

Town of Franklin

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Zoning Board of Appeals

**Thursday, August 6, 2020
Meeting Minutes**

Chair Bruce Hunchard called the above-captioned **Remote Access Zoom Virtual Meeting** to order this date at 7:30 p.m. Members in attendance: Philip Brunelli, Robert Acevedo, Christopher Stickney, Mickey Whitmore. Members absent: None. Also in attendance: Melissa Kiriacopoulos, Administrative Assistant.

This meeting is being conducted as a **Remote Access Zoom Virtual Meeting** as allowed by the Governor's Order relating to the COVID-19 outbreak emergency. Chair Hunchard noted the Zoom Meeting link and the Zoom Meeting call-in number provided on the agenda. He announced the meeting is being televised and recorded for the public's information.

160 Grove Street - Hennep Properties LLC/Andrew Koudijs

Abutters: None

7:30 p.m. Applicant seeking to conduct earth removal in excess of 1,000 cubic yards. The building permit is denied without a Special Permit from the ZBA. Applicants Present: Attorney Adam Braillard, Project Manager James Stukel and Engineer Bill Halsing all on behalf of Hennep Properties LLC/Andrew Koudijs. Mr Stukel started with explaining that the entrance access to site is single driveway, curb cut road. Chairman Hunchard asked if road is constructed now, which Mr. Stukel said it was and paved with crushed gravel. Mr Stukel stated that what was preventing them from balancing the site is wetlands. Chairman Hunchard asked if it was in a water resource district explaining that any material that has to be brought on to the site will have to be tested. Mr Stukel said yes he was aware and said they are trying to use the site material to infill everything they can before bringing in material. Mr. Stukel stated they have to take more material due to working around the wetlands. He stated that the cultex system and leach field for septic are all outside water resource district. Chairman Hunchard asked if there was sewer on Grove St. Mr. Stukel said it was forced main, and they are at top of hill, trying to tie in to road. He stated that because the way the forced main works right now, they may have to go 500' down Grove St. Mr. Stukel stated they were going push everything from Grove St. toward wetlands to fill in what they need and retention system will either be a geo wall or a concrete footing with a wall on it to retain everything. Board asked about retaining walls as to where they were going to be located. It was stated they will be around the north side of parking line and wraps around the northern property line retaining neighbor's property which will be below the neighbor's property line. Board asked what highest point would be for wall, which Mr. Stukel stated would be between 8-10'. Board asked if the 24 hour work operation listed was realistic. Mr. Braillard stated that there will be people on site 24 hours because it is a grow site, as well as 24 hour security on site. Board asked if this was strictly a grow site, no sales. It confirmed that it is a grow site only.

Board asked total number of cubic yards being pulled from site. 11,000 cubic yards was confirmed. Board asked for hours of operation on excavation work. It was stated that they will be within the town's by-laws for hours working, possibly 6 days a week, no Sundays. The Board asked how earth removal would be done. It was stated via truck through means of Rt. 140. Board asked if there will be a police detail or a flagger. It was stated they will be applying for a detail. Board asked about proposed drainage during excavation. It was stated they have an erosion control plan in place. Board asked if there was any testing done for quality control of the soil. They stated there were test holes done for all the infiltration areas and septic system. Board asked what was being done with boulders, ledge or tree stumps. They stated they would either bury, break up or removed. Stumps however will be pulled and removed. Board stated they require road to be cleaned nightly after construction to keep road clear and clean.

Chairman Hunchard pointed out that petitioner has not been approved by the Planning Board yet. Chairman Hunchard stated that the Board does not approve an earth removal permit until there is a project approval in front of the ZBA board from Planning Board.

Motion made by Chairman Bruce Hunchard to continue the public hearing. Motion seconded by Robert Acevedo. Unanimous by Board.

Chairman Hunchard also stated that another condition they will impose is that any time earth removal is done, documentation must be presented to building commissioner as to the amount of gravel that has been taken out on a weekly basis.

General Business – Meeting Minutes

Motion made by Robert Acevedo to approve the Meeting Minutes as presented for Thursday, July 23, 2020. Seconded by Philip Brunelli. Unanimous by Board.

Motion made by Philip Brunelli to adjourn the Remote Access Virtual Meeting. Seconded by Robert Acevedo. Unanimous by Board. Meeting adjourned at 8:09 p.m.

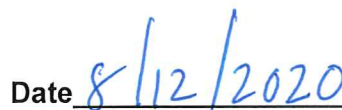
Respectfully submitted,

Melissa Kiriacopoulos
Recording Secretary

Signature



Date



Revised 08/12/2020