

DRAFT FOR REVIEW**Town of Franklin****Planning Board****February 22, 2016
Meeting Minutes**

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. Also present: Bryan Taberner, Director, Planning and Community Development; Michael Maglio, Town Engineer; Matt Crowley, BETA Group, Inc.; Amy Love, Program Coordinator.

7:00 PM Commencement/General Business

Chairman Padula announced the meeting would be video and audio recorded for the public's information.

A. ANR 81-P: Grove Street and Old Grove Street – Nu Style

Chairman Padula recused himself.

Mr. Bryan Taberner provided an overview of the Town acquired property of the two former manufacturing facilities on Grove Street known as "Nu-Style Property." He stated the assessment of hazardous contamination at the property has been challenging. The hope is to redevelop the properties. Most of the property south of Mine Brook is clean enough to sell. The north side will need to be maintained for a longer period as assessment work and possibly remediation need to be done. He stated the Town would like to divide the current two parcels to create two different parcels as outlined in his memorandum to the Franklin Planning Board dated February 17, 2016.

Mr. Halligan noted there is a right-of-way shown on the plans. He asked if the party that owns the back property will lose their right of easement and travel.

Mr. Taberner stated when New Grove Street was constructed, the back Grove Street was abandoned. The reasons for the parcel going half way across the street are because if that roadway is abandon, the property owners on each side own halfway out into the middle of the road. Three quarters of the bridge is owned by the Town; the other portion is owned by the adjacent property owner.

Mr. Halligan questioned although the Town is going to break up the parcel with 81-P and draw property lines, would the property lines infringe on the easements or right-of-ways.

Mr. Mark Cerel, Town Attorney, concurred with Mr. Taberner. He stated as far as he is concerned Old Grove Street was abandon when New Grove Street was relocated. Even if that were not the case, this plan will not have any effect on existing roadway or right-of-way. This is strictly for purposes of whether or not the subdivision control law applies to the lotage which is being shown as a non-buildable lot in one case, and the other lot on the other side of the river, creating the two lots.

Mr. Halligan clarified that this is not going to change anything regarding easements or right-of-ways.

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Motion to Approve ANR 81-P for Grove Street and Old Grove Street – Nu Style. Carroll. Second: David. Vote: 4-0-0 (4-Yes; 0-No).

B. Limited Site Plan Modification and Form-H: 529 West Central Street – Midas

Mr. Bruce Wilson, Principal of Guerriere & Halnon, Inc. and Jeff Stearns, applicant, addressed the Planning Board. Documentation was handed out. Mr. Wilson stated they are trying to address all the safety issues so Mr. Stearns can obtain an occupancy permit. He noted there are still a few minor items to be completed. Modifications included modify retaining walls to reinforced concrete in lieu of versa-lok, put back onto site plan location of electric lines, and allow rip rap to be used for headwall.

Mr. Maglio stated he had no additional comments.

Mr. Taberner stated he had no additional comments.

Mr. Gus Brown, Building Commissioner, stated both the lighting and retaining wall became moot points.

Mr. Wilson stated cape cod berm would go down the driveway and get installed when top coat is put in.

Mr. Halligan questioned if the Planning Board should be voting on items completed and not completed.

Mr. Wilson stated he had a list of outstanding issues.

Mr. Taberner stated in the packet there was a Site Plan Work Completion List received by Planning Department on February 18, 2016.

Mr. Halligan noted at tonight's meeting the applicant provided additional photographs of items completed since BETA last confirmed. He asked if this documentation is acceptable as BETA has not seen or verified and would BETA want the opportunity to re-inspect to make sure it was done properly.

Mr. Taberner stated he had seen it electronically earlier today.

Mr. Matt Crowley, BETA Group, stated the items the applicant updated in the pictures were relatively minor. He was at the site on Friday, so he is not concerned.

Mr. Halligan confirmed that the Planning Board was going to vote on a Form-H Partial including the conditions that were improved and submitted today.

Motion to Approve Form-H Partial for 529 West Central Street – Midas. Carroll. Second: Rondeau. Vote: 4-0-0 (4-Yes; 0-No).

