

**DRAFT FOR REVIEW****Town of Franklin****Planning Board**

**April 24, 2017  
Meeting Minutes**

2017 JUN 13 AM 10:26  
TOWN OF FRANKLIN  
TOWN CLERK  
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.   Meeting Minutes: March 27, 2017 and April 10, 2017**

***Motion to Approve the March 27, 2017 Meeting Minutes. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

***Motion to Approve the April 10, 2017 Meeting Minutes. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

**7:05 PM     PUBLIC HEARING – Initial  
                  5 Kenwood Circle  
                  Site Plan Modification**

***Documents presented to the Planning Board:***

1. *Site Plan Modification Sheets 1-4, dated March 25, 2017, for 5 Kenwood Circle, Franklin, Massachusetts, Prepared by Engineering Design Consultants, Inc., with Received by Planning date March 28, 2017*
2. *Letter dated April 19, 2017 from Michael Maglio, Town Engineer, to Franklin Planning Board*
3. *Letter dated April 16, 2017 from Matthew Crowley of BETA Engineering to Franklin Planning Board*
4. *Memorandum dated April 20, 2017 from DPCD to Franklin Planning Board*
5. *Letter dated March 29, 2017 from George Russell, Conservation Agent, to Peter Bemis of Engineering Design Consultants, Inc.*
6. *Memorandum dated April 3, 2017 from G.B. McCarraher, Fire Chief, to DPCD*
7. *Letter dated March 25, 2017 from Peter Bemis, Engineering Design Consultants, Inc., to Franklin Planning Board*
8. *Form P: Application for Approval of a Site Plan from RCG Kenwood, LLC, applicant, with Received by Planning date March 28, 2017*
9. *Certificate of Ownership with Received by Planning date March 28, 2017*
10. *Town of Franklin Board of Assessors Abutters List Request Form with Received by Planning date March 29, 2017*

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11. *Abutters List Report dated March 28, 2017*
12. *Franklin Planning Board Public Hearing Notice with Received by Town Clerk date March 28, 2017*

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

Mr. Zachary Bemis of Engineering Design Consultants, Inc., representing RCG Kenwood, LLC, owner of 5 Kenwood Circle, addressed the Planning Board. He stated the tenant is Regency Trucking. They are before the Planning Board for an amended site plan. An initial site plan was approved December 21, 2015 involving work in the rear of the property as well as some improvements to the parking facilities in the front of the building. The need is to incorporate more office space; there will be more vehicle traffic so they are proposing a new parking facility to be located in the front of the building. Mr. Bemis showed the wetland boundary on the plans and noted it is the same as on the previous plans. The proposed parking facility was added to these plans; it was not on the original approved plans of December 2015, as well as associated catch basin and detention basin for stormwater. They are going before the Conservation Commission for a new Order of Conditions. Tonight's meeting is informational for the Planning Board.

Mr. Maglio stated the proposed piping in the front parking lot is called out as ADS pipe. Typically, the Planning Board requires drainage pipe on site to be RCP. For 42" it is usually Class 5 RCP. Also, it appears that the detail for the outlet control structure is missing from the plans. In addition, test pits for the proposed infiltration basin at the front parking area should be submitted to confirm infiltration rates and groundwater elevations.

***Motion to Continue the public hearing for 5 Kenwood Circle, Site Plan Modification, to May 8, 2017 at 7:10 PM. Carroll. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

7:10 PM      **PUBLIC HEARING – Initial**  
***115, 119, 125 & 129 Dean Avenue***  
***Special Permit & Site Plan***

