

Town of Franklin



Planning Board

**June 7, 2021
Meeting Minutes**

Chair Anthony Padula called the above-captioned **Remote Access/Virtual Zoom Meeting** to order this date at 7:00 PM. Members in attendance: Joseph Halligan, William David, Gregory Rondeau, Rick Power, associate member Jennifer Williams. Members absent: None. Also present: Michael Maglio, Town Engineer; Amy Love, Planner; Matthew Crowley, BETA Group, Inc.

*As stated on the agenda, due to the continued concerns regarding the COVID-19 virus, the Planning Board will conduct a **Remote Access/Virtual Zoom Meeting**. 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 also provided on the agenda.*

7:00 PM Commencement/General Business

Chair Padula read aloud the Zoom platform call-in phone number and the Zoom link which were also provided on the meeting agenda.

A. Extension: Chestnut Street Senior Village

Chair Padula referenced a letter dated May 27, 2021, from Strong Point Engineering Solutions, Inc. on behalf of their client, Whitman Homes, in compliance with Standard Condition #2 of the Special Permit and Site Plan Modification Approval, requesting an extension to the approval term of the Special Permit issued October 15, 2018, for the referenced property at 0 & 51 Chestnut Street.

Motion to Approve Two-Year Extension starting today for Chestnut Street Senior Village. Halligan. Second: Rondeau. No Roll Call Vote Taken. Vote: 5-0-0 (5-Yes; 0-No).

B. Final Form H: 303 East Central Street – Horace Mann Plaza

Ms. Love reviewed that on May 20, 2019, the Planning Board approved an application for a Site Plan Modification for 303 East Central Street for a Change in Use. The applicant is requesting acceptance for the Final Form H. BETA performed a site observation and provided a report. She noted that when a Partial Form H was submitted in 2019, the following were outstanding items: The remaining work to be performed is the exterior and interior of the building, and the dumpsters should be placed in the enclosures that were constructed.

Mr. Crowley reviewed his Site Observation Report dated June 2, 2021, and noted an additional parking space was provided to the west of the ATM kiosk, and some repair is required to the existing dumpster enclosures and is anticipated to be performed in conjunction with general site maintenance.

Chair Padula requested the Zoning Enforcement Officer be contacted regarding the dumpster. Ms. Amanda Cavaliere of Guerriere & Halnon, Inc. commented on the dumpster and stated that it was noted in the request for the Final Form H that the applicant has retained a contract with a fence company to maintain the fence on a monthly basis. Mr. Halligan stated that the applicant did a very good job on the project.

Motion to Approve Final Form H: 303 East Central Street – Horace Mann Plaza. Halligan. Second: David. Roll Call Vote: Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No).

C. 81-P ANR: 725 Summer Street

Ms. Love reviewed that the applicant submitted a Form A application for an 81-P Plan review to accompany the plan of land on Summer Street, dated May 28, 2021. The purpose of the plan is to create two buildable lots shown with adequate frontage and lot area on Summer Street. The lots shown on the plan are conforming to zoning.

Ms. Amanda Cavaliere of Guerriere & Halnon, Inc. stated that there will be a common drive for the two lots. She stated that the purpose of this plan is the lot lines, not the easement.

Motion to Approve 81-P ANR: 725 Summer Street. Halligan. Second: David. Roll Call Vote: Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No).

Chair Padula discussed Margaret's Cove Reconsideration

Chair Padula stated that the reconsideration is to eliminate one street light as there is already a street light at the beginning, one in the middle, and one in the cul de sac. He noted that the discussion was not to eliminate two street lights; the discussion was to eliminate one street light. Mr. Halligan and Mr. Rondeau stated that they were okay with eliminating one street light. Mr. David reviewed that the light to be eliminated is at the beginning.

Motion to Eliminate one street light, not in the cul de sac and not at the beginning, to allow for three street lights evenly spaced in the subdivision. Rondeau. Second: David. Roll Call Vote: Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No).

D. Meeting Minutes: April 26, May 10 & May 24, 2021

Motion to Approve the Meeting Minutes for April 26, 2021. Halligan. Second: David. Roll Call Vote: Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Approve the Meeting Minutes for May 10, 2021. Rondeau. Second: David. Roll Call Vote: Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Approve the Meeting Minutes for May 24, 2021. Rondeau. Second: Power. Roll Call Vote: Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No).

7:05 PM **PUBLIC HEARING** – Continued
 Site Plan – 12 Forge Parkway
 Site Plan Modification
 Documents presented to the Planning Board are on file.

