

**FRANKLIN TOWN COUNCIL  
MINUTES OF MEETING  
August 17, 2022**

A meeting of the Town Council was held on Wednesday, August 17, 2022, at the Municipal Building, 2nd Floor, Council Chambers, 355 East Central Street, Franklin, MA. Councilors present: Brian Chandler, Theodore Cormier-Leger, Robert Dellorco, Cobi Frongillo, Glenn Jones, Thomas Mercer, Deborah Pellegrini, Patrick Sheridan. Councilors absent: Melanie Hamblen. Administrative personnel in attendance: Jamie Hellen, Town Administrator; Mark Cerel, Town Attorney; Alecia Alleyne, Assistant to the Town Administrator.

**CALL TO ORDER:** ► Chair Mercer called the meeting to order at 7:00 PM. Chair Mercer called for a moment of silence. All recited the Pledge of Allegiance.

**ANNOUNCEMENTS:** ► Chair Mercer reviewed the following as posted on the agenda. A Note to Residents: All citizens are welcome to attend public board and committee meetings in person. Meetings are live-streamed by Franklin TV and shown on Comcast Channel 11 and Verizon Channel 29. In an effort to maximize citizen engagement opportunities, citizens will be able to continue to participate remotely via phone or Zoom. He announced that this meeting is being recorded by Franklin TV; this meeting may be recorded by others. ► He stated that Councilor Hamblen is unable to attend tonight's meeting. ► He stated that the Town Council is in receipt of a letter of support from Bob and Ivy Patten, 18 Blue Jay Lane, regarding a ZBA issue at the Felton residence at 17 Blue Jay Lane; this is clearly a ZBA issue and they are addressing it.

**CITIZEN COMMENTS:** ► Ms. Nancy Danello, Town Clerk, reminded all registered voters of important upcoming dates. She stated that the state primary will be held on September 6, 2022. She reviewed the times and locations for in-person voting and the procedure for mail-in voting. She stated that her office has already sent out 3,700 ballots and they are still receiving requests. She explained requirement for unenrolled voters to choose a ballot for the September 6<sup>th</sup> election. She stated that there is a new ballot drop box in the Town Clerk's office.

**APPROVAL OF MINUTES:** None.

**PROCLAMATIONS/RECOGNITIONS:** None.

**APPOINTMENTS:** ► *Cultural Council - Brianna Cummings.* ► Councilor Jones read the appointment. ► **MOTION to Ratify** the appointment by the Town Administrator of Brianna Cummings to serve as a member of the Cultural Council with a term to expire on June 30, 2024, by **Jones. SECOND** by **Dellorco. Discussion:** ► Mr. Hellen stated that both Brianna Cummings and Lauren Sanford are very enthusiastic about their appointments. ► **VOTE: Yes-8, No-0, Absent-1.**

► *Cultural Council - Lauren Sanford.* ► Councilor Jones read the appointment. ► **MOTION to Ratify** the appointment by the Town Administrator of Lauren Sanford to serve as a member of the Cultural Council with a term to expire on June 30, 2024, by **Jones. SECOND** by **Dellorco. No discussion.** ► **VOTE: Yes-8, No-0, Absent-1.**

► *Design Review - Cassandra Bethoney.* ► Councilor Jones read the appointment. ► **MOTION to Ratify** the appointment by the Town Administrator of Cassandra Bethoney to serve as a member of the Design Review Commission with a term to expire on June 30, 2024, by **Jones. SECOND** by **Dellorco. Discussion:** ► Mr. Hellen stated that the next two appointments are for Design Review. He stated that both candidates wanted to be on Design Review. ► **VOTE: Yes-8, No-0, Absent-1.**

► **Design Review - Paul Lopez.** ► Councilor Jones read the appointment. ► **MOTION to Ratify** the appointment by the Town Administrator of Paul Lopez to serve as a member of the Design Review Commission with a term to expire on June 30, 2025, by **Jones. SECOND** by **Dellorco. No discussion.** ► **VOTE: Yes-8, No-0, Absent-1.**

