

Town of Franklin



Conservation Commission

**January 29, 2026
Meeting Minutes**

As stated on the agenda, this meeting is available to be attended in person and via the Zoom platform. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link provided on the agenda. This meeting will be held in the Town Council Chambers on the Second Floor of the Municipal Building for citizens wishing to attend in person.

Commencement

Chair Mark LePage called the above-captioned meeting to order this date at 7:00 PM as a remote/virtual/in-person meeting. Members in attendance: Mark LePage, Lui Puga, Michael Rein, Richard Johnson, Roger Trahan, Nicole Chiaramonte, Matthew Stoltz. Absent: None. Also present: Breeka Li Goodlander, Director of Conservation (via Zoom); Tyler Paslaski, Administrative Staff.

Note: Documents presented to the Conservation Commission are on file.

SCHEDULING

None.

PUBLIC HEARINGS

Public Hearing – NOI – 444 East Central Street

Chair LePage said the last time they left off, there were two discussion points around special conditions.

Mr. A.J. Alevizos, applicant TAG Central LLC, Mr. Chris Frattaroli of Goddard Consulting, and Mr. Carlton Quinn of Allen & Major Associates (via Zoom) addressed the Commission. Mr. Frattaroli said aside from what they talked about two weeks ago, there were only a few verbiage things. He reviewed the list. He said regarding Condition 20 they are showing a breakout of erosion controls. He showed and explained the plan on the screen and said the green is the erosion controls protecting the resource areas. This is their suggestion for a split as to what is biodegradable and what is not. He said the lineage is shown on the plan. Chair LePage said this seems like a reasonable compromise. Mr. Frattaroli explained the replication area is just above the green line shown. Chair LePage noted where the non-biodegradable barriers are and said less replacement of them means less impact on the abutters. Mr. Frattaroli noted types of biodegradable barriers and said no silt fences. He said it would be a wattle. Chair LePage said the construction stock piles would have silt fences. Mr. Frattaroli said that is what he had in mind. He confirmed it was in the plans. Chair LePage reviewed the Commission's preference but said that in looking back they have made some exceptions with some residential stuff, and he thinks with Franklin Heights they may have done a compromise like this. He said we are protecting the resources.

Ms. Goodlander showed on the screen and read aloud her new draft language of Special Condition 20. Mr. Alevizos asked for a change for the option to do biodegradable in the orange areas. Ms. Goodlander

said Mr. Alevizos plan is showing a hybrid model. Mr. Alevizos requested language that the applicant may install all biodegradable at his discretion. Ms. Goodlander said yes, that is even better.

Mr. Frattaroli reviewed Condition 23 and stated they wanted to add from the time construction begins as a starting point for providing reports. Ms. Goodlander said 20 is removed from Standard Special Conditions and 23 is removed. She said that she copied and pasted and put in once construction begins. She noted that when the Commission goes through their bylaws, she would like to revamp the standard special condition language.

Mr. Frattaroli reviewed Condition 27 regarding what constitutes a material change. They would like to add a phrase to the effect as determined to be a material change by the conservation director. Ms. Goodlander said she was going to leave it. Mr. Alevizos said just leave it.

Mr. Frattaroli reviewed Condition 53 regarding triggers for inspection. He said this was the discussion regarding quarter inch and half inch rain events. Chair LePage said they would like to stick with the quarter inch, and he referenced EPA guidelines and explained there is no need for weekend inspections and reviewed the inspection frequency with BETA also. Ms. Goodlander said BETA or Hancock. Mr. Quinn clarified the inspection rate recommended, that the contractor inspect them every other week, and the third party inspects them the other week. He said it was a good middle ground so you are not paying two people every week. It is a great compromise. Chair LePage clarified the EPA guidance of quarter inch.

Mr. Frattaroli said there are a few places in 54 through the end that referred to a certificate of occupancy. He said there will be several certificates of occupancy throughout the process and then a final CO. They want to be specific about which or when final certificate of occupancy would make the most sense. Mr. Alevizos explained as we finish apartment units, we will go in for individual COs to the building inspector; we will be doing a phased occupancy approach. He said the spirit of the condition was to have it done by the end of construction, but we want to say final. Ms. Goodlander said that is fine. She said 54 can be final certificate of occupancy noting that the two-year monitoring period may occur after any certificate of occupancy because they will be monitoring as they continue.