Mr. Gene Sullivan, civil engineer on behalf of the property owner, confirmed this is for a Site Plan Modification and Special Permit. Chair Padula noted that is not the way it was advertised.

Ms. Love reviewed that the applicant is proposing a change in use. The proposed use is for outdoor storage containers to be stored in the parking area. Storage facilities require a Special Permit in the Industrial Zoning District. Since no stormwater report was submitted, BETA was not asked to review the plans. She stated that the applicant provided a response to several issues from the last meeting. The previously approved plan on May 18, 2020, allowed for 84 parking spaces; the revised plan is proposing 84 parking spaces. She stated that the applicant indicated they will stack a maximum of two containers. She recommended this be added as a

Special Condition. She stated that the Planning Board expressed concern about moving the containers in the parking area. She stated that the applicant removed fencing in the area to allow better access to the containers. As well, the applicant agreed to meet with an abutter regarding extending the fence; she stated that she received an email that the meeting took place, and the applicant will be extending the fencing.

Chair Padula requested that Mr. Maglio explain the work being done in the detention area. Mr. Maglio stated that he is not aware of any work going on right now. Mr. Sullivan reviewed last year's application to extend the parking lot. A new infiltration basin was created; it is above ground. When the ponds were opened, it was not as sandy as they would like. They are putting in a sandier material to make sure the basin performs as intended. Mr. Crowley confirmed that no more trees would be cut down. Mr. David stated that he visited the site today. He suggested installing arborvitaes or a tall fence or both. They need a fence for sight and noise.

Ms. Rachel Klawson, 19 Stone Ridge Road, confirmed that she, abutter John Gordon, and another condo owner met with Mr. Sullivan today. She stated Mr. Sullivan showed them where the fence will be extended around the basin, and she is happy with what he is recommending to provide more privacy and security. She expressed concern that the tenant/company is going to operate on the weekends creating activity and noise.

Mr. John Gordon, 17 Stone Ridge Road, stated that he is not happy about this. The two major issues are view and sound. A fence cannot be built tall enough regarding the view. He stated concern about the noise and mentioned forklifts, back up alarms on trucks, and containers being moved with metal-on-metal noise. No one wants that in their backyard. He requested Saturday hours be curtailed or eliminated. Mr. Sullivan stated the client said their hours were 8 AM to 6 PM. Mr. Gordon stated that this is not the intent of what this lot was to be used for; he wants the applicant to mitigate the noise. Mr. Rondeau suggested a 10 ft. fence and some arborvitaes which will grow to 20 ft. tall and block the noise. He asked about snow removal. Mr. Sullivan stated the fence will be an 8 ft. tall PVC fence. He stated that he is willing to plant arborvitaes along the parking area. Ms. Williams asked if there will be any stormwater analysis done regarding how the containers may affect the drainage. Mr. Sullivan stated there is a space between the containers for the water to get through. He does not foresee an interruption of the drainage. He noted the applicant is present at the meeting. He discussed snow removal. He confirmed the containers outside will be empty; the only containers with materials in them are stored within the building.

Chair Padula discussed the forklifts and trucks having back up alarms. He explained that as this is a Special Permit, the Planning Board can ask for special criteria to be added to the Site Plan to make it work. Therefore, if the Planning Board wants to request a 10 ft. fence, arborvitaes, reduced or eliminated Saturday hours, the Planning Board can request it. He stated that he may want a photometric plan to show there is no light spillage. Mr. G. Costas stated that the containers set directly on the pavement. Water would pass under the frame of the container. He explained their plan for snow clearing. He stated that the main focus of the business is near the warehouse. Ms. Love stated this Change of Use became a Special Permit because of the storage facility use in the Industrial Zone. Chair Padula confirmed with Mr. Costas that they do not store hazardous waste.

Ms. Kathie Eagan, President of the Board of Trustees of Stone Ridge, asked if there if there is any lighting in the parking lot that would be on throughout the evening. She confirmed with Mr. Sullivan that they would not be putting spot lights on the containers for security. She discussed the potential noise level. She said there are eight to sixteen units affected by this change in use; they are concerned about property values and aesthetics of the community. She asked for arborvitaes and noise abatements along the fence. Mr. Sullivan state they have committed to do that. He stated they provided a photometric plan. Ms. Klawson asked about the loading procedures, the use of the forklift, the amount of activity, and the container locations. She asked if there was anything that can be done about the Saturday activity. Mr. Sullivan stated that he could try to minimize the Saturday activity. Mr. Halligan asked about the seven additional loading dock doors and the flow of the trucks. Mr. Sullivan discussed that the seven loading docks doors were already approved;

however, they are not building them as they are not needed. He stated that this tenant is a more benign use than what was already approved.

