

Town of Franklin

355 East Central Street
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PLANNING BOARD

December 5, 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 (via Zoom); Jennifer Williams; Jay Mello, associate member. Members absent: None. Also present: Amy Love, Town Planner; Michael Maglio, Town Engineer; 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. Meeting Minutes: November 7 & November 21, 2022

Motion to Approve the Meeting Minutes for November 7, 2022, and November 21, 2022. Rondeau. No Second Made. Roll Call Vote: Rondeau-Yes; David-Yes; Wierling-Yes; Williams-Yes; Power-Yes. Vote: 5-0 (5-Yes; 0-No).

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

704 Washington Street

Site Plan Application

Documents presented to the Planning Board are on file.

Mr. Edward Cannon, attorney on behalf of Amego, Inc.; Mr. John Randall, President of Amego, Inc.; Ms. Bethany McCann of Amego, Inc. (via Zoom); Mr. Bill Masiello, architect (via Zoom); Mr. Adam Hunt of Level Design Group (via Zoom); and Mr. Dan Campbell of Level Design Group (via Zoom) addressed the Planning Board for the proposal to demolish an existing house and construct two new group homes. Mr. Cannon stated that they were before the Planning Board in August; Amego completed a lot of work since then. He stated that they passed through Design Review Commission, and they have worked closely with Town Engineer Michael Maglio to address concerns. He stated that the photometric plan is not yet done; therefore, tonight's public hearing will not be able to be closed.

Mr. Hunt reviewed the status of the revised plan. He stated that the plan has been revised to have it pushed over to the west side of the lot abutting the neighboring Amego property. He discussed the revised parking area. He noted curb openings for the drainage. He stated that they added a bio-retention basin instead of a forebay; they are working on the comments from BETA on this. He stated that they added a utility sheet to the plans. He stated that they have a preliminary septic layout. He noted the stormwater and the swale. He stated that the front was revised, and they have a different curb cut to improve the sight distance.

Mr. Masiello stated that they submitted an initial photometric plan which was sent to Design Review Commission and approved. He stated that the plan has not been updated for the adjustment to the parking lot and the adjustment to the entrance; it will be modified for those changes. He stated that the buildings are very similar to the buildings next door. He reviewed the planting plan which was submitted to the Design Review Commission. He showed and reviewed the images of the buildings and color scheme.

Ms. Love reviewed comments from the Planning Board's August 8, 2022, meeting. She stated that the Planning Board requested snow storage be added which the applicant has provided. The applicant has provided details for curbing, landscaping, and paving. The applicant filed with the Design Review Commission and received the recommendation. The applicant stated that the lighting plan will be submitted showing the location of the lights. She stated that the Fire Department provided an updated letter.

Mr. Maglio stated that with the revision, most of his previous comments have been addressed. He stated that they noticed on the revision of the parking layout the plan showed 20 ft. deep parking stalls and 20 ft. aisle widths; however, there was inconsistency with the size layout on the details. This should be corrected so the plans and details are the same, and they meet the required size regulations.

Mr. James stated that the applicant made significant plan changes to the site. He stated that Mr. Hunt touched on most of his comments. He stated that the fire retention basin has to be modified. He stated that they are going to have to provide some form of treatment for the rear side such as a small rain garden or bio retention area. He noted that they modified the driveway; he discussed the new line of sight. He stated that he does not see the need to remove the stonewall. He noted that he would like to see more landscaping along the east side of the parking lot; it is a 23-space parking lot in a residential zone.

Planning Board members asked questions and made comments. Mr. Masiello stated that one of the houses will be fully ADA compliant and the other will be a modified-ADA compliant house. He stated that each building will be fully sprinkled; this is noted on the documents submitted for a building permit. Mr. Hunt stated that the total impervious coverage is 21 percent.

Chair Rondeau noted items including that the site lighting photometric plan will be part of the next submission, additional landscaping on the left side of the site, design review drawings are part of the packet, take enough to create the entrance of the stonewall at the entry, a sidewalk through the front entryway, and septic under the parking lot falls under the Board of Health. Mr. Randall stated that the bank financing requested two septs instead of one. Mr. Hunt agreed everything would be all set for the January 9, 2023, meeting.

Motion to Continue the public hearing for 704 Washington Street, Site Plan Application, to January 9, 2023. Rondeau. Second: Williams. Roll Call Vote: Rondeau-Yes; David-Yes; Wierling-Yes; Williams-Yes; Power-Yes. Vote: 5-0 (5-Yes; 0-No).

7:10 PM **PUBLIC HEARING** – *Initial*
Subdivision Rules & Regulations
Section 300-13 Other Improvements
Documents presented to the Planning Board are on file.

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

Ms. Love reviewed that the Planning Board requested that DPCD review the subdivision regulations, Section 300-13 – Other Improvements, in regard to sidewalks and landscaping being installed in the particular lot being purchased prior to the occupancy permit for the lot. The draft to the proposed amendments to the Subdivision Rules and Regulations and the public hearing notice were provided in the meeting packet.

Chair Rondeau asked that driveway aprons be included. Ms. Love and Mr. Mello reviewed suggested language. Ms. Love confirmed that she would run the final copy by Town Attorney Mark Cerel and have it ready for the next Planning Board meeting.

Motion to have the regulations reviewed by Attorney Cerel and continue the public hearing for Subdivision Rules & Regulations, Section 300-13 Other Improvements, to December 19, 2022. Wierling. Second: Williams. Roll Call Vote: Rondeau-Yes; David-Yes; Wierling-Yes; Williams-Yes; Power-Yes. Vote: 5-0 (5-Yes; 0-No).

General Business

Chair Rondeau stated that we saw what happened in Hingham; bollards are something we should really start thinking about for future sites coming forward to protect the people.

Ms. Love stated that from last week's EDC meeting, Town Council is expected to have it on their agenda this month to refer inclusionary zoning to the Planning Board in the January 9, 2023, meeting.

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

Meeting adjourned at 7:34 PM.

Respectfully submitted,

Judith Lizardi,

Recording Secretary

--Planning Board Approved Minutes at January 23, 2023 Meeting