

Town of Franklin

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PLANNING BOARD

March 14, 2022 Meeting Minutes

Chair Gregory Rondeau called the above-captioned meeting held in the Town Council Chambers at 355 East Central Street, Franklin, MA, to order this date at 7:00 PM. The public had the option of attending the meeting live at the Town Hall, dialing into the meeting using the provided phone number, or participating by copying the provided link. Members in attendance: Gregory Rondeau, Chair; William David, Vice Chair; Beth Wierling, Clerk; Rick Power; Jennifer Williams (via Zoom); Jay Mello, associate member. Members absent: None. Also present: Amy Love, Planner; Michael Maglio, Town Engineer; Gary James, BETA Group, Inc.

7:00 PM Commencement/General Business

Chair Rondeau reviewed the Zoom platform call-in phone number and the Zoom link which were provided on the meeting agenda. The meeting was audio and video recorded.

A. Final Form H: 79 Grove Street – Grove Street Towing

Ms. Love reviewed that the Planning Board approved a Special Permit and Site Plan Modification on December 3, 2018, to add an additional egress to the site. The egress is not to be used for the public but to be used only by the employees and owner. She stated that BETA provided an onsite report of the observation performed on March 10, 2022. She noted that the applicant provided one field change to reduce the egress from 15 ft. to 14 ft. She stated that since this is a private driveway, DPCD does not see any concerns.

Mr. Maglio stated that he had no concerns.

Motion to Approve Final Form H: 79 Grove Street – Grove Street Towing. Power. Second: David. Roll Call Vote: Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0-0 (5-Yes; 0-No).

B. Final Form H: Glen Meadows Leasing Office

Ms. Love reviewed that the Planning Board approved a Limited Site Plan Modification for Glen Meadows leasing office on June 3, 2019. The applicant submitted a Partial Final Form H and Engineer's Certificate of Completion and a list of uncompleted items. BETA has provided an onsite report with a description of the existing conditions. She stated that the applicant originally did not have the drainage to collect the roof runoff; in the last few days that has been installed. She stated that BETA sent her an email this afternoon that stated the applicant has completed the grading and added the downspouts; the as-built looks the same. She stated that she believes the applicant only has landscaping left to do; other than that, the site is pretty much complete. Chair Rondeau asked how many of the 9 or 10 items on the incomplete list were still outstanding.

Mr. Anthony Lorusso, applicant (via Zoom), stated that everything is done except they wanted to add a bigger patio area and add two natural gas grills which are not on the original site plan. All the loam is spread and every item is checked off. Chair Rondeau asked that the grills be located on a drawing and stated that he would like some feedback that they are in a safe location.

Mr. Maglio stated that BETA has been doing the site inspections. He would like to see something on the increased size of the patio and location of the gas grills. Mr. Lorusso stated that they would like a Partial Form H tonight and will add the requested information to the plan. Chair Rondeau suggested the applicant run the proposed changes by a few departments to make sure it makes sense before they come back for a final. Ms. Love stated that the applicant submitted a revised as-built this morning that has some of the changes; however, they will need an updated as-built with all the changes. Discussion commenced on the items completed. Chair Rondeau confirmed the Planning Board members agreed to reference the BETA list in the Partial Form H.

Motion to Approve Partial Form H: Glen Meadows Leasing Office including a revision to include the BETA memo dated March 10, 2022. Wierling. No Second Made. Roll Call Vote: Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0-0 (5-Yes; 0-No).

C. Endorsement: 5 Fisher Street

Ms. Love stated that she did not include a memo; she would refer to BETA. She stated that she, Mr. James, and the applicant's engineer had a Zoom call approximately 1.5 weeks ago regarding outstanding items for endorsement. She noted that the engineer said he would revise the plans and send them over which they did; however, upon review, the changes were not incorporated.

Mr. Maglio stated that a condition of approval was they incorporated BETA's review letter from December 2, 2021, which had a list of 10 items which were supposed to be addressed; there are some items still outstanding.

Chair Rondeau confirmed the Planning Board would take no action on this item tonight.

7:05 PM **PUBLIC HEARING** – *Continued*
120 Constitution Blvd
Site Plan Modification
Documents presented to the Planning Board are on file.