► **Finance Committee - Stephanie Koke.** ► Councilor Jones read the appointment. ► **MOTION to Ratify** the appointment by the Town Administrator of Stephanie Koke to serve as a member of the Finance Committee with a term to expire on June 30, 2025, by **Jones. SECOND** by **Dellorco.** **Discussion:** ► Mr. Hellen stated that Ms. Koke is currently the assistant director of finance at Bryant University. He stated that she received the recommendation through the Finance Committee. ► Councilor Frongillo asked that when a person's term ends, is the position advertised, and is the default given to a person if they want to stay on. ► Mr. Hellen reviewed the procedure for people on committees requesting renewal and new applicants. He stated that they try to put out postings of vacancies as often as possible. ► **VOTE: Yes-8, No-0, Absent-1.**

► **Historical Commission - Scott Mason.** ► Councilor Jones read the appointment. ► **MOTION to Ratify** the appointment by the Town Administrator of Scott Mason to serve as a member of the Historical Commission with a term to expire on June 30, 2024, by **Jones. SECOND** by **Dellorco. Discussion:** ► Mr. Hellen stated that the next three appointments are to the Historical Commission with two appointments being to the voting seats and one appointment as an associate. ► Councilor Jones said thank you to all the volunteers who have stepped up to these openings. ► **VOTE: Yes-8, No-0, Absent-1.**

► **Historical Commission - Janice Prentice.** ► Councilor Jones read the appointment. ► **MOTION to Ratify** the appointment by the Town Administrator of Janice Prentice to serve as a member of the Historical Commission with a term to expire on June 30, 2025, by **Jones. SECOND** by **Dellorco. No discussion.** ► **VOTE: Yes-8, No-0, Absent-1.**

► **Historical Commission - William Lee - Associate.** ► Councilor Jones read the appointment. ► **MOTION to Ratify** the appointment by the Town Administrator of William Lee to serve as an associate member of the Historical Commission with a term to expire on June 30, 2023, by **Jones. SECOND** by **Dellorco. Discussion:** ► Councilor Pellegrini asked Mr. Lee to confirm that he has lived here for one year, and she asked why he chose the Historical Commission. She asked if he had served on the Historical Commission in the town that he previously lived in. ► Mr. Lee stated that he has lived here for almost two years and he chose the Historical Commission because he is a student of history and thought it would be the best way to learn about the community and get involved. He reviewed his background information. ► Councilor Jones welcomed Mr. Lee. He reviewed that the Historical Museum would be a great opportunity to learn more about the Town of Franklin. ► **VOTE: Yes-8, No-0, Abstain-1; Absent-1.** (Councilor Pellegrini abstained.)

► **Housing Authority Tenant Seat - Christopher Lennon.** ► Councilor Jones read the appointment. ► **MOTION to Ratify** the appointment by the Town Administrator of Christopher Lennon to serve on the Franklin Housing Authority with a term to expire on June 30, 2023, by **Jones. SECOND** by **Dellorco. Discussion:** ► Mr. Hellen stated that there was a resignation on the Housing Authority earlier in the year. He stated that the Housing Authority is mostly a state-run organization. He stated that in many communities the Housing Authority is an elected position. He stated that recently, the state changed the law and now a tenant of the housing authority properties must be on the committee. He noted that five people applied for the opening; he reviewed the interview and appointment procedure. He stated that when he did the interviews, Mr. Lennon had an open mind, talked to Mr. Hellen about listening to people, and put forth a commitment of time to the seat. He reviewed that for the people who do not get chosen, their applications are kept in case another vacancy comes up. He reviewed that people who are not on a

committee can still show up at meetings and have their voices heard. ► Councilor Frongillo stated that he appreciates the explanation. He reviewed that there are term limits for each position and stated that we want people of all different backgrounds and all different types and paths to have the same shot at contributing to Franklin while they are here. He stated that he would not put too much weight into how long they are planning to commit as long as they can commit for the term that they are applying for.

► **VOTE: Yes-8, No-0, Absent-1.**

Chair Mercer thanked everyone who has been appointed.

