

Town of Franklin



Planning Board

April 4, 2016
Meeting Minutes

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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.

7:00 PM Commencement/General Business

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

A. Subdivision Regulations: Discussion to Amend the following:

- Chapter 300, Section 2 Definitions
- Chapter 300, Section 10(E) Dead End Streets

Mr. Bryan Taberner discussed proposed changes in the subdivision regulations. He provided members with updated draft amendments for the subdivision regulations. For **Chapter 300, Section 2 Definitions** would like to add the definition for "lot." Lot: An area of land in one ownership, with definite boundaries, used, or available for use, as the site of one of more buildings. This definition comes from the state regulations. As well, there is already a definition for a subdivision. With this new draft have now added the word "buildable" to the subdivision definition. He noted this definition comes also comes from the state definition, but this is for clarification purposes. In addition, propose to add the following final sentence to subdivision definition: A buildable lot shall conform to the zoning requirements of the zoning district in which the lot is located. This will make it more straight forward what this really means.

He also noted that currently, the drainage lot in a subdivision has to be the size of a buildable lot. Proposing to change that. At a Planning Board meeting in a few weeks he would like to come in and talk about that. In addition, Mr. Maglio has put together some amendments related to the subdivision regulations. To get all documents working together on storm drain issues he has made some proposed changes.

For **Chapter 300, Section 10(B) 4 Intersections & Alignment**, Mr. Taberner discussed the proposing to add in to two subsections the following:

- (b) The Board may, at its discretion, require plans to show ways for access, both vehicular and pedestrian, to adjoining property in the Town of Franklin which is not yet subdivided. Roads shall not provide access to undeveloped land in other towns.
- (d) Road right-of-ways, including cul-de-sacs, will be set back at least 10 feet from Town lines.

Chairman Padula asked if the 10 feet was going to be enough. He had suggested 50 feet.

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Mr. Taberner noted that it does not matter the number of feet in the set back. This applies to any roadway that is in a subdivision that is near a Town line. He stated that as of right now, a person could have two buildable lots and one of them could be the drainage lot and the roadway. This wording will clarify that it must be a buildable lot. The drainage lot will not have to be a buildable lot; it can be a drainage parcel.

Mr. Michael Maglio stated if there is more than one acre of disturbance they have to comply with the Massachusetts stormwater standards and meet the full requirements.

Chairman Padula stated that as far as the setback he would like to have at least 20 feet. Board members agreed to 25 feet.

Mr. Taberner stated he would schedule a public hearing on all three of these amendments.

7:05 PM **PUBLIC HEARING** – *Initial*
 Countryside Estates
 Subdivision Modification

Documents presented to the Planning Board:

1. *Memorandum dated March 30, 2016 from Department of Planning and Community Development to Planning Board*
2. *Letter dated March 10, 2016 from Michael Maglio, Town Engineer, to Chairman Padula and members of the Franklin Planning Board*
3. *Memorandum dated March 9, 2016 from George Russell, Conservation Agent, to Franklin Planning Board*
4. *Form C-1 Application for Approval of Modification Plan with Received by Planning date March 8, 2016*
5. *Certificate of Ownership with Received by Planning date March 8, 2016*
6. *Abutters List Request Form, with Received by Board of Assessors date February 17, 2016*
7. *Abutters List Report, Town of Franklin, February 18, 2016*
8. *Franklin Planning Board Public Hearing Notice with Received by Town Clerk date March 14, 2016*
9. *Modification of Countryside Estates Subdivision and Autumn Hill Subdivision Plan Sheet 1 of 1, Prepared by Guerriere & Halnon, Inc., with date February 24, 2016*

Applicant, Joel D'Errico, stated Mr. Anthony Marinella is going to grant to the owner of Lot 6 a 2,968 sq/ft. wide strip of land which will then become Lot 6A. It will be granted with an easement to the Town of Franklin.

Chairman Padula confirmed that the granting will not be making one of the Autumn Hill lots non-conforming.

Mr. Maglio stated the proposal involves moving property lines from one subdivision to the other in the transfer of a strip of property from the drainage parcel in Autumn Hill to a lot in Countryside Estates. The area will remain for drainage purposes and there will be an easement granted to the Town of Franklin. He stated he viewed the strip of land in the field and did not see any problems with the switch of the property lines.

Mr. Taberner stated applicant wants to move the property line and make one lot larger and one lot smaller. As this is from two different subdivisions, there are two subdivision modifications in front of the Planning Board. He does not have any issues with the plan.

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Chairman Padula requested the letter from the Conservation Commission dated March 9, 2016 be put in the approval.

Motion to Approve Subdivision Modifications for Autumn Hill Estates and Countryside Estates. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No).

7:10 PM **PUBLIC HEARING** – Initial
Autumn Hill Estates
Subdivision Modification

Documents presented to the Planning Board:

1. Memorandum dated March 30, 2016 from Department of Planning and Community Development to Planning Board
2. Letter dated March 10, 2016 from Michael Maglio, Town Engineer, to Chairman Padula and members of the Franklin Planning Board
3. Memorandum dated March 9, 2016 from George Russell, Conservation Agent, to Franklin Planning Board
4. Form C-1 Application for Approval of Modification Plan with Received by Planning date March 8, 2016
5. Certificate of Ownership with Received by Planning date March 8, 2016
6. Abutters List Request Form, with Received by Board of Assessors date February 17, 2016
7. Abutters List Report, Town of Franklin. February 18, 2016
8. Franklin Planning Board Public Hearing Notice with Received by Town Clerk date March 14, 2016

Chairman Padula noted this is the same as the previous hearing. He requested the letter from the Conservation Commission dated March 9, 2016 be put in the approval.

Motion to Approve Subdivision Modifications for Autumn Hill Estates and Countryside Estates. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No).

