

## Town of Franklin



### Planning Board

October 21, 2019  
Meeting Minutes

TOWN OF FRANKLIN  
TOWN CLERK

2019 NOV -5 P 3:09

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: 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. Limited Site Plan: 750 Union Street – Ramp & Parking**

Ms. Amanda Cavaliere, engineer of Guerriere & Halnon, Inc., on behalf of the Horace Mann Educational Associates, addressed the Planning Board for a Limited Site Plan modification. She stated that Milford-Franklin Eye Center has occupied the bottom floor. There is room for another tenant on the second floor. The applicant proposes to modify the existing site with exterior changes including extending the handicap ramp along the building and relocating some of the handicap spaces to the front of the building. Parking includes 115 spaces on site with 45 allocated to Milford-Franklin Eye Center.

Mr. Maglio stated he has no issues with the proposal and no comments at this time.

Ms. Love stated she has no comments.

Ms. Cavaliere stated they are projecting 102 students being dropped off at staggered times and picked up by van transportation. She confirmed the hours will be approximately 8:00 to 5:00 PM. There are no cooking facilities.

Mr. Jason Worthington, contractor for the building, stated the drop off includes approximately 15 vans throughout the morning.

Planning Board members discussed that this drop off will interfere with the other business and reviewed possible alternate methods of drop off; there is no place for the vans to turn around. It was noted that the tennis courts and playground are no longer used.

Ms. Cavaliere discussed the staggered van drop off and stated traffic can be reevaluated if an issue arises. They have considered some adjustments to the site depending on how it works out. If needed, they could return with a requested field change to do some curb cuts.

Chairman Padula stated this is a safety issue; he would like to see another drop off plan.

Ms. Cavaliere stated they would like to obtain a building permit and start the modifications to the exterior ramp area before the weather becomes an issue.

Mr. Halligan stated the traffic flow must be straightened out before the applicant obtains a building permit and occupancy.

Chairman Padula stated this is more than just a Limited Site Plan.

Mr. Maglio stated the Planning Board may want a vehicle movement plan to show how the drop offs will be accommodated.

Ms. Cavaliere stated that information and plan could be submitted by Friday.

**B. Final Bond Release: Clearview Drive – Rolling Brook Estates**

Mr. Maglio stated the Planning Board held \$1,000 from the last Bond release to get everything recorded. All other issues have been resolved. The Town has accepted the road and all has been recorded at the registry.

*Motion to Approve the Final Bond Release and release the funds for Clearview Drive – Rolling Brook Estates. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).*

**C. Limited Site Plan: 471 West Central Street – Sports Clips**

Ms. Amanda Cavaliere, engineer of Guerriere & Halnon, Inc. and Mr. Roger Calarese addressed the Planning Board for a Change in Use for the last tenant. Ms. Cavaliere stated the remaining 1,695 sq. ft. space is being proposed for Sports Clips which will take up 10 spaces; the other tenants take up approximately 49 spaces based on the parking space requirements. She stated that one space is still available based on the parking requirements. She explained the additional area for snow storage in the rear of the parking.

Chairman Padula stated that when he checked the parking spaces, they did not seem to be 9 ft. wide; he requested this be rechecked. He requested the applicant label the snow storage on the final As-Built.

*Motion to Approve the Limited Site Plan, 471 West Central Street – Sports Clips. Carrol. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).*

**D. Final Form H: 471 West Central Street**

Chairman Padula stated the Planning Board would not sign the Final Form H as there are still questions about the parking spaces not being 9 ft., the ramp in the front, and the snow storage area on the plans being labelled.

Mr. Crowley stated BETA submitted an updated report. He did not notice the ramp was higher, but he can review the photographs. The parking spaces were counted but not measured; this can be done.

Ms. Amanda Cavaliere, engineer of Guerriere & Halnon, Inc., stated the requested information can be updated.

**E. Meeting Minutes: September 9, 2019 & September 23, 2019**

*Motion to Approve the Meeting Minutes for September 9, 2019. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).*

*Motion to Approve the Meeting Minutes for September 23, 2019. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).*

7:05 PM

**PUBLIC HEARING – Continued**

***West Central Street/Panther Way***

***Special Permit & Site Plan***

***Documents presented to the Planning Board are on file.***

Chairman Padula stated the applicant requested a continuance of this public hearing to November 18, 2019.