*Documents presented to the Planning Board:*

1. *Site Plan for Fairfield at Dean Avenue, Franklin, MA, plan sheets, including Overall Site Plan, with drawing date March 29, 2017, Prepared by RJ O'Connell & Associates, Inc., with Received by Planning date March 31, 2017*
2. *Typical Building Floor Plans and Building Drawing Sheets Prepared by CNK Architects, Inc., with Received by Planning date March 31, 2017*
3. *Letter dated April 19, 2017 from Michael Maglio, Town Engineer, to Franklin Planning Board*
4. *Memorandum dated April 20, 2017 from DPCD to Franklin Planning Board*
5. *Letter dated January 21, 2016 from Bob Percy, Franklin Historical Commission, to Gus Brown, Building Commissioner*
6. *Memorandum dated April 4, 2017 from George Russell, Conservation Agent, to Franklin Planning Board*
7. *Memorandum dated April 12, 2017 from Franklin Board of Health to Franklin Planning Board*
8. *Memorandum in Support of Application for Special Permit to Allow Multi-Family or Apartment Residential Use Within the General Residential V District from Richard Cornetta, Jr., Esquire of Cornetta, Ficco & Simmler, PC, dated March 30, 2017*
9. *Memorandum dated March 30, 2017 from Scott W. Thornton, P.E. and Derek I. Roach, EIT, Vanasse & Associates, Inc., to Town of Franklin Permitting Authorities*

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10. *Application for Approval of a Site Plan and Special Permit(s) from Fairfield Residential Company, LLC, applicant, including owner list, with Received by Planning date March 31, 2017*
11. *Certificates of Ownership (3) with Received by Planning date March 31, 2017*
12. *Abutters List Report dated March 20, 2017*
13. *Franklin Planning Board Public Hearing Notice with Received by Town Clerk date April 3, 2017*

***Mr. Halligan recused himself.***

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

***Chairman Padula activated alternate Planning Board member, Mr. Power, as this public hearing is for a special permit.***

Mr. Richard Cornetta, attorney representing the applicant, Fairfield Residential Company; Mr. Thomas Brunson, Principal of Fairfield Residential Company; Mr. John Shipe of Shipe Consulting; and Mr. Brian McCarthy, civil engineer of RJ O'Connell & Associates, Inc., addressed the Planning Board. Mr. Cornetta stated that Fairfield Residential is a national development corporation specializing in multi-family apartment-style residential developments. They have four projects proceeding in Massachusetts. He provided an overview of the proposal. The property is located on the easterly side of Dean Avenue, the former location of the Thomson Press building and Franklin Lumber. The property is made up of four different sites. The sites in total are approximately 23 acres located in Residential V zoning district which would allow for multi-family apartment-style residential developments through special permit by the Planning Boarding. Currently, there are older buildings on the property. They are presenting a revitalization of this site. The development is proposed for 257 residential apartment-style units with a mixture of one, two and three-bedroom units which are detailed in filing materials. Seeking points of relief from this and other boards in the Town of Franklin. Seeking variance from ZBA to construct some buildings up to four stories, approximately 53 ft. in height. In addition, seeking special permit for impervious coverage from the ZBA. The property is in a water resource district, well head #2 zone. The ZBA meeting is scheduled for this Thursday. Also, identified on the site is a water resource area so also seeking an Order of Conditions from Conservation Commission. He stated they also filed a Form Q with the Design Review Commission and are seeking their advisory opinion regarding landscape, lighting and building design.

Mr. McCarthy reviewed the existing conditions of the site. He stated the site is 23.2 acres including 18.3 acres of upland and 4.9 acres of wetland area. To the north of the site is residentially zoned land and uses, to the northeast is the DelCorte conservation area, to the southeast/east is the MBTA commuter rail tracks, to the south is residentially zoned land and uses, and to the west is Dean Avenue and residentially zoned land and uses. The existing site has eight buildings, small shed areas and a cell tower. The uses on the site are office and warehouse, and the lumber yard and warehouse storage. Existing multi-story buildings range in size from around 35,000 sq. ft. down to 3,500 sq. ft. Thomson building is about 50 ft. in height. Current access is from three curb cuts off Dean Avenue. Current impervious on site is about 37.5 percent of the upland area, excluding the wetlands. Undeveloped land is wooded and includes a hill of ledge. Stormwater runoff at site varies. The southern developed portion of the site includes untreated stormwater runoff through a piped system of catch basins discharging into a drainage ditch which then discharges into wetlands. In the developed area in the middle of the site, stormwater runoff basically runs off the pavement untreated into the wetland area. Site slopes from east to west to the wetlands. There is about a 20-ft. drop from Dean Avenue into the center of the site.

