

Town of Franklin



TOWN OF FRANKLIN
TOWN CLERK

2018 FEB -6 A 10:47

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Planning Board

**January 8, 2018
Meeting Minutes**

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. Members absent: None. Also present: Michael Maglio, Town Engineer; Amy Love, Planner; Matthew Crowley, BETA Group, Inc.

7:00 PM Commencement/General Business

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

A. Memo from Conservation Agent: RE: Grant for DelCarte

Ms. Love stated she received a request from George Russell, Conservation Agent, for a letter of support in the Conservation Commission's application for a grant to help with ADA accessibility at the DelCarte Recreational Area.

Motion to Recommend letter of support. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

B. Meeting Minutes: December 4, 2017 & December 18, 2017

Motion to Approve the December 4, 2017 Meeting Minutes. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Approve the December 18, 2017 Meeting Minutes. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

7:05 PM **PUBLIC HEARING** – Initial
834-836 & 840-842 West Central Street
Site Plan

Documents presented to the Planning Board:

1. Letter dated January 2, 2018 from Michael Maglio, Town Engineer, to Franklin Planning Board
2. Letter dated January 4, 2018 from Matthew Crowley, BETA Group, Inc., to Franklin Planning Board
3. Memorandum dated January 4, 2018 from DPCD to Franklin Planning Board
4. Memorandum dated December 21, 2017 from G. B. McCarraher, Fire Chief, to DPCD
5. Memorandum dated December 27, 2017 from George Russell, Conservation Agent, to Franklin Planning Board
6. Memorandum dated January 5, 2018 from Franklin Board of Health to Franklin Planning Board

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7. *Site Plan for Professional Office Building, 834-836 West Central Street, Franklin, MA, Plan Sheets, Prepared by Guerriere & Halnon, Inc., with date October 4, 2017, with Received by Planning date December 15, 2017*
8. *Form P: Application for Approval of a Site Plan from John Padula, applicant, with Name of Applicant: 834-836 West Central Street Realty Trust – Denise DePedro Tr., with Received by Planning date December 15, 2017*
9. *Form P: Application for Approval of a Site Plan from John Padula, applicant, with Name of Applicant: Brookdale Mill Trust – Leonard S. French Tr., with Received by Planning date December 15, 2017*
10. *Certificates of Ownership (2) with Received by Planning date December 15, 2017*
11. *Grant of Easement, Norfolk County Land Court, dated March 3, 2005*
12. *Project Narrative*
13. *Detailed Record and Decision Letter of September 28, 2017, to Teresa Burr, Town Clerk, from Zoning Board of Appeals, with Received by Town Clerk date October 6, 2017*
14. *ZBA Application Form, Ownership Information*
15. *Abutters List Request Form for 840-842 West Central Street, dated August 24, 2017, with Received by Board of Assessors date August 24, 2017*
16. *Abutters List Request Form for 834-836 West Central Street, dated August 24, 2017, with Received by Board of Assessors date August 24, 2017*
17. *Abutters List Request Form for 860 West Central Street, dated August 24, 2017, with Received by Board of Assessors date August 24, 2017*
18. *Abutters List Report dated August 25, 2017*
19. *Memorandum dated October 26, 2017 from Kevin Martin, Geotechnical Engineer of UTS of Massachusetts, Inc., to John Padula, Realty Trust*

Motion to Waive the reading. Carroll. Second: Rondeau. Vote: 4-0-0 (5-Yes; 0-No).

Chairman Padula recused himself.

Mr. Richard Cornetta, attorney for the applicant, Ms. Denise DePedro, trustee of the applicant, and Mr. Donald Nielsen of Guerriere & Halnon, Inc. addressed the Planning Board for site plan approval. Mr. Cornetta stated the property consists of three separate parcels; he reviewed the parcels. He noted that a portion of the property is owned by the Brookdale Mill Trust. The property is about 28,000 sq. ft. total in the Business Zoning District; it is not located in the Water Resource District. He reviewed the past and current use, and the structures and modifications that have been made to the site. One building continues to exist and is occupied for residential purposes. He stated that they are proposing this last remaining structure be removed and replaced with the construction of a single, four-story, wood-frame, office building with a footprint of 3,160 sq. ft. with a total of 12,640 sq. ft. for all four-stories of the building. It would have associated paved entrance and parking areas to accommodate 27 vehicles. It would have new utility services including public water, sewer, natural gas, telephone, and contemporary drainage system for the site. Last year they went before the ZBA and sought and received three variances to allow the building as proposed to be located with setbacks as shown on the plans and with four-stories in height. They have filed for an Order of Conditions with the Conservation Commission and will present at the January 18, 2018 meeting.

Mr. Nielsen stated that most of his comments were addressed by Mr. Cornetta. He reviewed the proposed parking. He stated they eliminated all the stairways, common areas, elevator shafts, etc., from what would be useable space leaving a total of 8,302 sq. ft. Based on general office space that would require 27 parking spaces as listed on the plan. They have not yet submitted to Design Review, but will probably do so by the end of the week. This will be a condominium; approximately 1,000 sq. ft. per user with approximately two users on each of four floors. They met with Tech. Review and the Fire Chief. Mr. Nielsen reviewed the setback issue. He noted the Fire Chief was concerned with the overhead wires

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paralleling West Central Street and recommended elimination of any use of that area; so, applicant put hallways, stairways, mechanical room, and elevators on the north side of the building. They are using the one access off West Central Street for the parking which is part of the Mill Property; the Mill Property signed the Form P. He provided a review of the submitted plans and stated Mine Brook was along the property line of this site; he noted the Conservation issues due to the riverfront.

