

Town of Franklin



Planning Board

**March 25, 2019
Meeting Minutes**

TOWN OF FRANKLIN
TOWN CLERK
2019 APR 23 P 2:48
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: 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. 81-P ANR: 345 & 353 Lincoln Street

Ms. Amanda Cavaliere, Guerriere & Halnon, Inc., Mr. Michael Doherty, attorney, and Mr. James Dacey, applicant, addressed the Planning Board. Ms. Cavaliere stated the plan proposes to divide an existing lot with two buildings into two separate lots, leaving one building on each lot. It is currently zoned Commercial II.

Ms. Love stated that if endorsed, the applicant will need to seek a variance from the Zoning Board of Appeals.

Motion to Endorse 81-P ANR: 345 & 353 Lincoln Street. Rondeau. Second: David. Vote: 4-0-1 (4-Yes; 0-No; 1-Abstained). (Mr. Carroll abstained.)

B. Endorsement: 3 Bent Street – Change in Use

Ms. Love stated that the Planning Board approved the Change in Use on February 11, 2019; the applicant came in for a Site Plan Modification to allow the music school to expand to the second floor of the building.

Motion to Endorse 3 Bent Street, Change in Use. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

C. Endorsement: 0 Upper Union Street

Ms. Love stated that the Planning Board approved the Site Plan on February 25, 2019. The applicant has submitted the plan for endorsement. The color renderings and the Certificate of Vote with the conditions on the last page of the plans have been included. She confirmed that the applicant is going to put in the gas trap.

Motion to Endorse 0 Upper Union Street. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

D. Partial Form H: 1262 West Central Street

Chairman Padula reviewed a list of items that have not been installed/completed.

Applicant who did not identify himself stated they put in chain link instead of PVC fence because the vinyl breaks and they wanted something more flexible.

Chairman Padula stated that before the applicant does something, they are supposed to return to the Planning Board for a modification. He asked if they had a copy of the approved sign height from Design Review Commission as BETA claims it is not known if the height was approved by Design Review Commission.

Ms. Love stated that she believes the applicant went back to Design Review to increase the sign height after the changes were made to the bylaws for Design Review.

Chairman Padula asked if the applicant still had construction debris on the site and if any of it was over 4 ft.

Applicant stated no. He stated the erosion control issues were cleaned up this week.

Chairman Padula stated that his main concerns were public safety issues as far as parking, gates, and dumpsters. He asked if curb stops were approved.

Applicant stated that the gates would be on tomorrow.

Applicant II (another applicant who did not identify himself) stated that all curbing has been installed; it is reinforced concrete.

Chairman Padula asked Planning Board members what they thought of the dumpster site.

Mr. Halligan stated he is okay with the black slats; Mr. David agreed; Mr. Carroll stated he did not have a problem with that.

Mr. Halligan stated he is concerned about public safety. He requested it be confirmed that the basin is cleaned and working properly. He asked questions about the basin. He confirmed the applicant was requesting a temporary occupancy and would come back for a final.

Applicant II stated that they recognize that prior to the final certificate, the contractor agreed to clean out the basin and complete the work around the basin. They will have BETA return to inspect it.

Ms. Love stated that BETA has been out there and provided their report for any outstanding items. The applicant is before the Planning Board for a Partial Form H.

Chairman Padula stated he would like the applicant to take down the construction fence and clean up the mess before it is opened to the public. He confirmed the gates would be on tomorrow.

Motion to Recommend Partial Form H: 1262 West Central Street. David. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

E. Partial Form H: 471 West Central Street

Chairman Padula stated the applicant requested a continuance to April 8, 2019, under General Business.

7:05 PM

DECISION

725 Union Street - Hotel

Special Permit & Site Plan - Decision

Documents presented to the Planning Board:

1. *Memorandum dated March 18, 2019 from DPCD to Franklin Planning Board*
2. *Overflow Parking Sketch prepared by J.K. Holmgren Engineering Inc. dated February 11, 2019 with No Received by Planning date*
3. *Memorandum dated February 14, 2019 from DPCD to Franklin Planning Board*
4. *Letter dated February 20, 2019 from Michael Maglio, Town Engineer, to Franklin Planning Board*
5. *Letter dated February 14, 2019 from Matthew Crowley, BETA Group, Inc., to Franklin Planning Board*
6. *Letter dated February 12, 2019 from Scott Rogers, J.K. Holmgren Engineering, to Franklin Planning Board*