Motion to Accept Limited Site Plan as submitted for 529 West Central Street – Midas. Halligan. Second: David. Vote: 4-0-0 (4-Yes; 0-No).

Chairman Padula reentered the meeting.

7:05 PM **PUBLIC HEARING** - Continued
 South Hill Estates
 Subdivision Modification

Documents presented to the Planning Board:

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1. *Memorandum dated February 4, 2016 from Michael Maglio, Town Engineer, to Franklin Planning Board*
2. *Memorandum dated February 17, 2016 Department of Planning and Community Development to Franklin Planning Board*
3. *Definitive Subdivision Modification of South Hill Estates in Franklin, Massachusetts Sheets 1, 2, 3, with Revision date February 2, 2016, and Sheets 27, 37 with Revision date July 27, 2004, Received by Planning February 2, 2016*
4. *Letter dated February 2, 2016 from Bruce Wilson, Guerriere & Halnon, Inc., to Franklin Planning Board*
5. *Letter dated January 1, 2016 from Phil Paradis, BETA Group, Inc., to Chairman Padula Franklin Planning Board*
6. *Memorandum dated October 26, 2015 from G.B. McCarraher, Fire Chief, to Department of Planning and Community Development*
7. *Memorandum dated October 13, 2015 from Franklin Board of Health to Franklin Planning Board*
8. *Franklin Planning Board Public Hearing Notice Received by Town Clerk October 22, 2015*
9. *Form R: Franklin Planning Board Subdivision Waiver Request F-3185 #1 with date 2015-12-24*
10. *Form R: Franklin Planning Board Subdivision Waiver Request F-3185 #3 with date 2015-12-24*
11. *Form R: Franklin Planning Board Subdivision Waiver Request F-3185 #5 with date 2015-12-24*
12. *Subdivision of Land – Form C - Application for Approval of Modification Plan of South Hill Estates Received by Planning October 5, 2015*
13. *Certificate of Ownership Received by Planning October 5, 2015*
14. *Letter dated October 1, 2015 from Donald Nielsen, Guerriere & Halnon, Inc., to Franklin Planning Board*
15. *Form R: Franklin Planning Board Subdivision Waiver Request F-3185 #1 with date 2015-01-26*
16. *Form R: Franklin Planning Board Subdivision Waiver Request F-3185 #2 with date 2015-01-26*
17. *Form R: Franklin Planning Board Subdivision Waiver Request F-3185 #3 with date 2015-01-26*
18. *Form R: Franklin Planning Board Subdivision Waiver Request F-3185 #4 with date 2015-01-26*
19. *Form R: Franklin Planning Board Subdivision Waiver Request F-3185 #5 with date 2015-01-26*
20. *Form R: Franklin Planning Board Subdivision Waiver Request F-3185 #6 with date 2015-01-26*
21. *Abutters List Request Form with Received by Board of Assessors date January 13, 2015*
22. *Abutters List Report dated September 14, 2015*
23. *Town of Wrentham Board of Assessors Certified Abutters List dated January 20, 2015*

Mr. Bruce Wilson, Principal of Guerriere & Halnon, Inc., and Attorney Schaffer, representing applicant Ruby Wyllie Living Trust addressed the Planning Board. He stated they received approval from the Conservation Commission for the NOI on February 18, 2016 as a portion of driveway activity was within the 100 ft. buffer. He provided an overview of the proposed extension to Garnet Drive and summarized the requested waivers including no sidewalks and lighting. Intent is it will be a private road.

Mr. Maglio stated as the overall length of the cul-de-sac will be over 600 ft., and having discussions with the Fire Chief, he recommended keeping the original 26 ft. wide pavement for an emergency vehicle in case something was blocking the road. Also, rather than vertical curb, sloped granite edging is preferred

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to provide a mountable edge in the event the road was obstructed in case of an emergency. He stated he had no problem waiving the sidewalk, but would like to see the area where the sidewalk would be graded the same to provide additional emergency access room behind the edging.