Ms. Goodlander said 56 for the O&M plan because if you are having people living in buildings A and B, and you are going to have basins up and running, we really need an O&M plan. Discussion commenced on the O&M plan. Ms. Goodlander suggested the following: provided that buildings are occupied and stormwater infrastructure is being utilized. Ms. Goodlander said if people are living on site, there should be an O&M plan. Mr. Quinn said the O&M plan is done. We can submit an interim one based on what we need at the time by just deleting sections that are not needed. It should be fully comprehensive now. Mr. Alevizos said the O&M plan is part of our drainage report, but we will be revising the plans through design development and probably making tweaks. He asked at what time that should be done. Mr. Quinn said he sees it required generally around the first certificate of occupancy. Discussion commenced on existing culverts and how they are maintained, inspected, and frequency. Mr. Quinn asked if they are allowed to clean and maintain those culverts without filing a notice of intent. Ms. Goodlander said if it is in the O&M plan, yes. She said she would consider that exempt work.

Ms. Goodlander said she would go back to 56; she read aloud the wording regarding submittal of a final O&M plan. She said 57 was a continuance of that; she read aloud the wording. She said that language is what we had and no mention of occupancy. She asked if they would be able to do this before the pre-construction meeting. She said to her 57 is more important because it is specific to the restoration area where 56 is more general O&M plan parameters. Mr. Frattaroli made suggestions. Ms. Goodlander said 56 could be final and then specific just to the dock. Mr. Frattaroli said 57 is more O&M to the landscaper.

Ms. Goodlander made changes to 56 and 57 and read aloud the revised wording. She read aloud 58 which is related to the O&M plan for snow storage. Mr. Frattaroli said that one is fine. Ms. Goodlander said there are two other conditions related to occupancy. Ms. Chiaramonte asked about culvert maintenance in item 57. Ms. Goodlander said it is typically in an O&P plan. Mr. Rein said this is confusing as there are three different O&M plans in 56, 57, and 58. Ms. Goodlander said it is a revised O&M plan. Mr. Alevizos said he was confused. Mr. Frattaroli said it makes sense to him. He sees 57 is more landscapers. Mr. Alevizos said a word or two should be added so the O&M plans are clarified what they are for in each scenario: 57 relates to landscaping, 56 relates to stormwater. Ms. Goodlander explained it is the same plan, it is just different revisions and it is broken out per action. She said she is happy to write 57 is more relating to the replication area and 56 is just a final operations plan. She said snow storage as well could go into 56. She said she would put them in chronological order. Mr. Alevizos said they are fine with it. Discussion commenced that repetition is okay.

Ms. Goodlander said there are two additional conditions related to occupancy. Number 60 is the Chapter 91 license. She said signage for the replication and native buffer zone areas and said this is final certificate of occupancy. Mr. Alevizos said to leave the last sentence and delete everything above it. Ms. Goodlander said that is fine. She said if people are living on site, how are we going to make sure that they are not recreating in the rest. Mr. Alevizos said you can put first CO regarding 63.

Mr. Frattaroli said this was all they had on their list to discuss. Ms. Goodlander confirmed there is already a standard condition about using salt. She read aloud the condition regarding rock salt.

Chair LePage confirmed there were no more questions.

Ms. Goodlander read aloud the revised conditions as were discussed during the meeting. As shown on the screen as she read aloud, the document was titled Updated Draft 444 East Central Street Special Conditions. As any questions were raised, Ms. Goodlander discussed and clarified.

Ms. Goodlander asked about the BETA fee of \$2,000. Mr. Alevizos said he has not clarified the numbers. He said if we owe peer review funds, we will provide it. Ms. Goodlander said that is fine. Typically, we do not issue permits without funds. Mr. Alevizos said they believe they paid all peer review funds. Ms. Goodlander discussed her process to determine the financial situation. Mr. Alevizos said if they owe money, they will provide a check; he has paid every request for funds and is confident they do not owe funds. Ms. Goodlander explained she is reviewing the funds received. She will put on record that the Commission does not approve permits if there are outstanding fees; however, on this instance because it is something that we are handling internally from our side, I cannot guarantee that it has not been paid either. She said she only discovered this on Tuesday and emailed Mr. Alevizos yesterday.

Mr. Frattaroli confirmed dates for the various plans and noted they are separate documents.

Ms. Goodlander said she wants to make it clear that it is not just TAG Environmental that I am investigating fees for. Mr. Alevizos said he has the check with him and will provide it before the hearing is closed. He asked Ms. Goodlander to double check her books. Ms. Goodlander confirmed any outstanding funds get returned.

