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Zoning Board of Appeals

**Thursday, August 20, 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 are provided on the agenda. He announced the meeting is being televised and recorded for the public's information.

Panther Way/West Central St. – Camford Property Group, Inc.
Abutters: Mr. John Mitchell

7:30 p.m. Applicant is seeking to conduct earth removal in excess of 1,000 cubic yards. The permit is denied without a Special Permit from the ZBA. Applicants present: Rick Goodreau, Brad Chaffee and Mr. Holmes. Mr. Goodreau started with discussion of hours of operation in consideration of school and bussing operations. He stated that if the school is operating in session, work will begin at 8:00am until 5:00pm. If school is not in session, they will begin at 7:00am Monday through Friday. Chairman Hunchard asked how much of the earth removal was gravel and/or ledge. Mr. Goodreau stated front portion was gravel but until they start removal, it was hard to tell. Mr. Goodreau stated that if necessary blasting could be accomplished opposed to hammering in consideration of the neighbors. The Board asked if there were any abutters, to which Mr. John Mitchell presented himself. His concerns are those of residents of Highwood and Eaton place regarding early morning work, traffic and noise. Chairman Hunchard asked Mr. Goodreau how long the project was anticipated to go on for to which Mr. Goodreau stated roughly 60 days of work. Mr. Mitchell also expressed concern to the site plan showing 1 egress where Edwards St. connects with Panther Way. Chairman Hunchard stated that the Planning Board already approved whatever entrance/egress is on the plan and that it is out of ZBA's hands once it is approved. The Board asked if there will be any visual aids to which Mr. Goodreau said they do in fact have a site distance plan in effect such as vegetation removal and grading to improve sight distance exiting the CVS parking lot. The Board asked what the building will be used for. The lower portion will be utilized by Holmes Bus Company. It is unknown as to what the upper level will be at this time. The Board required that the road be cleaned/maintained in regards to keeping it clean as well as a weekly log submitted from engineer to building commissioner as to amount of earth removal each week. The applicant is also required to have a gravel/stone pad off the site onto Panther Way in case of mud. The applicant states they have an approved site plan from the Planning Board.

Motion made by Philip Brunelli to close the public hearing. Motion seconded by Robert Acevedo. Unanimous by Board.

Motion made by Robert Acevedo to approve the Special Permit for Camford Property Group, Inc for Panther Way/West Central St. to remove not more than 43,500 cubic yards of excess earth material required for grading on the site. The operation will begin at 7:00am until 5:00pm except the days school is in session at which point work will run from 8:00am through 5:00pm, Monday through Friday. Direction of travel off the site will be onto Panther Way to Route 140/West Central St. There will be a 100' stone bed/roadway in case of mud on site to roll mud off tire before pulling onto Panther Way. Street will be required to be cleaned daily and as needed and the engineer will report to building commissioner weekly with a log of earth removal, as shown on a drawing dated February 19, 2020, with a revision date of June 9, 2020, titled "Site Plan Panther Way" prepared by United Consultants Inc. Seconded by Philip Brunelli. Unanimous by Board.

Chairman Hunchard brought up bonding for the road stating that he did not think it was required stating that all the trucks pay excise tax and are allowed to use the town road and they would be responsible if there was any damage to road.

160 Grove St. – Hennep Properties/Andrew Koudijs
Abutters: None

7:40 p.m. Applicant seeking to conduct earth removal in excess of 1,000 cubic yards. The earth removal permit is denied without a Special Permit from the ZBA. Applicants present: Adam Braillard, Andrew Koudijs, Jim Stukel and Bill Halsing. Chairman Hunchard acknowledged that the applicant was awaiting an approved site plan from the Planning Board which has since been obtained since the last ZBA meeting, however is still in the appeals stage. Chairman Hunchard stated that this meeting would be contingent upon the applicant getting through the appeal period without anyone filing an appeal. Chairman Hunchard stated that the work hours would be 7:00am through 5:00pm, Monday through Saturday. Chairman Hunchard made a condition that they need to exit the site and go right onto Grove St., as this is the best way to get to 495, as intended with the earth removal. The Board stated that if the police department felt there should be a road detail then the applicant would have to provide that. Chairman Hunchard reiterated erosion control plan must be in place and that the applicant agree to clean the street daily and as needed. Chairman Hunchard also required that the applicant have the engineer submit a weekly earth removal log to the building commissioner.

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

Motion made by Robert Acevedo to approve the Special Permit for Hennep Properties LLC of 160 Grove St. with conditions not to exceed 15,000 cubic yards of earth removal. Hours of operation will be Monday through Saturday from 7:00am until 5:00pm. Exiting the site will be a right turn onto Grove St. down to Route 140 to 495. Road details may be required by the Franklin Police Department and if so, the applicant will have to provide it. Stone pad will be required for exiting the site on muddy days with sweeping the road daily and as needed as well as the engineer providing the building commissioner with weekly logs of earth removal, as shown on a drawing dated February 14, 2020, with a revision date of June 16, 2020, titled Site Development Plan prepared by Land Planning, Inc. Seconded by Philip Brunelli. Unanimous by Board.

General Business – Meeting Minutes

Motion made by Robert Acevedo to approve the Meeting Minutes as presented for August 6, 2020. Seconded by Philip Brunelli. Unanimous by Board.

Motion made by Philip Brunelli to adjourn the Remote Access Zoom Virtual Meeting. Seconded by Robert Acevedo. Unanimous by Board. Meeting adjourned at 8:15p.m.

Respectfully submitted,

Melissa Coras Kiriakopoulos
Recording Secretary

Signature



Date