7. Letter dated January 10, 2019 from Scott Rogers, J.K. Holmgren Engineering, to Franklin Design Review Commission
8. Letter dated January 29, 2019 from Scott Rogers, J.K. Holmgren Engineering, to Franklin Planning Board
9. Letter dated January 22, 2019 from George Russell, Conservation Agent, to Scott Rogers, J.K. Holmgren Engineering
10. Letter dated January 14, 2019 from Scott Rogers, J.K. Holmgren Engineering, to Franklin Planning Board
11. Letter dated January 11, 2019 from Gregory Demakis, Demakis Law Offices, P.C., to Scott Rogers, J.K. Holmgren Engineering, with Maintenance Agreement Attachment
12. Color 3D Rendering, HOME 2, Suites by Hilton, dated December 20, 2017, prepared by Silvestri Architects
13. Letter dated December 5, 2018 from Jaklyn Centracchio, BETA Group, Inc., to Franklin Planning Board
14. Letter dated December 12, 2018 from Matthew Crowley, BETA Group, Inc., to Franklin Planning Board
15. Letter dated December 11, 2018 from Michael Maglio, Town Engineer, to Franklin Planning Board
16. Memorandum dated December 13, 2018 from DPCD to Franklin Planning Board
17. Letter dated December 6, 2018, RE: Department Comments, from S. Scott Rogers, J.K. Holmgren Engineering, to Franklin Planning Board, including Hydrant Flow Test Report and Easement documents.
18. Letter dated December 6, 2018, RE: Peer Review Comments, from S. Scott Rogers, J.K. Holmgren Engineering, to Franklin Planning Board
19. Letter dated November 21, 2018 from Matthew Crowley, BETA Group, Inc., to Franklin Planning Board
20. Letter dated November 20, 2018 from Craig Ciechanowski of Doherty, Cechanowski, Dugan & Cannon, P.C., to Franklin Planning Board
21. Letter dated November 19, 2018 from Lawrence Silva, Silva Engineering Associates, to Franklin Planning Board
22. Letter dated November 19, 2018 from Craig Ciechanowski of Doherty, Cechanowski, Dugan & Cannon, P.C., to Franklin Planning Board
23. Monthly STAR Report: Hampton Inn Franklin Milford for the month of September 2018
24. Monthly STAR Report: Hampton Inn Franklin Milford for the month of December 2017
25. Memorandum dated October 26, 2018 from G. B. McCarraher, Fire Chief, to DPCD
26. Memorandum dated October 30, 2018 from George Russell, Conservation Agent, to Franklin Planning Board
27. Memorandum dated November 8, 2018 from Franklin Board of Health to Franklin Planning Board
28. Letter dated March 12, 2018 from Jeffrey Dirk, Principal, Vanasse & Associates, Inc., to Jigar Patel, 4 SQ Development LLC
29. Memorandum in Support of Application for Special Permits dated October 25, 2018 from Richard Cornetta, Attorney, Cornetta, Ficco & Simmler, PC, to Franklin Planning Board
30. 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 (2)
31. Certificate of Ownership with Received by Planning date October 25, 2018 (2)
32. Franklin Planning Board Public Hearing Notice with Received by Town Clerk date October 31, 2018
33. Site Development Plans for Proposed Hotel, 725 Union Street, Franklin, MA, 4 SQ Development LLC, prepared by J.K. Holmgren Engineering Inc., with Revision date February 11, 2019, with Received by Planning date February 14, 2019

Ms. Love stated that the Planning Board closed the public hearing on March 11, 2019. A decision is scheduled to be made tonight. There are a few special conditions for the Planning Board to take under consideration

dealing with the future of the timing of the signals along King Street: two signals are the Town's, two are Mass DOTs. She stated that the Planning Board also expressed concern with the stacking for the overflow parking.

Roll Call Vote.

(3) Special Permit VOTES: (1) §185 Attachment 3, Part II, 2.1 - To allow Hotel Use within the Commercial II zoning district, (2) §185 Attachment 9 - To allow building height up to fifty (50') feet within Commercial II zoning district, and (3) §185 – 21.C.7.b – Parking, Loading and Driveway Requirements.

Chairman Padula read aloud the following.

