

Town of Franklin



Planning Board

January 27, 2020 Meeting Minutes

Chair Anthony Padula called the above-captioned meeting to order this date at 7:00 PM. Members in attendance: Joseph Halligan, William David, Gregory Rondeau, 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

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

A. Bond Reduction: Maple Preserve

Ms. Love reviewed that on August 6, 2018, the Planning Board voted to accept the Tripartite Agreement with Walpole Cooperative Bank in the amount of \$219,330 for Maple Preserve Subdivision. The applicant has completed a majority of the outstanding items and is requesting a bond reduction. BETA has provided a revised bond estimate based on work completed that reduces the original bond estimate from \$219,330 to \$92,610, releasing an amount of \$126,720.

Mr. Crowley stated that BETA did an onsite visit and observed the status of the site; the majority of the work has been done. Most recently, the applicant has completed the installation of sidewalks. He stated that BETA has provided an updated estimate detailing what is needed to be completed. He noted the roadway casting structures were raised in anticipation of completing the top course pavement; however, the weather changed and it was not able to be done. Therefore, drainage grates will not currently collect stormwater. He confirmed some temporary cold patch could probably be put around the castings to allow for drainage.

Audience member who did not identify himself confirmed that could be done.

Mr. Rondeau discussed a new hydrant on Maple Street that was about two feet from a driveway; it could potentially be hit when a vehicle comes down the driveway.

Mr. Crowley stated he would look at the hydrant.

Mr. Maglio stated he would look at the hydrant to see if something could be done.

Motion to Release \$126,720 for the Bond Reduction and leave \$92,610 for the Bond for Maple Preserve Subdivision. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

B. Meeting Minutes Approval: December 2, & 16, 2019, January 6, 2020

Motion to Approve the Meeting Minutes for December 2, 2019. Power. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Approve the Meeting Minutes for December 16, 2019. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Approve the Meeting Minutes for January 6, 2020. 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.
WITHDRAWN

Ms. Love confirmed there was a request by the applicant to withdraw the application without prejudice. She stated she believes the applicant will refile and notify all abutters within 300 ft. The applicant plans to return with the concept discussed at the last Planning Board meeting for one building and a fueling pump.

Motion to Approve the request for withdrawal without prejudice for West Central Street/Panther Way, Special Permit & Site Plan. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Chair Padula called a four-minute recess.

7:10 PM **PUBLIC HEARING** – *Initial*
122 Chestnut Street
Site Plan
Documents presented to the Planning Board are on file.

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

Mr. Craig Ciechanowski, attorney on behalf of the applicant, and Mr. Michael O'Brien, applicant, addressed the Planning Board for Site Plan approval for a 10-unit apartment building complex along with 20 parking spaces. Mr. Ciechanowski stated the approximately 23,000 sq. ft. property is located in the C2 Zoning district; the property was most recently used as a single-family residence. He stated the current owner of the property, Lawrence Benedetto, obtained a variance from the Zoning Board of Appeals providing dimensional relief and allowing multi-family residential on the site. The ZBA decision limited it to 10 units and imposed a 20 percent veterans' preference on the units. The applicant is proposing 5 one-bedroom units, and 5 two-bedroom units. He stated the proposal is supported by the Town administration including the Town Administrator's office. He noted they still need to go to Design Review. He stated the site is not within Conservation Commission jurisdiction. He stated the comment letters received from BETA, DPW, and the Planning Department will be reviewed by their engineer and incorporated into the next set of plans. He noted the property is located in the Water Resource District. He stated they are requesting the Planning Board to waive the requirement for a hydrologist as well as waive the requirement for a traffic study.

Ms. Love stated that many of the items in her letter to the Planning Board dated January 20, 2020, were discussed by Mr. Ciechanowski. She stated the ZBA decision dated July 18, 2019, refers to a drawing dated July 11, 2019 entitled "Proposed Plot Plan – 122 Chestnut Street." This plan should be provided to compare to the submitted Site Plan. She stated the applicant needs to file with Design Review. Color renderings of the drawings must be submitted to the Planning Board. She stated the applicant must provide the distance between the driveways to ensure they are 150 ft. apart or a Special Permit will be required. The landscaping plan and lighting plan must be provided. She stated the Planning Board must determine if a traffic study is required.

Mr. Maglio reviewed his comments as outlined in his letter to the Planning Board dated December 26, 2019. He stated the majority of his comments were related to drainage. He noted the proposed sidewalk along the frontage of the site within the right-of-way shall be constructed with vertical granite curb.

Mr. Crowley stated that in his comment letter he noted the applicant must revise the curb detail to indicate that precast curb shall be reinforced.

Resident from Chestnut Street stated he was present for the original conception of the plan at the ZBA meeting. He stated it was agreed that two units would be for veterans' preference and their survivors. He asked if that is still the intention and if the two units will go to veterans and their survivors in perpetuity, not just when the doors open. He asked how the apartments will be offered to the veterans. He asked if the units are apartments or condominiums. He stated he is looking out for what Mr. Benedetto originally proposed.

Mr. Ciechanowski stated that under the ZBA decision, there will be a deed rider and a covenant on the property. He stated he does not know if the required 20 percent, two units, must be one or two-bedroom units.

Mr. Halligan stated that in multi-family, which the ZBA voted, there is no restriction on whether the units are apartments or condominiums. He discussed his interpretation of the ZBA meeting regarding the timetable for the veterans' preference units.

Mr. Ciechanowski stated there is a requirement in the ZBA decision that the Town's veterans' agent is notified any time one of the units becomes available; there is an obligation.

Mr. Rondeau asked about snow storage and the dumpster. He questioned if a dumpster truck would be able to turn around without having to back up into Chestnut Street.

Mr. Crowley stated that one of his comments indicated the applicant should relocate the dumpster away from the property line as it is 6 ft. from the Rehabilitation Center.

Motion to Continue the public hearing for 122 Chestnut Street, Site Plan, to March 9, 2020, at 7:05 PM. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Chair Padula stated he did not think a traffic study would be needed.

Mr. Crowley stated he did not think a hydrology report would be needed.

7:10 PM **PUBLIC HEARING** – Continued
160 Grove Street – Marijuana Cultivation
Special Permit & Site Plan
Documents presented to the Planning Board are on file.
TO BE CONTINUED

Chair Padula stated the applicant requested a continuance.

Motion to Continue the public hearing for 160 Grove Street – Marijuana Cultivation, Special Permit & Site Plan, to February 10, 2020, at 7:15 PM. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

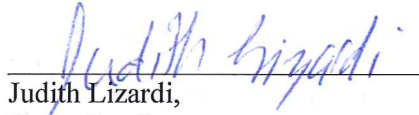
7:20 PM **PUBLIC HEARING** – Continued
300 East Central Street
Site Plan – Change in Use
Documents presented to the Planning Board are on file.

Chair Padula stated the applicant requested a continuance.

Motion to Continue the public hearing for 300 East Central Street, Site Plan, Change in Use, to February 10, 2020 at 7:20 PM. Rondeau. Second: David. No Vote Taken.

Motion to Adjourn. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 7:29 PM.

Respectfully submitted,



Judith Lizardi,
Recording Secretary