Ms. Katie Enright of Howard Stein Hudson, project engineer on behalf of the applicant, addressed the Planning Board for a parking lot expansion. She stated that the building was constructed with 23 parking spaces. When they were previously before the Planning Board, the property owner was looking to accommodate the 30,000 sq. ft. building with additional parking and wanted to bring the parking to 69 spaces in total which was an addition of 46 spaces. They are back before the Planning Board and they are now looking at an addition of 27 parking spaces. This would bring the total to 50 spaces which would allow the tenant to operate as they would like to. She explained that this would add parking in the back and some additional spaces to the front of the building. She explained the two phases of proposed construction. She stated that the impervious surface has been considerably reduced from what they had proposed previously. She stated that all the truck turning movements have been confirmed. She reviewed the proposed striping. She reviewed the areas of reduced pavement and proposed landscaping. She discussed proposed drainage and infiltration on the site as shown on the plans. She stated that they have also provided an updated lighting plan and an updated planting plan which she reviewed. She stated that they received letters from the Planning staff and the Town Engineer.

Mr. Maglio reviewed his letter dated March 8, 2022, and offered the following comments. He noted that while the new parking area is called out with vertical granite curb, the existing parking area has cape cod berm. There are some proposed modifications within the existing parking area that will reconstruct sections of cape cod berm to be consistent with the remainder of that area. He reviewed that there are two proposed underground ponds: one is an infiltration basin (IB1) and the other is a detention pond (DB1). While the

infiltration basin has the required 2 ft. of clearance between the bottom of the system and estimated high ground water, the underground detention basin is designed to sit 4 in. below estimated high ground water level and be wrapped in poly-barrier material to provide separation. He stated that he does not believe the poly-barrier material will be able to provide a watertight separation from ground water given seams in the material and potential for puncture during construction. For Pond DB1, the detail indicates no stone foundation under the chambers whereas the manufacturer's details call for a minimum of 6 in. of stone below the chambers. He indicated that the proposed weirs for DMH 2 and DMH4 should be detailed on the plans.

Mr. James stated that the project engineer is doing her best to meet the stormwater standards. Mr. David discussed the pipes to be removed and the hydrant to be removed and reused. He asked where it would be located. Ms. Enright explained the new location on the plans. She stated that snow storage would be added and she can relocate the dumpster; she will put it on the plans. Ms. Williams asked if any additional pedestrian sidewalks would be added for access to the front door of the building. She asked if any additional striping should be indicated on the plan for the benefit of the employees; she noted it was a challenging site due to grading. Ms. Enright stated that if they were to run a sidewalk, they would do it close to the building. Chair Rondeau asked that it be looked at with DPW and BETA.

Motion to Continue 120 Constitution Boulevard, Site Plan Modification, to April 11, 2022. Power. Second: David. Roll Call Vote: Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0-0 (5-Yes; 0-No).

7:10 PM **PUBLIC HEARING** – *Initial*
 Upper Union St
 Site Plan
 Documents presented to the Planning Board are on file.

Motion to Waive the reading. Wierling. Second: David. Roll Call Vote: Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0-0 (5-Yes; 0-No).

Mr. Nick Dewhurst of Bohler Engineering (via Zoom) addressed the Planning Board and stated that Mr. Randy Miron of Bohler Engineering and Mr. David Sisson, project architect, were also in attendance via Zoom. He noted that Mr. Matt Clark, owner/developer of TMC Holdings and Development, was not able to attend tonight's meeting. He stated that in 2005 the Planning Board approved the Union Street Business Park. The original approval was for three separate multi-unit industrial buildings with associated utilities and drainage. The developer built the western most building and the parking. He then subdivided the land and never moved forward with construction phases two and three with their associated buildings and parking. The developer also cleared the adjacent lot. He stated that since that time the current applicant has purchased the lot and is looking to build an identical type of use: a 42,750 sq. ft. multi-tenant industrial building with parking, drainage, and landscaping. He stated that they received a Certificate of Vote from the Design Review Commission. He stated that the project proposes 90 parking spaces and there are 15 bays within the building. He explained that different tenants can rent one or multiple units; each unit has an overhead door and a pedestrian door. The project proposes two retaining walls, one on either side of the site to help with grading, and two trash enclosures surrounded by 6 ft. high white vinyl fencing. He stated that a photometrics plan was included. He stated that a new standing sign in the front is proposed. The sign was designed to be identical to the neighboring sign. He reviewed the proposed utility plan to tie into existing water and sewer mains. He reviewed the drainage and stormwater management plan; he stated that they just received comments from Planning, DPW, and BETA.