Chairman Padula stated it is continually mentioned that the cul-de-sac is over 600 ft. But, the cul-de-sac Franklin approved is not over 600 ft. He said this is referring to the cul-de-sac Wrentham approved. The Franklin cul-de-sac has not been waived; it is there with a 12 ft. binder, 2 ½ in. topcoat, and full width, the only thing missing is curbing. He said all the submissions to Conservation Commission and Planning Board are under the premise that we are going to narrow road and use the Wrentham cul-de-sac. That is the reason for the slant granite curbing, etc. He stated the way this was originally approved we cannot do anything about it. This was already approved with the subdivision and can be built as it was approved.

Mark Griffin, 39 Opal Circle, stated concerns on behalf of himself and others in the audience. He said when the granite curbs go in and are on a slant with no sidewalks, there will not be a conforming approach to the way the neighborhood is currently. It will be different in quality and appearance. He said the neighbors were struggling with the non-conformity. He addressed concerns regarding taxpayer implications with fire and police as it is a Franklin roadway into a Wrentham neighborhood. Also, it is not ideal that neighborhood children will be walking without sidewalks. There is no tax revenue for the Town of Franklin. He questioned why the Town would do this and make all the changes and modifications to the original neighborhood to fund a Wrentham neighborhood.

Krista MacNeil, 22 Garnet Drive, stated she is the closest abutter and bought her house 2 ½ years ago; it was a dead end which will now be without sidewalks. She stated when plows come through the snow will end up on her front lawn. This does not make sense for the neighborhood, the Town, or her property.

Chairman Padula stated Wrentham approved a four or five lot subdivision on a cul-de-sac in Wrentham. The lots are half the size of the ones they are abutting. He said he had no intention of voting for a modification to this subdivision. He stated he will stay with his original signature for the reasons stated previously. He will not degrade this subdivision which has high-end houses and people who live in them. He said this extension with the cul-de-sac and the sidewalks, trees, and upright granite was already voted on. Franklin will be plowing this and Franklin will need storage at the end of the cul-de-sac. He stated this brings us within the legal limits of a 600 ft. cul-de-sac and this is the way I wish it to stay; the way we voted on it originally.

Motion to deny the subdivision modification and the waivers. Padula.

Discussion: Mr. Halligan questioned the information on the plans indicating *temporary turnaround easement to be extinguished*. He asked how that falls into play after that road is brought up to the Wrentham line; it does say temporary.

Mr. Cerel stated the subdivision was approved to the property line. He stated he has concerns with this kind of regulation requiring roadways to be taken to property lines whether it is in the same town or a different town; if it is in a different town it makes it even more complicated. He said the fact is the rules and regulations provide that and that is why it was laid out that way. Temporary means just that—temporary. He stated, therefore it was contemplated that the road might be extended into the backland into Wrentham. That being said, it is a private property matter now between whoever the developer or the successor to the developer of South Hill Estates is and whoever the Wrentham people are as far as what has happened here. The Town road was accepted on Garnet far short of the property line because at the time we understood there were issues between the private parties and the Town did not want to be part of that. So, where the Town's piece ends, that is where the acceptance was. The parties are now free based on the original subdivision and what the Wrentham Planning Board did to work out something that works between them that allows the development.

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Chairman Padula stated the way this was approved was with the full cul-de-sac, full width, full pavement, for the entire 90 ft. of the cul-de-sac. He questioned where the plows will push the snow.

Mr. Cerel stated the Town plows will not go up that far as it is private property. He stated the Planning Board has before them whether to modify the original approval. The approval is already in place to construct the roadway. The public way the Town accepted does not include this entire length. The Town's rights and obligations end at the end of the approved roadway which is far short of the property line and this temporary turnaround.

Chairman Padula asked if it was the Town's obligation to accept this to the property line of Wrentham after it is constructed.

Mr. Cerel stated the Town does not have to accept anything as it is a discretionary decision by the Town Council. He stated there is no reason that he is aware of that Town Council would accept the roadway any further than already accepted. It is strictly what the private parties want to work out to develop it within the context of the approved subdivision.