- a) Proposed project addresses or is consistent with neighbor or Town need.
Padula-YES; Halligan-YES; Rondeau-YES; Carroll-YES; David-YES. Vote: 5-0 (5-Yes; 0-No)
- b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
Padula-YES; Halligan-YES; Rondeau-YES; Carroll-YES; David-YES. Vote: 5-0 (5-Yes; 0-No)
- c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
Padula-YES; Halligan-YES; Rondeau-YES; Carroll-YES; David-YES. Vote: 5-0 (5-Yes; 0-No)
- d) Neighborhood character and social structure will not be negatively impacted.
Padula-YES; Halligan-YES; Rondeau-YES; Carroll-YES; David-YES. Vote: 5-0 (5-Yes; 0-No)
- e) Project will not destroy or cause substantial damage to any environmentally-significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication or compensatory measures are adequate.
Padula-YES; Halligan-YES; Rondeau-YES; Carroll-YES; David-YES. Vote: 5-0 (5-Yes; 0-No)
- f) Number, height, bulk, location and siting of building(s) and structures(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.
Padula-YES; Halligan-YES; Rondeau-YES; Carroll-YES; David-YES. Vote: 5-0 (5-Yes; 0-No)
- g) Water consumption and sewer use taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.
Padula-YES; Halligan-YES; Rondeau-YES; Carroll-YES; David-YES. Vote: 5-0 (5-Yes; 0-No)

The proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site.

Padula-YES; Halligan-YES; Rondeau-YES; Carroll-YES; David-YES. Vote: 5-0 (5-Yes; 0-No)

Motion to Approve Special Permit and Site Plan for 725 Union Street – Hotel, with both Standard Conditions #1-13, and Special Conditions #1-3, as listed on memorandum dated March 18, 2019, from the Department of

Planning and Community Development to the Franklin Planning Board. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

7:10 PM **PUBLIC HEARING** – *Continued*
 725 Summer Street - Solar
 Special Permit & Site Plan

Documents presented to the Planning Board:

1. *Memorandum dated March 20, 2019 from DPCD to Franklin Planning Board*

Chairman Padula stated this item was requested to be continued.

Motion to Continue the public hearing for 725 Summer Street - Solar, Special Permit & Site Plan, to May 6, 2019, at 7:05 PM. David. Second: Halligan. Vote: 5-0-0 (5-Yes; 0-No).

7:15 PM **PUBLIC HEARING** – *Initial*
 303 East Central Street – Change in Use
 Site Plan Modification

Documents presented to the Planning Board:

1. *Plan Sheets for Redemise & Exterior Renovations, 303 East Central Street, Franklin, MA, prepared by Phase Zero Design, dated February 19, 2019, with Received by Planning date February 20, 2019*
2. *Document with no date from Altitude Trampoline Park to Franklin Planning Board, RE: Trampoline Facility Equipment/Site Capacities*
3. *Memorandum dated March 19, 2019 from DPCD to Franklin Planning Board*
4. *Letter dated March 12, 2019 from Michael Maglio, Town Engineer, to Franklin Planning Board*
5. *Memorandum dated March 7, 2019 from J. S. Barbieri, Deputy Fire Chief, to DPCD*
6. *Memorandum dated February 28, 2019 from George Russell, Conservation Agent, to Franklin Planning Board*
7. *Memorandum dated March 7, 2019 from Franklin Board of Health, to Franklin Planning Board*
8. *Form P: Application for Approval of a Site Plan with applicant listed as Franklin Shoppers Fair, Inc., with Received by Planning date February 20, 2019*
9. *Certificate of Ownership with Received by Planning date February 20, 2019 (2)*
10. *Franklin Planning Board Public Hearing Notice with Received by Town Clerk date March 7, 2019*

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

Applicant who did not identify herself stated they were requesting a parking waiver for 142 stalls based on the proposed Site Plan for the interior redemise and exterior renovation of the existing Bob's retail store. Currently, they are slating for five new tenants, one of which has leased 26,656 sq. ft. for a trampoline park. They are anticipating three retail tenants, and one future restaurant tenant. She stated that currently there are 874 available stalls; with the new tenant mix the required parking will be 1004. A parking matrix was included with the application.

Ms. Love reviewed the concern about parking. She had recommended the applicant outline the designated parking spaces for the new use. She stated the applicant is proposing to add some spaces to the side of the building. For any future tenants, she recommended that the Planning Board required a Limited Site Plan if they file for a change in use with the Planning Board. She stated that the space striping along Rt. 140 is not there, so the applicant would need to stripe several spots; it is shown that the spaces are striped, but they are not. She stated that the Site Plan should include snow storage, and there are random dumpsters not enclosed in the back.

Mr. Halligan noted that there was never a real Site Plan for this. For Aubuchon, they took an existing plan that was on record and the Planning Board allowed them to go forward with that tenant.