There was a motion made by Richard Johnson to close the public hearing for 444 East Central Street. The motion was seconded by Roger Trahan and accepted with a roll call vote of 6-0-0-1 (6-Yes; 0-No; 0-Absent; 1-Abstain). Roll Call Vote: Johnson-Yes; Rein-Yes; Trahan-Yes; Chiaramonte-Yes; Puga-Yes; Stoltz-Abstain; LePage-Yes.

Mr. Alevizos handed Mr. Paslaski a check for \$1,935.52. Ms. Goodlander asked Mr. Paslaski to not cash that check yet.

There was a motion made by Lui Puga to approve the NOI for 444 East Central Street. The motion was seconded by Roger Trahan and accepted with a roll call vote of 6-0-0-1 (6-Yes; 0-No; 0-Absent; 1-Abstain). Roll Call Vote: Johnson-Yes; Rein-Yes; Trahan-Yes; Chiaramonte-Yes; Puga-Yes; Stoltz-Abstain; LePage-Yes.

Public Hearing – NOI – Nicholas Drive/Prospect Street Culvert Repair

Chair LePage said they received a request for continuance.

There was motion made by Michael Rein to continue the NOI for Nicholas Drive/Prospect Street Culvert Repair to February 12, 2026, at 7:01 PM. The motion was seconded by Richard Johnson and accepted with a roll call vote of 6-0-0-1 (6-Yes; 0-No; 0-Absent; 1-Abstain). Roll Call Vote: Johnson-Yes; Rein-Yes; Trahan-Yes; Chiaramonte-Yes; Puga-Yes; Stoltz-Abstain; LePage-Yes.

Public Hearing – NOI – 1199 West Central Street

Ms. Jean Christy, principal engineer of Tighe & Bond (via Zoom), addressed the Commission. She said they were looking to talk about conditions tonight.

Ms. Goodlander stated special conditions 20 through 41, 44, 46 through 50, and 52 which she read aloud. Chair LePage asked if procedurally do they approve the variance separately or as part of the overall. Ms. Goodlander said they vote to approve with the variance.

Ms. Christy said she does not know what the conditions are as she has not seen them. She said she would like to look at them.

Chair LePage read aloud conditions 20 through 41, 44, 46 through 50. Ms. Goodlander read aloud special condition 52. Ms. Christy said all good on her end.

There was motion made by Roger Trahan to close the public hearing for 1199 West Central Street. The motion was seconded by Michael Rein and accepted with a roll call vote of 7-0-0 (7-Yes; 0-No; 0-Absent). Roll Call Vote: Johnson-Yes; Rein-Yes; Trahan-Yes; Chiaramonte-Yes; Puga-Yes; Stoltz-Yes; LePage-Yes.

There was motion made by Nicole Chiaramonte to approve the NOI for 1199 West Central Street. The motion was seconded by Michael Rein and accepted with a roll call vote of 7-0-0 (7-Yes; 0-No; 0-Absent). Roll Call Vote: Johnson-Yes; Rein-Yes; Trahan-Yes; Chiaramonte-Yes; Puga-Yes; Stoltz-Yes; LePage-Yes.

Public Hearing – NOI – 80 Spring Street

Mr. Seth Donohoe of Dillis & Roy (via Zoom) said he has been before the Commission for the last couple of meetings regarding Lot 2 on Spring Street. At the last meeting there were no technical comments to address. The Commission just wanted to do a final check. He said he has no additional information to present.

Chair LePage said their plan was to go through the conditions.

Ms. Goodlander said she has conditions 20 through 41, 43, 44, 46, 51. She said she has special condition 52 which she read aloud. Mr. Donohoe said he has no issues.

There was a motion made by Matthew Stoltz close the public hearing for 80 Spring Street. The motion was seconded by Michael Rein and accepted with a roll call vote of 7-0-0 (7-Yes; 0-No; 0-Absent). Roll Call Vote: Johnson-Yes; Rein-Yes; Trahan-Yes; Chiaramonte-Yes; Puga-Yes; Stoltz-Yes; LePage-Yes.

There was a motion made by Richard Johnson to approve the NOI for 80 Spring Street. The motion was seconded by Lui Puga and accepted with a roll call vote of 7-0-0 (7-Yes; 0-No; 0-Absent). Roll Call Vote: Johnson-Yes; Rein-Yes; Trahan-Yes; Chiaramonte-Yes; Puga-Yes; Stoltz-Yes; LePage-Yes.