*Motion to Continue the public hearing for West Central Street/Panther Way, Special Permit & Site Plan, to November 18, 2019 at 7:10 PM. Rondeau. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No).*



7:10 PM

**PUBLIC HEARING – Initial**  
***Olam Estates – 900 Washington Street***  
Preliminary Subdivision Plan  
*Documents presented to the Planning Board are on file.*

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

Ms. Kristen LaBrie of Andrews Survey & Engineering, Inc. on behalf of Olam Estates reviewed the Preliminary Subdivision Plan for four lots with 600 linear feet of new roadway. Currently, Temple Etz Chaim is located on the property. She stated the current temple is being demolished and a new temple proposed on the back lot. The other three lots are single homes. They have requested a waiver for sidewalks on one side of the roadway. She stated a Notice of Intent will be required as they are in the buffer for the road. There is a separate lot for drainage.

Chairman Padula stated a conventional plan must be shown prior to requesting any waivers. He stated there was a Site Plan for the original temple. The new temple will require a separate Site Plan. This is a mixed used subdivision with three house lots and a temple. He noted the traffic will have to go through the subdivision before getting to the temple located at the end.

Mr. Halligan asked if building permits could be held on the homes until the full Site Plan is approved for the last lot to ensure proper traffic flow, parking, and safety have been provided.

Ms. LaBrie confirmed the Planning Board requested the full Site Plan be done prior to the Definitive Subdivision Plan and that the applicant should meet with Conservation prior to returning to the Planning Board.

Ms. Love questioned if the existing building will be used while the road is being constructed and prior to using the new building. She stated she would confirm if the Definitive Subdivision and Site Plan were to be two separate applications and public hearings.

Mr. Maglio reviewed his comments as outlined in his letter to the Planning Board dated October 4, 2019.

***Motion to Close the public hearing for Olam Estates Subdivision. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

***Motion to Approve Olam Estates – 900 Washington Street, Preliminary Subdivision Plan. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

7:15 PM

**PUBLIC HEARING – Initial**  
***186 Grove Street – Change in Use***  
Site Plan  
*Documents presented to the Planning Board are on file.*

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

Mr. Tim Power of PVI Site Design representing the owners of No Shoes on Grove, LLC, Peter and Christina Kokinda, who were in attendance, addressed the Planning Board. Mr. Power stated the owners are in a time crunch as they need to close on the property in mid-November; therefore, they would like to resolve all issues by the next meeting and get a decision. He provided a history of the property noting it was commercial/residential. A few years ago, the Assessors categorized it as residential use. The applicant filed a Site Plan for a change of use from single-family residential to office use. This triggered the Site Plan review. He reviewed the provided plans including the parking lot, parking spaces, and drainage. They have responded to peer review, planning, fire department, and engineering comments. He requested parking be reduced to 15 spaces where 18 are required.

Mr. Maglio stated he had several comments mainly related to drainage on site. Highlights of his comments included that the proposed project lies within the Water Resource District requiring on-site recharge of all stormwater runoff from impervious surfaces. Test pits must be performed and submitted with revised drainage calculations. And, no curbing is shown for the proposed parking lot.

Mr. Crowley stated BETA had several comments including, but not limited to, the applicant was one parking space short of the required number of parking spaces, the existing driveway needs to be wider to accommodate traffic, the existing driveway exceeds slope requirements, concern with the site distance at the driveway intersection with Grove Street, and some additional screening on the property may be required. He stated that he spoke with the design engineer and it sounds like the applicant plans to address all BETA's issues.

Planning Board members discussed the site being in the Charles River Watershed and required filtration.

Mr. Maglio stated the applicant is working on modifying the design.

Mr. Power stated they are prepared to submit those documents tomorrow.

Mr. Scott Waite, 198 Grove Street, stated there should be a variance if it is going to be commercial as it is now residential; it should be documented. The driveway is a big slope and he does not believe any emergency vehicle could make it up the driveway in a snowstorm. He addressed concern about the applicant removing pavement that is encroaching on the property and providing screening.