Mr. Sisson provided a review of the architectural aspects and noted that the building is covered with an architectural panel in forest green.

Ms. Love noted that the applicant must file with the Conservation Commission as there are some wetlands in the rear of the property. She stated that the applicant has not requested any waivers for the site. She noted that the applicant has referred to a street address of 839 Upper Union Street; however, this parcel does not have a street address. She stated that the applicant will need to request a street number from the DPW. The applicant is proposing cape cod berm throughout the site, except, as required, the entrance is vertical granite curb. She stated that the Planning Board may inquire what the hours of operation will be. She stated that the applicant should provide information if there will be any outside storage. She stated that the handicap spaces are located across from the entrance ways; the Planning Board may want to consider adding the spaces next to the buildings. She stated that if the applicant is going to rely on the abutting properties drainage system, they should be a co-applicant on the application.

Mr. Maglio reviewed his letter to the Planning Board dated March 9, 2022, and discussed the following comments. He noted that although only required in Commercial I, Commercial II, and Business Zones, consideration should be given to constructing a sidewalk along the street frontage as there are currently concrete sidewalks along the frontage of the two adjacent properties. There is a proposed retaining wall along the right side of the plan view that is 11 ft. tall and is shown approximately 1 ft. off the property line. As this wall will be retaining the soils from the adjacent site, he questioned its constructability without the need for an easement from the adjacent property. He noted that the sewer main on the adjacent property would be approximately 10 ft. behind this proposed wall. The plan identifies a proposed retaining wall within the rear utility easement and over the existing water main that runs through that easement. The DPW does not want to see any wall or other structures constructed over the Town's water or sewer mains. The grading plan shows proposed cuts of 2 ft. to 3 ft. over the existing water mains that run along the front and rear of the site. Removing this amount of material over the existing lines will reduce the amount of protective cover and may require relocating the water mains to a lower depth. The proposed drainage system is designed to connect to the existing drainage system on the adjacent lot that was approved and constructed in 2005. He stated that while he does not necessarily oppose a proposed connection to the adjacent property's drainage system, the applicant needs to demonstrate that this project meets all current stormwater standards including the Town's Stormwater bylaw section 153-16, revised February 17, 2021.

Mr. James stated that he had significant issues in terms of the stormwater associated with the site. He noted that the old system was designed in 2005. He stated that not only does the new site not meet the requirements of the stormwater standards, but the existing site does not meet the standards. He stated that the ability to be able to utilize that system is a real question. The applicant has some work to do to prove that. He stated that the applicant is counting the parking spaces in front of the garage doors; he is not sure if they are legitimate parking spaces. He stated that in regard to the landscaping, they do not have enough trees. He stated that there is a residential development within 500 ft. and there are associated screening requirements. He stated agreement with comments made by Mr. Maglio. Planning Board members made comments and asked questions.

Mr. Dewhurst stated that for a building use such as this, it is typical to have parking spaces along the face of the building as shown on the proposed plan. He stated that with their experience with the adjacent property, there seems to be a lack of parking spaces; he stated that is why they are providing more parking than the bylaws require. Ms. Wierling requested the parking spaces line up with the loading dock. Ms. Williams stated that it seemed odd that the handicap spaces were not as close to the building as possible; she would like to see them closer to the building. She stated that it might be nice to see more trees or landscaping in the front of the building.

Chair Rondeau asked if the detention basin overflows into the industrial park. Mr. Maglio stated that he believes that the adjacent site is tied into the industrial park, but he is not 100 percent sure. Chair Rondeau asked for homework to be done on that. He stated that curbing is typically slant granite or vertical granite

throughout the site. Mr. Dewhurst noted the construction of the retaining wall and the grading easement. Mr. David asked if bollards are required in front of the corners of the garage doors to protect the building.

Motion to Continue Upper Union Street, Site Plan, to April 11, 2022. Wierling. Second: Power. Roll Call Vote: Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0-0 (5-Yes; 0-No).

7:15 PM **PUBLIC HEARING** – *Initial*
341 Union Street
Special Permit & Limited Site Plan
Documents presented to the Planning Board are on file.