Mr. McCarthy then provided an overview of the proposed development plan. The existing structure will be demolished; the existing pavement will be pulverized. The cell tower will remain where it is today.

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The development will include six multi-story buildings for 257 apartment units. The development will include a club house, pool, and 10 six-bay garages around the site for a total of 60 garage spaces. Site will include a dog park area adjacent to existing cell tower. Buildings in footprint size range from 14,400 sq. ft. to 17,300 sq. ft. Three buildings will be three stories; two buildings will be four stories; one building will be a three/four story split. The existing driveways will be closed and two new driveways will be constructed. The driveways and circulation drives are constructed to accommodate emergency vehicles. Onsite parking will be 495 parking spaces in total including the 60 garage spaces. Parking will be located interior to the site. They are requesting a waiver for the required two parking spaces per dwelling unit; they are requesting 1.8 spaces per unit. Based on their data, Fairfield Residential is confident 1.8 spaces per unit is sufficient for this type of development. There will be additional 30 spaces for club house use and visitor parking. Landscaping will be provided throughout the site. Detailed plans for shrubs and trees have been provided. Pedestrian walkways will be constructed throughout the entire site and designed in accordance with ADA requirements. He discussed the elevation drop and the proposed stormwater management plan. They will be completing earthwork and grading throughout the site. Northeast portion of site will remain undeveloped. New drainage and stormwater management system will be constructed in compliance with DEP policies and town's regulations. Increase in impervious area of 1.5 acres which will be 47.5 percent of the upland area. They will be constructing new utilities to service the buildings.

Mr. Matt Harrington, 64 Dean Avenue, stated the sidewalks in front of the houses on Dean Avenue are probably from the 1950s/1960s. The sidewalks in front of the proposed project are non-existent. He asked what were the plans. Will there be additional sidewalks on Dean Avenue and will the sidewalks be repaired? He noted many of the people in the development may be going to the train station and the sidewalks are not good. He also asked about the traffic with 495 parking spots. He stated that he figured about 300 cars up and down Dean Avenue every day. For the people that already live on Dean Avenue, it is already a bit of a raceway. The Hilltop/Dean Avenue intersection right now is bad. What are they planning to do about traffic control and sidewalks?

Mr. William Perry, 124 Dean Avenue, asked who is paying for the additional resources that this complex is going to entail including fire, rescue, EMS, police, schools, class sizes will increase, roads will be used more, and what about the water. Last year people were told they couldn't even wash cars, now putting an additional 700 to 800 people in town. How is that going to get resolved? This is bad for the town.

Ms. Sandra Seibel, 134 Dean Avenue, stated her driveway is about 10 ft. from the second driveway entrance on the plans. And, her house is right across the street from the four-story buildings which will block a lot of her light. They said they would try to keep some trees, but it probably won't be possible. She said the plans show frontage was 22 ft. from buildings to the street, but she measures about 10-11 ft. This will bring much traffic and noise to the area. She is very concerned.

Mr. David Blanchard, 132 Dean Avenue, stated he had many of the same concerns as were already mentioned such as water and traffic. The stormwater appears to be very close to the wetlands and he is concerned how it works. Also, the condition of Dean Avenue is not going to support another 400 cars coming in and out daily. He mentioned illumination with six buildings with parking lots that are constantly illuminated. Now, there is one street light; will his yard be lit up by the complex 24 hours per day? His house is relatively level with the street; will he be looking into the apartments?

Mr. Thomas Lyons, 136 Dean Avenue, stated he echoes what everyone else has said. It seems like 15 lbs. of material in a 5-lb. bag. Between the water, the traffic and the size of the buildings, it does not fit.