7:15 PM **PUBLIC HEARING** – Initial
722 Summer Street
Camp Haiastan
Site Plan

Documents presented to the Planning Board:

1. Memorandum dated March 30, 2016 from Department of Planning and Community Development to Planning Board
2. Email dated March 28, 2016 from Michael Maglio, Town Engineer, to Peter Glick, Senior Associate of Symmes Maini & McKee Associates
3. Letter dated March 25, 2016 from Peter Glick, Senior Associate of Symmes Maini & McKee Associates, to Chairman Padula and members of the Franklin Planning Board
4. Letter dated March 21, 2016 from Michael Maglio, Town Engineer, to Chairman Padula and members of the Franklin Planning Board
5. Memorandum dated March 29, 2016 from George Russell, Conservation Agent, to Franklin Planning Board
6. Memorandum dated March 21, 2016 from G. B. McCarragher, Fire Chief, to DCPD
7. Email dated March 14, 2016 from Michael Maglio, Town Engineer, to Amy Love, Program Coordinator, Department of Planning & Community Development
8. Franklin Planning Board Public Hearing Notice with Received by Town Clerk date March 15, 2016

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9. *Site Plan Review Booklet dated March 14, 2016, prepared by SMMA for Applicant Camp Haiastan of the Armenian Youth Federation, Inc. which includes:*
 - a. *Form P: Application for Approval of a Site Plan*
 - b. *Certificate of Ownership*
 - c. *Abutters List Request Form*
 - d. *Abutters List Report*
10. *Camp Haiastan Shower & Bath Facilities Four (4) Plan Sheets, prepared by SMMA with Received by Planning date March 14, 2016*

Motion to Waive the Reading. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No).

Mr. David Hamparian, Executive Director of Camp Haiastan, and Peter Glick, Civil Engineer of Symmes Maini & McKee Associates, addressed the Planning Board. Mr. Hamparian stated Camp Haiastan has been in Franklin for 66 years as a residential overnight camp operating mainly in the summer. It is a safe wholesome camping environment for youth. The proposed plan is to improve infrastructure with new, updated and water efficient bathroom and shower facility.

Mr. Glick provided an overview of the project. The camp is located on the east side of Summer Street with approximately 98 acres of land. The camp has recently had a septic system upgrade. The camp is also in the process of installing a new well. The proposed new facility has 22 boys' and girls' showers including handicapped accessible stalls, and 11 each boys' and girls' bathrooms. The facility will be connected to the current sanitary system and will connect to water system onsite. The limit of work was kept outside of the resource area and erosion control measures were provided. He stated based on the comments from the Department of Planning and Community Development's letter a stock pile area has been identified. They do intend to have exterior wall mounted lighting fixtures for safety. Spotlights from various areas will illuminate the sidewalk areas. He clarified that the existing bathhouse will be decommissioned and the building repurposed. Therefore, would like to keep the water and plumbing utilities as they are now while determine how to repurpose the building. Will shut water off in the meantime. The sanitary waste will go to a new sewer which is an onsite septic disposal. He noted there were a few comments from the engineering department and have provided them with drainage calculations. He noted the building is just a little more than 1,800 sq. ft. with sidewalks all around.

Chairman Padula asked for the added impervious amount and if this site ever had a site plan on record.

Mr. Taberner stated he did not believe there was ever a full site plan as the use has been there for more than 60 years. The proposed plan was designed with an existing conditions plan done a few years ago. They are a non-profit. DPCD is looking at health and safety issues.

Mr. Maglio stated the increased impervious area is just from the roof, approximately 2,600 sq. ft. There are no paved walkways, gravel only. There are no paved surfaces so no need to address stormwater quality. They are taking the stormwater runoff from the roof and putting it into leaching chambers under the ground. He stated he originally had comments, but those have been addressed. He has no outstanding comments and satisfied with what they have provided.

Mr. Taberner stated Planning Department, after talking to other departments, noted there is little impact between what they have today and what they are proposing. He would like to have BETA go out to make sure it is built according to design. The request for the waiver is for the initial peer review of their plans. Between engineering, planning, and other departments, it was not thought to be needed, but it is the Planning Board's decision. He does not believe there is any benefit in having BETA do a peer review of the project in general.

Mr. Hamparian stated the new propane tank will be underground.

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Chairman Padula stated this is a great upgrade, but expressed concern over what to call this as there was never an original site plan so how can this be a modification. He stated he would rather vote on approving this new 1,800 sq. ft. facility, not the whole site. Would like to take a vote on the improvement on the shower and bathroom facilities and when Planning Board endorses it, it will be reworded.

Motion to Approve the 1,800 sq. ft. bathhouse facility for 722 Summer Street. Carroll. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

B. Endorsement: Limited Site Plan Modification – 529 West Central Street – Midas

Mr. Halligan questioned if they were supposed to come back because there were some items not finished, and if anyone had done a site walk.

Mr. Taberner stated that what is being endorsed is the limited site plan modification that was approved so they could do what they have already been doing. This is not a Form-H. They still have work to do when the weather gets better.

Mr. Halligan clarified that the modification they are voting on is for the electric transformer.

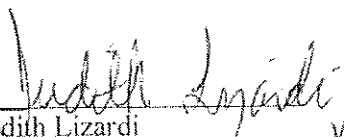
Motion to Endorse Limited Site Plan Modification for 529 West Central Street – Midas. Carroll. Second: Rondeau. Vote: 4-0-1 (4-Yes; 0-No; 1-Abstain by Chairman Padula).

C. Acceptance of Meeting Minutes: March 21, 2016

Motion to Accept the March 21, 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 7:43 PM.

Respectfully submitted,


Judith Lizardi
Recording Secretary 