Public Hearing – NOI – Symphony Drive/Tanglewood Estates

Chair LePage said the Commission is waiting for the peer review which the applicant needs to pay for. He said the applicant requested a continuance.

There was a motion made by Lui Puga to continue the NOI for Symphony Drive/Tanglewood Estates to February 12, 2026, at 7:02 PM. The motion was seconded by Richard Johnson and accepted with a roll call vote of 7-0-0 (7-Yes; 0-No; 0-Absent). Roll Call Vote: Johnson-Yes; Rein-Yes; Trahan-Yes; Chiaramonte-Yes; Puga-Yes; Stoltz-Yes; LePage-Yes.

GENERAL BUSINESS

Friendly 40B Local Initiative Program (LIP): None.

Minor Buffer Zone Activities: None.

Request for Determination of Applicability: None.

Permit Modifications/Extensions: None.

Certificates of Compliance: None.

Violations/Enforcement: None.

Minutes: January 15, 2026

Mr. Puga made comments and stated he would send the information to Mr. Paslaski to include in the minutes. Ms. Goodlander said to send it to her.

There was a motion made by Michael Rein to approve the meeting minutes for January 15, 2026, with changes as stated. The motion was seconded by Richard Johnson and accepted with a roll call vote of 7-0-0 (7-Yes; 0-No; 0-Absent). Roll Call Vote: Johnson-Yes; Rein-Yes; Trahan-Yes; Chiaramonte-Yes; Puga-Yes; Stoltz-Yes; LePage-Yes.

Discussion: Earth Day

Mr. Trahan said he received an email from the chair of the Agricultural Commission stating they are having an Earth Day at Fairmount Fruit Farms and invited us to be a part of their Earth Day. He explained they have a few different things going on including tractors. He said he thought it might not be a bad idea to discuss this. He said they could invite Recreation Committee also. Chair LePage said he thinks it is a cool idea. He suggested having a booth or table right at the event and then we could schedule a walk at Riverbend which ties into our property. Commission members agreed with working with the Agricultural Commission on this. Mr. Trahan said they will have vendors there selling things, but the Commission could have a booth where we pass out information for free.

Ms. Goodlander said Riverbend is right next door. Riverbend has a forest stewardship plan on it. She was already working with Mike Downey for Free Trees for Arbor Day through a riparian buffer grant that he has. She is happy to plant those for Earth Day instead. She said she reached out to their forester Tom Ashton. She said he is her client first. She said he was planning on doing some improvements per that forest stewardship plan at Riverbend, so we could rope that in. She said because the trees through this grant are very specific, residents could probably do it, but she also applied for 150 trees through the Neighborhood Forest Program. She has not gotten approved yet. She is hoping there are enough trees for people to plant, people could bring home. She said with the trees that we get from Mike Downey, we just want to make sure that those trees, because they are fitting the maintenance goals of the forest stewardship plan, are planted correctly. She said she is working on this. She noted that any alterations to Riverbend, the Commission would have to approve. She said she believes she can get some bluebird boxes that we can put up out there as well.

Ms. Goodlander said typically for public events like this, it is not kosher to pair with someone who is selling something for profit because as a government body we are not supposed to take funds or look like we are taking funds. She said the Commission would be tabling at the event and not hosting. She discussed timing of events.

Mr. Trahan said with the Commission's blessing, he would be happy to attend the Agricultural Commission's next meeting and say we do not want to host it and why. Chair LePage said we want to do a table and booth, but not be involved with merchandise, and we want to do a hike. He said it would be great if Mr. Trahan would do that. Ms. Goodlander asked for a date as she did not see one in the email. She said once she has this figured out, it has to come before the Commission. Mr. Trahan said he did not have a date yet. Ms. Goodlander said Mr. Ashton said he would be there no matter what. She said she will keep Earth Day on the next agenda.

Chair and Commission Member Comments

Mr. Johnson asked about the bridge. Ms. Goodlander said the contract has been signed as of Tuesday, but nothing is happening. She noted the Commission has approved the scope and fee. It is moving but slowly. They are waiting for site conditions. She said they are doing a feasibility and looking at everything.

Ms. Goodlander noted 305 Union Street was on her list to look at for the next agenda. Mr. Rein noted the Historical Museum has a train display.

Executive Session: None.

There was a motion made by Nicole Chiaramonte to adjourn the meeting. The motion was not seconded. It was accepted with a voice vote aye.

The meeting adjourned at 8:54 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary

--Conservation Commission approved Minutes at February 12, 2026 Meeting