Motion to Waive the reading. Wierling. Second: David. Roll Call Vote: Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0-0 (5-Yes; 0-No).

Mr. Rick Goodreau of United Consultants, Inc. and Mr. Robert Vozzella, applicant, addressed the Planning Board for a change in use at the property with a Special Permit for brewery, distillery, or winery production with Tasting Room. Mr. Goodreau explained that there would be a small kitchen area and restrooms within the lower level of the building. He stated that 19 parking spaces are required, and they have three excess spaces which they will utilize for snow storage and a dumpster. They have a patio area for outdoor seating with screening around the edges of the abutting property. He reviewed the proposed changes to the utility system and stormwater system which included some rain gardens. He stated that they have received comments from the Building Commissioner, Town Planner, and Town Engineer.

Ms. Love stated that the applicant filed for a Special Permit for §185 Attachment 4, Section 3.13 – Brewery, distillery or winery production with Tasting Room. BETA was not asked to review the plans. She stated that the Planning Board can determine if they want BETA to review this. She stated that the applicant should provide the location of the dumpster. She stated that parking is required at one space per 500 sq. ft. The required amount of parking is 19 spaces; the applicant has provided 22 spaces. She noted that 8 of the 22 spaces are located in front of the building. She stated that if there is access to the back of the building from the front of the building, it should be noted on the plans. She stated that the applicant should show on the plans the abutting structure locations and provide sidewalk details. She stated that signage should be shown on the plan and will require recommendation from the Design Review Commission. She noted that two abutters have provided letters of support which were included in the Planning Board's meeting packet.

Mr. Maglio reviewed his letter to the Planning Board dated March 10, 2022, and discussed the following comments. He reviewed that this project is a redevelopment of an existing site, and the applicant is proposing a net reduction in impervious area and installation of several rain gardens to improve the existing drainage on site. It appears the current design meets the new Town stormwater bylaw regarding redevelopment projects; however, the designer should provide a note on the plan identifying the total of the existing and proposed impervious areas. A detail for the proposed walkway along the new parking area including an accessible curb ramp should be provided. He noted that vertical granite curb will be required for the entrance radii within the Town right-of-way, and a detail should be provided.

Planning Board members asked questions. Mr. Vozzella stated that they will discontinue using the existing site. He stated that the neighbors closest to the proposed patio support him. Mr. Goodreau stated that he would provide the dimensions and the distance to the neighbors on the plan. Mr. Vozzella stated that they do not have music past 8:30 PM and it is usually acoustic. Mr. David requested bollards be installed. Mr. Goodreau stated that this was filed as a modification to a site plan for a change in use. Chair Rondeau requested an initial site plan be generated so they could then see the modification. Mr. David asked about the kitchen and the restrooms. Ms. Williams noted the adjacent parking lot and stated there is a lot of traffic

in that area. She stated that it might be beneficial to have a fence separate the two properties. She asked if there were any plans to put sidewalks on this part of Cottage Street. Mr. Maglio stated that section of Cottage Street is still under moratorium as it was constructed about four years ago. A sidewalk was added on the other side of the street.

Mr. Goodreau stated that all the comments will be put into a final design. Mr. Vozzella stated that his current agreement with Downtown Sports regarding parking will continue; he stated that they would not be putting in a fence there. Discussion commenced regarding the rain garden locations and curbing/bollards for safety. Ms. Williams reviewed her concern about having a delineation between the two properties so a vehicle would not go into the rain garden. Mr. Mello asked about the curbing around the rain garden. Mr. Goodreau stated that none was proposed. Mr. Vozzella stated that all the existing overhead doors would be left except for one. Chair Rondeau suggested screening for any rooftop units and requested the noise rating.

Motion to Continue 341 Union Street, Special Permit & Limited Site Plan, to April 11, 2022. Rondeau. Second: Wierling. Roll Call Vote: Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0-0 (5-Yes; 0-No).

Ms. Wierling requested that residents fill out the Franklin for All survey available on the website until April 1, 2022.

Motion to Adjourn the Planning Board Meeting. Rondeau. Second: Wierling. Roll Call Vote: Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0-0 (5-Yes; 0-No).

Meeting adjourned at 8:31 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary

***Planning Board approved at the April 11, 2022 Meeting