Chairman Padula clarified if the Planning Board does not give applicant a modification to the subdivision, then it has to be constructed as approved.

Mr. Cerel stated that is correct.

Mr. Halligan questioned if the road continues, can they legally eliminate that cul-de-sac because there is an extension of the road.

Mr. Cerel stated what he understands though discussions with various departments on the Town side there is no public purpose being served by the cul-de-sac. It is on private property and it is staying private as stated by Attorney Schaffer. As far as the Town is concerned there is no public purpose served by accepting Garnet Drive any further than already accepted.

Second: Halligan. Vote: 5-0-0 (5-Yes; 0-No).

7:10 PM **PUBLIC HEARING** - Continued
300 & 340 East Central Street
Special Permits (3) & Site Plan

Documents presented to the Planning Board:

1. Letter dated February 22, 2016 from Jeffrey Dirk, Vanasse & Associates, Inc., to Chris Bonnie
2. Memorandum dated February 18, 2016 from Department of Planning and Community Development to Planning Board
3. Letter dated February 18, 2016 from Michael Maglio, Town Engineer, to Chairman Padula and Members of the Franklin Planning Board
4. Letter dated February 18, 2016 from Matthew Crowley, BETA Group, Inc., to Chairman Padula, Franklin Planning Board
5. Letter dated February 15, 2016 from Wayne Morrill, Jones & Beach Engineers, Inc. to Town of Franklin Planning Board, RE: Site Plan Review
6. Memorandum dated October 13, 2015 from Franklin Board of Health to Franklin Planning Board
7. Memorandum dated September 26, 2015 from G.B. McCarraher, Fire Chief to Department of Community Planning and Development

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8. *Memorandum in Support of Application for Special Permit Convenience Store and Filling (Fueling) Station dated August 21, 2015 from Richard R. Cornetta, Attorney at Law to Planning Board*
9. *Memorandum in Support of Application for Special Permit Motor Vehicle Service Station dated August 21, 2015 from Richard R. Cornetta, Attorney at Law to Planning Board*
10. *Memorandum in Support of Application for Special Permit Shopping Center dated August 21, 2015 from Richard R. Cornetta, Attorney at Law to Planning Board*
11. *Application for Approval of a Site Plan-Form P, Received by Planning August 18, 2015*
12. *Application for Special Permit for Retail Shopping Center with no date*
13. *Application for Special Permit for Convenience Store and Fueling Center with no date*
14. *Application for Special Permit for Automobile Service Center with no date*
15. *Two (2) Certificates of Ownership with Fax Date August 12, 2015*
16. *Letter dated August 14, 2015 from Wayne Morrill, Jones & Beach Engineers, Inc. to Town of Franklin Planning Board, RE: Waiver Request Letter*
17. *Deed with Property Address 340 East Central Street, Franklin, MA dated December 24, 1998*
18. *Norfolk Registry District Land Court Document regarding Ficco's Bowladrome with Registered date December 4, 1963*
19. *Ground Lease between Ficco's Bowladrome, Inc., and Franklin MA, Properties, LLC dated October 25, 2015*
20. *Ground Lease between Keigan Family Trust, LLP and Franklin MA, Properties II, LLC dated July 14, 2014*
21. *Three (3) Letters of Authorization with dates August 11, 2015, August 12, 2015, August 13, 2015*
22. *Abutters List Report, Town of Franklin, August 11, 2015*
23. *CAI Property Card for 300 East Central Street dated July 29, 2015*
24. *CAI Property Card for 340 East Central Street dated July 29, 2015*
25. *300 & 340 East Central Street - 300' Abutters Map with Fax Date August 12, 2015*
26. *Franklin Zoning Board of Appeals Detailed Record and Decision September 24, 2014*
27. *Franklin Planning Board Public Hearing Notice Received by Town Clerk August 18, 2015*
28. *Shops at Franklin 300 East Central Street Pylon Sign Specifications with Revision date June 30, 2015*
29. *Shops at Franklin 340 East Central Street Pylon Sign Specifications with Revision date June 30, 2015*

Mr. Halligan recused himself.