Chairman Padula asked what is existing and what is added to the plan for parking spaces and lot lighting.

Ms. Love reviewed the spaces and stated the parking lot lighting is not on the plan.

Applicant stated there is lighting.

Chairman Padula stated the applicant has to go by the zoning requirements. There needs to be a 10 ft. buffer. Dumpsters will need screening and dumpster pads. There needs to be screening along Glen Meadow Road. Snow storage needs to be on the plan.

Applicant stated snow storage was provided and passed out a plan sheet to Planning Board members.

Chairman Padula stated new information is not to be provided at the meeting. He allowed the applicant to briefly explain the snow storage plan.

Planning Board members discussed the snow storage plan.

Applicant stated they plan that any snow pile over 4 ft. will be melted. She noted they will be going to Design Review.

Chairman Padula and Planning Board members reviewed the tenants, new entrances needed, need for sidewalks to be shown on the plans, need for detail on the parking spaces, parking lot lighting, and required screening for dumpsters. They discussed the maximum occupancy is 475 which requires a total of 380 parking spaces. It was noted that shielding for rooftop units must be also be for the rear of the building.

Applicant explained the proposed new entrances. She stated that the sidewalks were shown on the building application. She discussed handicap parking spaces, number of parking spaces, the covered walkway, and lighting. She stated there are currently 11 rooftop units that will be replaced as part of this renovation and the shielding proposed for the side of the building. She stated no shielding was proposed for the rear of the building. She reviewed the proposed number of stalls. She stated they were recommending a 50 percent reduction of spaces based on the primary user group being ages 5 to 15; therefore, a parent or guardian would most likely be driving the majority of users, creating a 50 percent reduction or greater.

Chairman Padula asked for a parking calculation for the rest of the tenants that will be going in. What does the zoning require for parking?

Ms. Love stated the information was included in the parking schedule in the plans.

Applicant explained the allocation of tenant spaces and the occupancy expected in the trampoline park. She reviewed the number of proposed spaces.

Mr. Halligan stated concern about the occupancy rate, the number of parking spaces, and snow storage. He asked about the parking at other trampoline parks. He requested a snow removal plan. He stated that every applicant has to show that they can store their own snow on the site; removal of snow cannot be part of the plan.

Chairman Padula, Planning Board members, and applicant discussed the parking.

Mr. Richard J. Heinken, representing the owners of Glen Meadow Apartments, stated his concern is what is going to go along Glen Meadow Road and what the impact would be for the residents. They are wondering

about a buffer zone and screening, and what the extra cars will do for their quality of life. He asked what the process going forward is as they have just seen the proposal now. He stated it looks good at this point.

Chairman Padula stated the recommendation right now is for the applicant to provide some kind of screening for the parking along Glen Meadows and screening on the rooftop units. He confirmed there will not be tractor trailers parking in the back all night.

Applicant stated she is the architect for the trampoline park and she may be doing the landlord work for the other four tenants when they come to fruition.

Ms. Love stated abutters are not notified for Design Review. Meeting information is posted on the website. It is a public meeting and the public is welcomed to attend. The applicant is scheduled for April 9, 2019. She suggested the Design Review Commission's website be checked as agendas are posted there.

Chairman Padula stated he would like to see the occupancy rate lowered so they can have some wiggle-room with the rest of the tenants.

Applicant asked what number would be comfortable.

Mr. Halligan stated that historically, he did not think the Planning Board ever waived over 100 parking spots. He suggested the applicant provide information on the parking and the square footage of similar facilities for comparison.

Applicant stated she would pull whatever data she could to provide reference information.

Chairman Padula stated it gets to a point where it is a public safety issue; you cannot have a congested parking lot like that.

Motion to Continue the public hearing for 303 East Central Street – Change in Use, Site Plan Modification, to April 22, 2019, at 7:20 PM. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

7:20 PM **PUBLIC HEARING** – *Continued*
 27 Forge Parkway
 Site Plan Modification

Documents presented to the Planning Board:


1. *Gmail dated March 19, 2019 from Amanda Cavaliere, Guerriere & Halnon, Inc., to Amy Love, Town Planner*

Chairman Padula stated the applicant asked for the hearing to be continued.

Motion to Continue the public hearing for 27 Forge Parkway, Site Plan Modification, to April 22, 2019, at 7:15 PM. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Adjourn. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 8:01PM.

Respectfully submitted,



Judith Lizardi,
Recording Secretary