Ms. Katelyn Harrington, 64 Dean Avenue, asked to see a site section from the lowest point on Dean Avenue. She wanted to see the height of the buildings to really see what a four-story building will look like. She wanted to make sure everyone realized there will now be guard rails along Dean Avenue. What about the historical district of Dean Avenue? She stated she lives in a house that was built in 1887 with

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many neighbors' houses built in the late 1880s. Thomson Press building is a historic building. She wants to keep the charming character that was once Franklin.

Chairman Padula asked that when the Town Council changed the zoning to Residential V on this parcel on September 9, 2015, did any of the citizens attend that process? He stated the Planning Board does not change the zoning, the Town Council does. He confirmed the height of the Thomson Press building is 50 ft. He asked how high the buildings were going to be?

Mr. McCarthy stated the buildings in the area of Thomson Press will be three-story buildings, about 40 ft. The four-story buildings are in the center of the site.

Chairman Padula asked about the screening for the house at 134 Dean Avenue.

Mr. McCarthy stated the vegetation would probably come down in that area, but the landscaping plan shows plantings along Dean Avenue with a mixture of evergreen and deciduous trees.

Chairman Padula asked about the spillage of light off the property.

Mr. McCarthy stated they submitted a plan with no spillage of light off the property.

Chairman Padula confirmed applicant must go to the Conservation Commission. He stated the Town's Historical Commission is taking photographs and putting a plaque there to recognize that the Thomson building was there. He also asked about the sidewalks.

Mr. Cornetta stated they went before the Historical Commission about 12-14 months ago and applicant is committed to cooperating regarding the recovery of any items that would be of value. Historical Commission did not deem the building to be of historical value.

Mr. Crowley, BETA Group, stated they just received the completed traffic report. BETA's traffic engineer is performing his review this week and will attend the next Planning Board meeting.

Mr. Cornetta stated they are having ongoing communications with Mr. Nutting's office. The developer has committed a monetary amount to the Town for infrastructural improvements along Dean Avenue such as sidewalks, roadway improvements; the Town would apply it as deemed necessary to some of the concerns raised by the neighbors. At the next meeting, they could make a detailed presentation.

Chairman Padula asked the applicant to let this information be known at the next Planning Board meeting so the neighbors will be informed.

Mr. McCarthy stated there are no sidewalks along Dean Avenue along the project frontage. Their sidewalks are internal within the project and will stop at the entrance in anticipation that the provided funding to the Town will take care of the sidewalks on Dean Avenue.

Chairman Padula stated this entire development is deemed trans-oriented for people to commute and walk to Town. Are there going to be sidewalks for people to walk to train and downtown?

Mr. Cornetta stated they have had these conversations with the Town. The Town felt they were more satisfied with a monetary amount to the Town, then the Town would take those funds and invest them in those types of improvements.

Chairman Padula requested Mr. Nutting attend the next Planning Board meeting.

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Ms. Love stated she would ask him.

Mr. Maglio stated they had several comments and met with the development team last week. Applicant is working on some of those revisions. Mr. Maglio had some questions on the drainage regarding the way their total suspended solids removal rates were taking into account street sweeping as a way of reducing that. He recommended against that. Their system should be built to accommodate the TSS removal rates. He also requested additional information on test pits, and noted some discrepancies on the plans regarding the plan inverts and what is on the drainage model.

Mr. Crowley stated BETA is finalizing their comments and will be providing a comprehensive letter to the Planning Board by the end of this week.

Chairman Padula confirmed applicant still needs to go to ZBA, Conservation Commission, and Design Review.

Mr. Carroll asked if any of the buildings would have elevators? And, would any be designed for handicapped such as on the first floors? How close is the main entrance to Hilltop Road? He confirmed the three-story buildings will be less height at 40 ft. than the current Thomson building at 53 ft. He asked what will be seen from the road of the very last building which is proposed at four stories.

Mr. Cornetta stated No to elevators and Yes to some handicapped on the first floors.

Mr. McCarthy stated the entrance is several hundred feet from Hilltop Road. The elevation of the road is higher than the top of the last building, and that building is set back. He stated all buildings, whether three or four stories, will look the same height from the street as the four-story buildings are in a lower area.

