

# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



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## PLANNING BOARD

### November 21, 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; Jay Mello, associate member. Members absent: None. Also present: Amy Love, Town Planner; Michael Maglio, Town Engineer (via Zoom); Gary James, BETA Group, Inc. (via Zoom).

#### 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. Endorsement: 341 Union Street**

Ms. Love stated that this was a Limited Site Plan and Special Permit for La Cantina Winery that is going to open business at 341 Union Street. She stated that the Planning Board voted to approve the Limited Site Plan and Special Permit on June 6, 2022. The Certificate of Vote has been added to the Site Plans. She stated that there were no special conditions except the applicant would need to go to Design Review for any signage.

*Motion to Endorse 341 Union Street. Wierling. Second: Williams. Vote: 5-0 (5-Yes; 0-No).*

#### **B. Meeting Minutes: October 3 & October 17, 2022**

*Motion to Approve the Meeting Minutes for October 3, 2022. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).*

*Motion to Approve the Meeting Minutes for October 17, 2022. Williams. Second: Wierling. Vote: 5-0 (5-Yes; 0-No).*

#### 7:05 PM PUBLIC HEARING – Continued

##### **700 Union Street**

Site Plan Application

*Documents presented to the Planning Board are on file.*

Mr. Joshua Kline, Engineer of Stonefield Engineering, representing the applicant Primrose School, addressed the Planning Board for the proposal to construct a 13,525 sq. ft. daycare with 50 parking spaces. He stated that they were before the Planning Board a few weeks ago. He stated his hope is to wrap up a few final items. He showed and explained the revised plan. He stated that they have addressed all the town engineer's comments. He stated that all BETA's comments have been addressed or are items that will be handled post-construction such as some stormwater related items.

He stated that they are proposing a painted crosswalk for pedestrian access, and they are proposing a sidewalk or path down to the front entrance of their school.

Ms. Love stated that at the last meeting the Planning Board members discussed the four waivers requested. She stated that she had some suggested conditions based on BETA's review. Mr. Maglio stated that all his previous comments were addressed. He stated that the only outstanding item had to do with the sidewalk going all along the frontage of the property; they do show the connection to their site.

Mr. James stated that the applicant has addressed most of BETA's comments; the only item outstanding was when they added the sidewalk connection out front, they added a little bit of impervious which they need to address in the pre-treatment required. Planning Board members asked questions and made comments.

***Motion to Close the public hearing for 700 Union Street, Site Plan Application. Rondeau. Second: Power. Vote: 5-0 (5-Yes; 0-No).***

***Motion to Accept the following waivers:***

- 1. 185-31.C(4)(e) – Minor light overspill beyond property at driveway location.***
- 2. 185-28 - Required sidewalk along frontage.***
- 3. 185-29 - Required curbing along frontage.***
- 4. 185-32.A - Foundation wall height.***

***Wierling. No Second Made. Vote: 5-0 (5-Yes; 0-No).***

***Motion to Accept the following waivers:***

- 1. Provide long-term Prevention Plan or include as of the operation & Maintenance Plan.***
- 2. Applicant is to provide the necessary agreements for the site utilizing the existing sewer and drain easements.***
- 3. A revised Stormwater Pollution Plan is to be submitted prior to the start of construction.***
- 4. A test pit is to be completed in the footprint of the new underground infiltration system prior to the start of construction to confirm soil suitability.***

***Wierling. No Second Made. Vote: 5-0 (5-Yes; 0-No).***

***Motion to Approve the Plan Set for Primrose School Company at 700-712 Union Street. Wierling. Second: David. Vote: 5-0 (5-Yes; 0-No).***

7:10 PM      **PUBLIC HEARING** – Continued  
                 ***704 Washington Street***  
                 Site Plan Application  
                 Documents presented to the Planning Board are on file.  
                 **TO BE CONTINUED**

Chair Rondeau stated that the applicant requested the hearing be continued.

***Motion to Continue the public hearing for 704 Washington Street, Site Plan Application, to December 5, 2022. Rondeau. Second: Wierling. Vote: 5-0 (5-Yes; 0-No).***

**General Business (continued)**

**C. Discussion: Subdivision Changes**

Ms. Love reviewed that the Planning Board requested that DPCD review the subdivision regulations, Section 300-13 – Other Improvements, in regards to both sidewalks and landscaping be installed prior to the occupancy permit. She explained that she put together a draft to the proposed amendments to the Subdivision Rules and Regulations. She read aloud some of the wording of the draft. Planning Board members asked questions and made comments about the language for the sidewalk and tree requirements when building the homes in the subdivision and where the sidewalk would be required to start. Mr. Mello stated that he would draft some wording regarding what was discussed and provide it to Ms. Love. Ms. Love stated that a public hearing has been scheduled for December 5, 2022.

***Motion to Adjourn the Planning Board Meeting. Rondeau. Second: Wierling. Vote: 5-0 (5-Yes; 0-No).***

***Meeting adjourned at 7:23 PM.***

Respectfully submitted,

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Judith Lizardi,

Recording Secretary

***--Planning Board Approved Minutes at December 5, 2022 Meeting***