do we go to? ► Chairman Padula stated the EDC would be a good place to start. ► Mr. Taberner stated she should call him and he will talk with her. ► A resident asked if it is determined that there is not a safe egress from the development onto Prospect Street, can this development be denied. She discussed the current bad traffic. ► Ms. Renee Hake, 58 Prospect Street, asked if the traffic study will study the past number of accidents on the street. She has seen many accidents. She is worried about more cars and traffic. ► Ms. Bryna Morehouse, 15 October Drive, said she has made phone calls and was told that October Drive was not owned by the Town so they could not put up signs to keep the trucks from speeding down her road. ► Chairman Padula stated there were numerous streets not yet accepted by the Town that should have been accepted as the developers are gone. The last step of going to the Town Council for street acceptance was not done. Many of these are not brought to the Town Council until they want to do repairs; this has to be

remedied. ► A resident asked how to get their streets accepted by the Town? ► Chairman Padula stated residents can complain to the Town Council during citizen comments. ► A resident asked if the scenic roadway designation limits the type of intersections that the developer is proposing. ► Mr. Taberner discussed that the tree warden would get involved. ► Chairman Padula noted that there are numerous committees this has to go before when the developers are in the definitive process.

***Motion to Continue the public hearing for Prospect Farms – Prospect Street Preliminary Subdivision to December 3, 2018, at 7:15 PM. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

***Motion to Adjourn. Carroll. Second: David. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 9:27 PM.***

Respectfully submitted,



Judith Lizardi  
Recording Secretary