**HEARINGS: None.**

**LICENSE TRANSACTIONS:** ► *Transfer of Section 12 Restaurant Common Victualer All Alcohol License and Approval of Arthur Tgibedes as the Manager - ACT Hospitality, Inc. d/b/a Box Seats, Located at 391 East Central Street.* ► Councilor Jones read the license transaction. ► **MOTION to Approve** the request by ACT Hospitality, Inc. d/b/a Box Seats for a transfer of a §12 Restaurant All Alcoholic Beverages License and to approve Arthur Tgibedes as the manager by **Jones. SECOND by Dellorco. Discussion:** ► Mr. Hellen reviewed that this is the alcohol license for the restaurant at the former Alumni Restaurant site. He stated that all departments have signed off in favor of this application. ► Attorney Dave Rubin, counsel for the owner/manager of the new restaurant, Arthur Tgibedes, stated that this is the second restaurant of his client who has been the owner and manager of Box Seats restaurant in North Attleboro. ► In response to questions, Attorney Rubin stated that the plan is to stay open until 1 AM each day of the week. He stated that there are all types of food items on the menu. He confirmed that everyone was TIPS trained. ► Attorney Cerel stated that the local bylaw requires that the restaurant's kitchen be open the entire time that alcohol is served. ► Mr. Tgibedes stated that he has never had an issue regarding serving alcohol; he has been doing food service since he got out of college. ► Attorney Cerel noted that the Town periodically runs compliance checks with general notice given in advance. ► Chair Mercer stated welcome to our community. ► **VOTE: Yes-8, No-0, Absent-1.**

**PRESENTATIONS/DISCUSSIONS:** ► *Discussion: Franklin Cultural Council - Kaye Kelly, Chair, Franklin Cultural Council.* ► Franklin Cultural Council Chair Kaye Kelly and Franklin Cultural Council Treasurer and IT Specialist Sarah Cronin addressed the Town Council. ► Ms. Kelly narrated a slideshow presentation which was provided in the Town Council's meeting packet. She reviewed why the town has a cultural council and what the Franklin Cultural Council (FCC) is; there are 329 cultural councils in the state. She stated that at the base, cultural councils are grant giving. Some cultural councils such as in Franklin do programming as well. She explained the three Franklin Cultural Council goals for 2022/2023: arts and culture grants, cultural festival in September, and MetroWest arts and culture symposium in March. She reviewed that for FY22, the FCC granted \$23,470 in arts and cultural programming that took place within Franklin or had benefits specifically to Franklin residents. They received \$14,800 from the Mass Cultural Council of which they used \$13,110 to allocate grant programming. They received \$15,000 from the Town of Franklin of which they used \$10,360 to supplement grant programming. They had 40 applications and funded 26 programs. She reviewed the grant process. She reviewed four of the 26 grants they funded: the Girl Scout Program Outdoor Art Explorer grant, Franklin Farmers' Market grant, Franklin Cultural District grant, and the MA Educational Theatre Guild grant. ► Ms. Cronin discussed the FCC budget. She reviewed that they anticipate the following expenses in FY23: \$8,860 in approved grants from previous fiscal years, \$40,000 for the Franklin Cultural Festival, and \$3,000 of the MetroWest Arts & Culture Symposium. ► In response to Town Council members' questions, Ms. Cronin reviewed the breakdown of costs for the festival. She stated that they have many sponsorships from local businesses and individuals. ► Ms. Kelly stated that they received a \$10,000 state line item from the state budget this year. She stated that they average spending \$30,000. She stated that they also bring in money from the vendors. She confirmed that there were approximately 8,000 attendees last year. She stated that there will be new leadership in the FCC; she will be stepping down after the 2023 symposium and a new chair will

take over in March 2023. She reviewed the continued need for volunteers. She discussed the Franklin Cultural Festival and events to be held on Saturday, September 10, 2022, from 12 PM to 6 PM. She reviewed the MetroWest Arts & Culture Symposium on May 14<sup>th</sup> and the FCC collaborations. ► In response to Town Council members' questions, Ms. Kelly stated that they do not have any space for art. ► Mr. Hellen stated that they are a Town committee so the Town is not prohibited from providing them with space; however, it is not often that a Town committee occupies space in a Town Hall or satellite building. ► Councilor Chandler suggested the Police Station building when the police department moves out. ► Ms. Kelly confirmed the term limits of the volunteers; she discussed volunteer opportunities. ► Mr. Hellen stated that the term limits of the Cultural Council are imposed by the state's guidelines. ► Ms. Kelly reviewed that the Cultural Council does grants and events; the Cultural District does support and promotion. She reviewed the Cultural District area within town. ► Town Council members thanked Ms. Kelly for her work.