Chair Padula asked the Planning Board members what they would like for approval as this is a Special Permit. Mr. Halligan stated that he is okay with the Saturdays as long as the applicant installs a 10 ft. fence and arborvitaes; Mr. Power agreed as it is an Industrial Zone next to a Residential Zone. Mr. Sullivan stated that he would install a 10 ft. fence. Ms. Klawson stated that Saturdays are a very big deal regarding the noise; it is very disruptive on a Saturday from 8 AM to 3 PM. Ms. Williams requested that the applicant provide additional analysis regarding the acoustics with the fencing and arborvitaes to achieve the intent of reducing sound impact. Chair Padula discussed that the height of the vehicles that make the noise will be below the 10 ft. height of the fence. Mr. David agreed with the installation of the arborvitaes and the 10 ft. fence. Mr. Sullivan suggested 6 ft. on center for the planting of the arborvitaes.

Motion to Close the public hearing for Site Plan – 12 Forge Parkway, Site Plan Modification. Halligan. Second: Rondeau. Roll Call Vote: Padula-YES; Halligan-YES; Rondeau-YES; Power-YES; David-YES. Vote: 5-0-0 (5-Yes; 0-No).

Chair Padula reviewed the conditions: 10 ft. fence, arborvitaes planted 6 ft. on center, no light spillage on residential properties, and the hours of operation for Saturday starting at 9 AM. This item will be voted on at the next meeting.

7:10 PM **PUBLIC HEARING** – *Continued*
 Site Plan – 27 Forge Parkway
 Site Plan Modification
 Documents presented to the Planning Board are on file.

Chair Padula stated that this public hearing will be continued.

Motion to Continue Site Plan – 27 Forge Parkway, Site Plan Modification, to July 12, 2021. Rondeau. Second: David. Roll Call Vote: Padula-YES; Halligan-YES; Rondeau-YES; Power-YES; David-YES. Vote: 5-0-0 (5-Yes; 0-No).

7:15 PM **PUBLIC HEARING** – *Continued*
 Olam Estates – 900 Washington St
 Definitive Subdivision
 Documents presented to the Planning Board are on file.

Chair Padula stated that this public hearing will be continued.

Motion to Continue Olam Estates – 900 Washington Street, Definitive Subdivision, to June 21, 2021. Rondeau. Second: David. Roll Call Vote: Padula-YES; Halligan-YES; Rondeau-YES; Power-YES; David-YES. Vote: 5-0-0 (5-Yes; 0-No).

Chair and Member Comments

Ms. Love discussed that the Planning Board will be able to hold their meetings in the Council Chambers at Town Hall beginning June 21, 2021. She discussed that the State extended the temporary orders for hybrid in-person/online meetings until September 1, 2021. She suggested offering Zoom as well when going to the Council Chambers. She stated that the Planning Board members need to consider continuing to receive electronically all the correspondence documents for the meetings. Members can bring their own electronics, or the Town can offer each member a Chromebook to access the electronic information. She stated that she can provide paper copies of the plans. She stated that it was recommended to allow the public to have access to the Planning Board meetings via Zoom. Discussion commenced about the hybrid in-person/Zoom

meetings. Ms. Love stated that the Planning Board has the option to choose for each meeting whether they want to meet in person or meet via Zoom. Planning Board members agreed that the Chair should decide whether each meeting should be held in person or via Zoom. Ms. Love asked members to notify her this week if they would like a Chromebook.

Mr. Rondeau asked how about the outcome for Panther Way regarding people getting blasted with sand during the wind. Mr. Maglio stated that he spoke with the applicant; the applicant indicated that he would take care of it. Mr. Maglio stated that he will ride by the location tomorrow to see the condition. Mr. Rondeau asked that the site be stabilized.

Ms. Love announced that the Housing Production Plan is still open for public comment. Public comment will close on June 25, 2021. She will have it on the June 21, 2021, meeting agenda under General Business.

Motion to Adjourn the Remote Access/Virtual Zoom Planning Board Meeting. Halligan. Second: Power. Roll Call Vote: Padula-YES; Halligan-YES; Rondeau-YES; Power-YES; David-YES. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 8:27 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary

******Planning Board approved on July 12, 2021.***