Mr. Halligan confirmed the land is zoned industrial; it just has a residential use on it. He discussed the slope of the driveway and noted there will not be much traffic.

Mr. Power stated this will be an office with 10 employees plus the owner.

Mr. Crowley stated it would be difficult to regrade the driveway.

Chairman Padula discussed the requirements for screening and curbing.

***Motion to Continue the public hearing for 186 Grove Street – Change in Use, Site Plan, to November 4, 2019 at 7:20 PM. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).***

7:20 PM      **PUBLIC HEARING** – *Continued*  
                 ***239-011 & 013 - Solar***  
                 Site Plan (Off Maple Street, Bellingham)  
                 *Documents presented to the Planning Board are on file.*

Mr. David Albrecht, Civil Engineer of Borrego Solar, and Mr. Zach Farkas, Project Developer of Borrego Solar, addressed the Planning Board. Mr. Albrecht discussed some changes since the last Planning Board meeting. He stated they received a call from the Maplegate Country Club owners requesting a site visit and discussion of additional screening of both fencing and trees.

Mr. Farkas stated he worked with the family to develop a plan, and he reviewed the screening solution. He stated they put together an agreement to reserve \$40,000 for the end of construction as a site walk with the country club will be done to determine if any additional landscaping is needed which will be paid for from the reserve budget.

Mr. Albrecht stated they will be before the Bellingham Planning Board on Thursday evening.

Mr. Maglio stated his last comments have been addressed.



Mr. Crowley stated he had three remaining comments. The two comments related to stormwater have been addressed. The third comment regards what the applicant plans to do with the stockpile of pavement millings.

Mr. Albrecht stated they plan to use it as top gravel for the roadway access.

Ms. Love recommended the applicant revise the amount of the proposed surety bond to reflect re-planting of trees at decommissioning. She stated DPCD has not received any proposed monetary agreement for the PILOT program. She explained the Town would not monitor the \$40,000 set aside for additional screening; that would be monitored by the private property owner.

Mr. Albrecht stated they have revised the amount for the surety bond and added \$9,100 for the replanting.

Planning Board members and the applicant discussed the bond amount as it is a 60/40 split between the site in Bellingham and Franklin.

Mr. Farkas stated it was very important that the public hearing be closed tonight. He stated he can guarantee \$260,000 for the bond.

***Motion to Close the public hearing for 239-011 & 013 – Solar Site Plan (Off Maple Street, Bellingham) with the following Special Conditions:***

- 1. Applicant shall enter into a monetary agreement (PILOT) at the sole discretion of Administration and the Town of Franklin prior to commencement of construction.***
- 2. A Surety bond for the decommission plan and re-planting plan in the amount of \$270,000 shall be issued by surety company acceptable to the Town of Franklin prior to commencement of construction.***
- 3. Applicant will install an 8 ft. high green chain linked fence with green slats in accordance with the plans submitted on October 21, 2019: C-3.0.***
- 4. Applicant is to provide an Operation and Maintenance manual prior to the commencement of construction.***
- 5. Applicant is to start construction within 2 years of the signed Certificate of Vote.***

***Motion to Approve with Special conditions, Site Plan. Halligan. Second: David. Chairman. Vote: 5-0-0 (5-Yes; 0-No).***

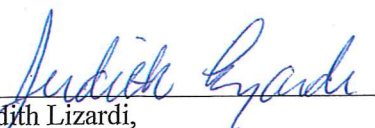
7:30 PM      **PUBLIC HEARING** – Continued  
300 East Central Street  
Site Plan – Change in Use  
*Documents presented to the Planning Board are on file.*

Chairman Padula read a request from the applicant to continue the public hearing.

***Motion to Continue the public hearing for 300 East Central Street, Site Plan – Change in Use, to November 18, 2019 at 7:15 PM. Rondeau. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No).***

***Motion to Adjourn. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 8:37 PM.***

Respectfully submitted,

  
Judith Lizardi,  
Recording Secretary