► ***Presentation: Green Community Status - Jamie Hellen, Town Administrator & Alecia Alleyne, Assistant to the Town Administrator.*** ► Town Administrator Jamie Hellen and Assistant to the Town Administrator Alecia Alleyne addressed the Town Council. ► Mr. Hellen narrated a slideshow presentation titled "Franklin: Our Green Community" which was provided in the Town Council's meeting packet. He reviewed the Pre-Green Community from 1998-2018. He discussed the work of Facilities Director Michael D'Angelo. He reviewed that the organizational philosophy developed to maximize energy efficiency to maximize the return on investment and efficiency in town budgets while being environmentally sustainable. He noted that the Union Street Solar Farm in 2014 predicted an 8 MW farm and it now powers 11 MW and feeds all school and municipal electricity use. He stated that Franklin was officially designated as a Green Community in 2018 which meets five criteria for certification and the 20 percent Energy Reduction Plan is the key. This designation enables the Town to compete for annual grants from DOER to implement green and energy efficient projects. He discussed some of the Energy Reduction Plan highlights. He reviewed green initiatives including solar on Upper Union Street and Mount Street and two private solar farms, municipal aggregation, and Town-wide LED street lights. ► Ms. Alleyne reviewed the LED lighting conversions in municipal buildings and school buildings; the projected annual cost savings for Town buildings are \$69,354 and school buildings are \$201,161. She reviewed Water & Sewer Department upgrades and the estimated savings. The projected annual cost savings for Water & Sewer Department LED conversions are \$2,956. She stated that her major role in Green Communities is applying for the Green Communities Grant awards. She reviewed the Grant Round 1 awards for 2020 and Round 2 for 2021. She discussed the challenges going forward include inflation, labor, budget, and inventory. She reviewed the inflation impacts to the purchase of used and new cars. She discussed that the large impacts of inflation particularly in the used car market have made it substantially less feasible for the Town to purchase electric vehicles despite grant funding. She reviewed that the Town put out an RFQ in early July for the purchase of two Nissan Leaf vehicles; however, only one dealership submitted a quote. Due to a lack of inventory, only one vehicle was available. She stated that she is determined to continue our fleet conversion initiatives and have decided to wait out the car market in hopes that inventory increases and prices decrease at which time they can resume the fleet conversion initiatives. Depending on the market, feasibility, and budgetary constraints, she is hoping to purchase two electric vehicles by the conclusion of this grant period in August 2023. ► Town Council members asked questions. ► In response to questions, Mr. D'Angelo explained how the lighting fixtures that are grouped together; they shut off and turn on as needed. He stated there is not secondary metering on the lights. ► Mr. Hellen stated that the solar farm at Tri-County does not have a direct connection to the Town. ► Mr. D'Angelo reviewed the Upper Union Street solar farm output for the Town and the cost. ► In regard to new solar farms, Mr. Hellen stated that large solar farms like the ones that were permitted are not in the Town bylaws anymore. ► Ms. Alleyne discussed that they put out bids for used cars as they were for not high mileage vehicles and were less expensive than buying new. ► Mr. D'Angelo discussed electric vehicles. ► Councilor Frongillo discussed that there is still a lot more the Town could be doing. He discussed a benefit of a sustainability committee and Natick's sustainability coordinator.

## LEGISLATION FOR ACTION:

**Note:** Two-Thirds Vote requires six votes; Majority Vote requires majority of members present and voting.

- a. **Bylaw Amendment 22-881: Chapter 7 Affordable Housing Trust Fund: Add Vice Chair and Clerk Positions, 2<sup>nd</sup> Reading (Motion to Approve Bylaw Amendment 22-881 - Majority Roll Call Vote).** ► Councilor Jones read the bylaw amendment. ► **MOTION to Approve** Bylaw Amendment 22-881: Chapter 7 Affordable Housing Trust Fund: Add Vice Chair and Clerk Positions by **Dellorco**. **SECOND** by **Pellegrini**. **Discussion:** ► Mr. Hellen stated that this is the second and final approval in adding these two positions to the Town bylaw. ► **ROLL CALL VOTE: Chandler-YES; Cormier-Leger-YES; Dellorco-YES; Frongillo-YES; Jones-YES; Mercer-YES; Pellegrini-YES; Sheridan-YES.** ► **VOTE: Yes-8, No-0, Absent-1.**
  