Richard Cornetta of Cornetta Ficco & Simmler, and Erik Poulin of Jones & Beach Engineers, Inc., addressed the Planning Board. Mr. Cornetta stated that at the last Planning Board meeting at the end of last year there were several items to be addressed including the wetland resource areas on the project. As of February 18, 2016, an NOI for the project was received from the Conservation Commission. Also, they have received endorsements from the Design Review Commission on most of the plan. He provided a brief overview of the minor modifications to the plan as originally presented, particularly to the Keigan site, referred to as Lot 9, in and around the wetlands area. The proposed access to the Big Y site has been straightened out. Building M was moved slightly to comply with setback requirements. Additional parking has been created east of Buildings G & H. He discussed some of the outstanding issues from the last meeting including the Town of Franklin easement over the property, the well property to the rear of the site. He stated he continues to engage the Town Attorney about the eventual termination of their existing easement and relocation of both the access and the utilities to the rear of the property; he stated they will provide the Town with a relocated access easement. He noted there will be no shared parking arrangements between the Big Y site and the new shopping center. He stated they are asking for parking waiver for a number of spaces: Lot 9 relief of 91 spaces; Lot 10 relief of 145 spaces, for a total of 236 spaces.

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Mr. Maglio stated if the project is approved a condition of approval should include the applicant needs to formalize an agreement with the Town for the relocation of the easement. As well, a condition should be included that the plans for the proposed improvements to the Route 140 intersection at Chestnut Street and King Street be submitted to DPW for review.

Mr. Cornetta stated he would work with the Town to accomplish this.

Mr. Maglio stated plans were revised but wants to confirm applicant will address any light spillage onto a home on Lewis Street.

Matt Crowley, BETA Group, stated project review began last October. Project is near sensitive environmental areas and in Water Resources District. They made sure project was in compliance with storm water management standards and Franklin bylaws. As of last Thursday he received GZA final analysis. Documents submitted have closed out all major issues on project from BETA's perspective.

Mr. Cerel emphasized there be an expressed condition that the easements be resolved to the Town's satisfaction prior to commencement of construction.

Motion to Close the Public Hearing for 300 & 340 East Central Street. Carroll. Second: Rondeau. Vote: 4-0-0 (4-Yes; 0-No).

Motion to Waive 236 parking spaces from the total of 675 parking spaces required for total of 439 parking spaces for 300 & 340 East Central Street. Carroll. Second: David. Vote: 4-0-0 (4-Yes; 0-No).

(1) ROLL CALL VOTE to approve the Special Permit to construct a shopping center with a total footprint of 40,000 s.f. or greater:

- a) Proposed project addresses or is consistent with neighbor or Town need.
Padula-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)
- b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
Padula-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)
- c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
Padula-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)
- d) Neighborhood character and social structure will not be negatively impacted.
Padula-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)
- e) Project will not destroy or cause substantial damage to any environmentally-significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication or compensatory measures are adequate.
Padula-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)
- f) Number, height, bulk, location and siting of building(s) and structures(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.
Padula-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)

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- g) Water consumption and sewer use taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.
Padula-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)

ROLL CALL VOTE:

The proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site.

Padula-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)

(2) ROLL CALL VOTE to approve the Special Permit to construct a motor vehicle service/repair station in the Commercial II Zoning District.

- a) Proposed project addresses or is consistent with neighbor or Town need.
Padula-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)
- b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
Padula-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)
- c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
Padula-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)
- d) Neighborhood character and social structure will not be negatively impacted.
Padula-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)
- e) Project will not destroy or cause substantial damage to any environmentally-significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication or compensatory measures are adequate.
Padula-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)
- f) Number, height, bulk, location and siting of building(s) and structures(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.
Padula-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)
- g) Water consumption and sewer use taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.
Padula-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)

ROLL CALL VOTE:

The proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site.

Padula-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)

(3) ROLL CALL VOTE to approve the Special Permit to construct a Filling Station: Chapter 185, Attachment 3, Use Regulation Schedule: Section 2.7.b: Motor vehicle service, repair: filling station in Commercial II Zoning District.