Mr. Cornetta stated the initial proposed figures are 127 one-bedroom units, 116 two-bedroom units, and 14 three-bedroom units.

Chairman Padula stated the Town Council must approve to give them sewer and water. He confirmed there would be no air conditioning units on the roofs.

Mr. Maglio stated applicant's sewer pumping station will be private for service and maintenance with emergency generators.

Chairman Padula questioned the drainage regarding Building #2; he requested the pipe be changed to RCP. He questioned the four different types of curbing noted in the details.

Mr. McCarthy stated the piping has been changed to RCP. He discussed the curbing in some areas.

Chairman Padula stated reinforced concrete or upright granite is a requirement. He discussed ADA compliance with the sidewalk slopes.

***Motion to Continue the public hearing for 115, 119, 125 & 129 Dean Avenue, Special Permit & Site Plan, to May 8, 2017 at 7:15 PM. Carroll. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

***Chairman Padula requested a five-minute recess.***

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

***Mr. Halligan re-entered the meeting.***

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7:15 PM      **PUBLIC HEARING** – continued  
**Acorn Hill Estates – 27 Acorn Place**  
Definitive Subdivision

*Documents presented to the Planning Board:*

1. *Form D: Extension of Decision dated April 13, 2017*
2. *Email dated April 13, 2017 from Thomas Haynes to Amy Love, Planner*

Chairman Padula stated there was a request for this hearing to be continued to May 8, 2017.

***Motion to Continue the public hearing for Acorn Hill Estates, 27 Acorn Place, Definitive Subdivision, to May 8, 2017 at 7:20 PM. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).***

7:20 PM      **PUBLIC HEARING** – continued  
**Maple Preserves – 469 Maple Street**  
Definitive Subdivision

*Documents presented to the Planning Board:*

1. *Letter dated April 19, 2017 from Michael Maglio, Town Engineer, to Franklin Planning Board*
2. *Memorandum dated April 20, 2017 from DPCD to Franklin Planning Board*
3. *Email dated April 18, 2017 from Matthew Crowley of BETA Engineering to Amy Love, Planner*
4. *Letter dated April 11, 2017 from William Buckley, Jr., of Bay Colony Group, Inc. to Franklin Planning Board*
5. *Definitive Plan of Land in Franklin, MA, "The Maple Preserve" Plan Sheets Prepared by Bay Colony Group, Inc., with revision date April 11, 2017, with Received by Planning date April 14, 2017*

Mr. Richard Cornetta, attorney for the applicant; Mr. Mark Carroll, applicant; and Mr. William Buckley, consulting engineer, addressed the Planning Board. Mr. Cornetta stated this is a continuation of a public hearing. Updated comment letters have been provided by various Town departments. He believes they have addressed all concerns.

Mr. Maglio stated applicant has addressed all the comments.

Mr. Crowley stated BETA had three outstanding comments; all have been addressed.

Ms. Love stated Conservation Commission approved the plans dated April 11, 2017. The applicant has addressed all DPCD comments.

***Motion to Close the public hearing for Maple Preserves, 469 Maple Street, Definitive Subdivision. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

***Motion to Approve Waiver for §300-13 A (1): To allow sidewalks on one side of the road only for Maple Preserves, 469 Maple Street, Definitive Subdivision. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

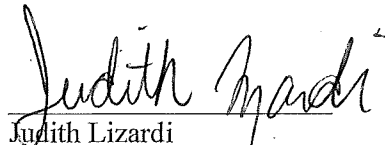
***Motion to Approve Waiver for §300-10 D (5): To allow grades within the public way to be more than 5' above and below the existing grade for Maple Preserves, 469 Maple Street, Definitive Subdivision. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).***

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*Motion to Accept the standard subdivision conditions, and that the Building Commissioner will not release any lots until there is a working drainage system, and approve the Definitive Subdivision Plan for Maple Preserves, 469 Maple Street. Carroll. Second: David. Vote: 5-0-0 (5-Yes; 0-No).*

*Motion to Adjourn. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 8:20 PM.*

Respectfully submitted,

  
Judith Lizardi  
Recording Secretary