- b. **Bylaw Amendment 22-882: Chapter 4 Admin. of Govt.: Authorize Town Clerk to Make Format Changes, 2<sup>nd</sup> Reading (Motion to Approve Bylaw Amendment 22-882 - Majority Roll Call Vote).** ► Councilor Jones read the bylaw amendment. ► **MOTION to Approve** Bylaw Amendment 22-882: Chapter 4 Admin. of Govt.: Authorize Town Clerk to Make Format Changes by **Dellorco**. **SECOND** by **Pellegrini**. **Discussion:** ► Mr. Hellen stated that this is the second and final reading of a minor bylaw change that will allow the town clerk to work with General Code to re-letter or re-order anything that may have been done in error at the Town Council level. ► **ROLL CALL VOTE: Chandler-YES; Cormier-Leger-YES; Dellorco-YES; Frongillo-YES; Jones-YES; Mercer-YES; Pellegrini-YES; Sheridan-YES.** ► **VOTE: Yes-8, No-0, Absent-1.**
  
- c. **Bylaw Amendment 22-883: Amendment to Water System Map, 1<sup>st</sup> reading (Motion to Move Bylaw Amendment 22-883 to Second Reading - Majority Vote).** ► Councilor Jones read the bylaw amendment. ► **MOTION to Move** Bylaw Amendment 22-883: Amendment to Water System Map, to a 2<sup>nd</sup> reading by **Dellorco**. **SECOND** by **Pellegrini**. **Discussion:** ► Mr. Hellen reviewed that this is the first reading of Bylaw Amendment 22-883 which if approved will enable the homeowner at 20 Ridgeview Road to connect to the town water main located on Old Farm Road. This property is one of six homes on Ridgeview with private wells. In 2018, two of these homes were approved for water extensions and have been connected to the town water main on Long Hill Road. The existing well at 20 Ridgeview is now failing, and the homeowners have applied to connect to the water main on Old Farm Road due to its closer proximity than the alternative on Long Hill Road. Town Engineer Mike Maglio and DPW Director Brutus Cantoreggi both recommend that the four homes on Ridgeview (including #20) that are currently not connected to a town water main be allowed to connect and that a water map amendment is warranted to provide a reliable source of drinking water to these homes. ► Town Engineer Michael Maglio stated that this will not cost the Town anything; it is on the homeowner to make the connection. ► **VOTE: Yes-8, No-0, Absent-1.**
  
- d. **Resolution 22-56: Gift Acceptance - Police Department (Equipment Donation, 3 Drones and Related Equipment) (Motion to Approve Resolution 22-56 - Majority Vote).** ► Councilor Jones read the resolution. ► **MOTION to Approve** Resolution 22-56: Gift Acceptance - Police Department (Equipment Donation, 3 Drones and Related Equipment) by **Dellorco**. **SECOND** by **Pellegrini**. **Discussion:** ► Mr. Hellen stated that the Deputy Chief is here if there are any questions. This was a very generous donor. ► Deputy Chief of Police James West provided an explanation of the use of the drone technology such as saving lives on search and rescue. He stated that they can also put the drone up to monitor traffic. He stated that there are thermo cameras in the drones which are good if there is a missing person. He stated that the drones can be used for the inspection of water towers. He stated that they can use the thermo camera to see hot spots in a fire. ► Councilor Jones thanked the donor for the gift. ► **VOTE: Yes-8, No-0, Absent-1.**