- a) Proposed project addresses or is consistent with neighbor or Town need.
Padula-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)

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- b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
Padula-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)
- c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
Padula-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)
- d) Neighborhood character and social structure will not be negatively impacted.
Padula-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)
- e) Project will not destroy or cause substantial damage to any environmentally-significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication or compensatory measures are adequate.
Padula-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)
- f) Number, height, bulk, location and siting of building(s) and structures(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.
Padula-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)
- g) Water consumption and sewer use taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.
Padula-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)

ROLL CALL VOTE:

The proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site.

Padula-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 4-0 (4-Yes; 0-No)

Discussion to Add to all three Decisions the following conditions: the waiver for the parking (already voted on), the town easement for access to the well, and submission of the signal plans to DPW for 300 & 340 East Central Street. Chairman Padula stated "add that to the decision before we endorse."

Mr. Halligan reentered the meeting.

7:15 PM **PUBLIC HEARING** – Continued
 Delfino Estates
 Definitive Subdivision

Documents presented to the Planning Board:

1. *iPhone Correspondence dated February 22, 2016 from Richard Delfino to Amy Love*
2. *Memorandum dated February 17, 2016 from Department of Planning and Community Development to Planning Board*
3. *Letter dated January 8, 2016 from Michael Maglio, Town Engineer, to Chairman Padula and members of the Franklin Planning Board*
4. *Letter dated January 20, 2016 from Mark Cerel, Town Attorney, to Franklin Planning Board*
5. *Letter dated January 21, 2016 from Phil Paradis, BETA Group, Inc., to Chairman Padula Franklin Planning Board*
6. *Memorandum dated January 13, 2016 from George Russell, Conservation Agent, to Franklin Planning Board*

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7. *Memorandum dated January 8, 2016 from G.B. McCarraher, Fire Chief, to Department of Community Planning and Development*
8. *Memorandum dated January 13, 2016 from Franklin Board of Health to Franklin Planning Board*
9. *Delfino Estates – A Private Definitive Subdivision, Franklin, Massachusetts, Plan Sheets 1-6, Prepared by Guerriere & Halnon, Inc., with date December 24, 2015*
10. *Abutters List Request Form, with Received by Planning date January 4, 2016*
11. *Abutters List Report, Town of Franklin, December 28, 2015*
12. *Form C – Application for Approval of Definitive Plan, with Received by Planning date January 4, 2016*
13. *Form R – Franklin Planning Board Subdivision Waiver Request F-3971, #1, #2, #3, #4, #6, #7, #9, #10, with Received by Planning date January 4, 2016*
14. *Form R – Franklin Planning Board Subdivision Waiver Request F-3791, #5, #6 with Received by Planning date January 4, 2016*
15. *Form R – Franklin Planning Board Subdivision Waiver Request F-3725, #8, #9, with Received by Planning date January 4, 2016*
16. *Certificate of Ownership with Received by Planning date January 4, 2016*
17. *Franklin Planning Board Public Hearing Notice Received by Town Clerk January 5, 2016*
18. *Delfino Estates, A Private Subdivision, Chestnut Street, Franklin, MA, Property Description, with Received by Planning date January 4, 2016*

Chairman Padula stated a continuance was requested to the March 21, 2016 Planning Board meeting.

Motion to Continue the Public Hearing for Delfino Estates, Definitive Subdivision to March 21, 2016. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

C. Endorsement: Limited Site Plan – Cold Chain Technologies

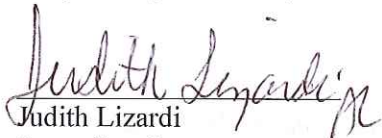
Motion to Endorse Limited Site Plan for Cold Chain Technologies. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No).

D. Acceptance of Meeting Minutes: January 25, 2016

Motion to Accept the January 25, 2016 meeting minutes. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No).

Motion made to adjourn. Carroll. Second: David. Vote: 5-0-0. Meeting adjourned at 8:16 PM.

Respectfully submitted,



Judith Lizardi
Recording Secretary