- e. **Resolution 22-57: Gift Acceptance - Veterans' Services Dept. (\$800), Fire Dept. (\$100), Police Dept. (\$100) (Motion to Approve Resolution 22-57 - Majority Vote).** ► Councilor Jones read the resolution. ► **MOTION to Approve** Resolution 22-57: Gift Acceptance - Veterans' Services Dept. (\$800), Fire Dept. (\$100), Police Dept. (\$100) by **Dellorco. SECOND by Pellegri. Discussion:** ► Mr. Hellen thanked everyone for their donations. ► **VOTE: Yes-8, No-0, Absent-1.**
- f. **Resolution 22-58: Cable Funds in Support of PEG Service and Programming per MGL Ch. 44, §53F3/4 (Motion to Approve Resolution 22-58 - Majority Vote).** ► **MOTION to Waive** the reading by **Cormier-Leger. SECOND by Dellorco. No discussion.** ► **VOTE: Yes-8, No-0, Absent-1.** ► **MOTION to Approve** Resolution 22-58: Cable Funds in Support of PEG Service and Programming per MGL Ch. 44, §53F3/4 by **Dellorco. SECOND by Pellegri. No discussion.** ► **VOTE: Yes-8, No-0, Absent-1.**

**TOWN ADMINISTRATOR'S REPORT:** ► Mr. Hellen stated that he sent out his fiscal forecast earlier this week; this is a requirement for the bond rating agencies. He stated that they are dealing with cost issues and inflation. He stated that he invited DPW Director Brutus Cantoreggi and Water and Sewer Superintendent Doug Martin to the next meeting to talk about water conservation.

#### **SUBCOMMITTEE REPORTS:**

- a. **Capital Budget Subcommittee.** ► None.
- b. **Budget Subcommittee.** ► None.
- c. **Economic Development Subcommittee.** ► Councilor Frongillo stated the subcommittee met last week and they were rounding out the Franklin for All zoning diagnostics project. He stated that the meeting was about prioritizing the recommendations that we wanted to tackle first. He stated that the three recommendations that they are asking the administration to go forward with are: rezoning around the commuter rail to enable diverse and accessible housing options around the commuter rail, looking at parking policies and better utilizing existing parking spaces, and legalizing accessory dwelling units.

**FUTURE AGENDA ITEMS:** ► Councilor Cormier-Leger stated that he is frustrated with the recent events at the Planning Board regarding the apartment building at the Taj Estates. He stated that he feels it is too small of a lot for that many apartments; he understands it is going forward. He stated that he thinks the Town Council should consider a moratorium on commercial or residential large buildings. He stated that unless we do something about it, it is going to get work. He stated that there is already a strain on our infrastructure; more people tapping into systems that are old and overrun is not smart. He stated that he would like to put this on a future agenda to provide guidance on small lots and how they are being overbuilt. ► Councilor Jones requested a future agenda item about putting in a secondary set of stairs at the library.

**COUNCIL COMMENTS:** ► Councilor Cormier-Leger thanked all of tonight's presenters. ► Councilor Chandler thanked the presenters. He gave condolences to Councilor Pellegri for the passing of her sister. ► Councilor Pellegri said that her sister was a wonderful person and she thanked all for the wonderful comments. ► Councilor Sheridan gave his condolences to Councilor Pellegri and thanked the presenters. ► Councilor Frongillo stated that he recently took over the role of Franklin's GATRA representative. He stated that he met with the new executive director; he was thoroughly impressed with the conversation he had with her. He thanked the Cultural Council and noted the upcoming festival. He noted that the Town Council is holding office hours tomorrow at the Senior Center at 8:30 AM. He stated that he was setting up a tent at next week's Farmers' Market so anyone can talk to him. He noted the upcoming SAFE Coalition vigil. ► Councilor Jones gave his condolences to Councilor Pellegri, he thanked the presenters, and he congratulated the new committee appointees. ► Councilor Dellorco gave condolences to Councilor

Pellegrini. He stated that he received a call from a resident on Bent Street regarding recycling and trash pickup. ► Chair Mercer gave condolences to Councilor Pellegrini and her family. He thanked the new appointees for stepping up. He thanked all volunteers who serve on all the committees and boards in the community. He thanked tonight's presenters.

**EXECUTIVE SESSION: None.**

**ADJOURN: ► MOTION to Adjourn by Jones. SECOND by Dellorco. No Discussion. ► VOTE: Yes-8, No-0, Absent-1.**

**Meeting adjourned at 9:45 PM.**

Respectfully submitted,

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Judith Lizardi  
Recording Secretary