Mr. Maglio stated he reviewed the project. His comments included DPW and utility permits are needed, calculations for the existing conditions were missing from the report, detail of the infiltration system should be provided showing all relevant elevations, and consideration should be given to providing additional inlets.

Ms. Love stated that some of the items mentioned in her letter have been touched on. The applicant will need to go to Design Review. A letter from the Fire Chief with his recommendations has been provided. A traffic study was not included; it is up to the Planning Board to determine if it is needed. Applicant will need to file an 81-P ANR to combine all four lots. The Planning Board may want to consider a condition if the use be changed from Office, the applicant returns to the Planning Board with a Limited Site Plan.

Mr. Crowley, BETA Group, stated that only the initial submission has been reviewed. All comments are still outstanding.

Mr. Nielsen stated they will take all comments from all groups and put into the plans before the next Planning Board meeting on February 5, 2018.

Planning Board members discussed the plans, confirmed there would only be eight tenants, questioned if this is the first time only useable space has been calculated for determining vehicle parking spaces, and discussed the dumpster location, snow storage, Incontro parking spaces, sidewalks, lighting, hours of operation, and granite curbing.

Mr. Halligan reviewed calculated useable space for a restaurant he previously owned in Franklin; he noted there is leeway to make it work. He noted that he would like to check with Attorney Mark Cerel regarding the entrance/egress which is an easement owned by another parcel. He was told on another project that the town has no jurisdiction over easements on a Site Plan; that is between private parties. He asked about two specific parking spaces for Incontro. He stated that he does not have an issue with a little spillage of light as there are no residential abutters; the more light in a Commercial District, the better. He stated that his opinion is that a traffic study is not needed. He is in favor of the project as it is a great improvement to the site.

Planning Board members informally agreed that they did not want Cape Cod berm.

Mr. Nielsen reviewed the issues for Conservation regarding parking. He noted the easement documentation was provided. He stated that the two spaces used by Incontro are not counted in the applicant parking spaces and discussed the utilization of those two spaces. He stated that he would go with pre-fab vertical concrete curbing rather than granite due to price, and he could put a timer on the lights. They will be applying for an 81-P.

Mr. Halligan stated the public hearing for 834-836 & 840-842 West Central Street, Site Plan, would be continued to February 5, 2018, at 7:05 PM.

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7:10 PM **PUBLIC HEARING** – *Initial*
14 Ruggles Street
 Special Permit & Site Plan

Documents presented to the Planning Board:

1. Letter dated December 26, 2017 from Michael Maglio, Town Engineer, to Franklin Planning Board
2. Memorandum dated January 4, 2018 from DPCD to Franklin Planning Board
3. Memorandum dated December 21, 2017 from G. B. McCarragher, Fire Chief, to DPCD
4. Memorandum dated December 19, 2017 from George Russell, Conservation Agent, to Franklin Planning Board
5. Memorandum dated January 5, 2018 from Franklin Board of Health to Franklin Planning Board
6. Site Plan 14 Ruggles Street, Mixed Use Apartments, Franklin, MA, Plan Sheets, Prepared by Guerriere & Halnon, Inc., with date January 25, 2017, with Received by Planning date December 15, 2017
7. Application for Approval of a Site Plan and Special Permit(s) from Dana Franco, applicant, with Received by Planning date December 15, 2017, with attachment for Special Permit Criteria
8. Form P: Application for Approval of a Site Plan from Dana Franco, applicant, with Received by Planning date December 15, 2017
9. Certificate of Ownership with Received by Planning date December 15, 2017
10. Abutters List Request Form dated December 12, 2017, with Received by Planning date December 15, 2017
11. Abutters List Report dated December 15, 2017
12. Franklin Planning Board Public Hearing Notice with Received by Town Clerk date December 18, 2017
13. Drawings from AD Architect with Revision 2 date February 13, 2014, with received by Planning date December 15, 2017

Chairman Padula recused himself.

Note: Vice Chairman Halligan activated alternate Planning Board member, Mr. Power, as this public hearing is for a special permit.

Mr. Dana Franco addressed the Planning Board for mixed use apartments. He stated that a few years ago he applied to the Planning Board for a site approval on 14 Ruggles Street which is a mixed use: two residential and two office space. He stated that at the time, they had a full site plan, evaluation by the independent engineer, and made the changes to the property. But, there was one safety issue which is why it came to a halt at that point. After they addressed the safety issue, he is reapplying now to get the site approval that he needs. The site is almost exactly the same except for what needed to be done to address the safety issue; instead of having a catch basin at the front of the property, they had to do an underground drainage system under the parking lot. He stated that he is asking the Planning Board that instead of a full-blown independent review again, which he already got, he would like a limited one on just the changes that were made which is the underground drainage system. He stated the safety issue was that the police chief wanted to make sure he could get his rescue vehicle closer to the building. That eliminated the catch basin that was going to be used for the drainage. The plans were modified for an underground drainage system in the parking lot so it could be driven on to get closer to the building.

Mr. Halligan asked the Planning Department their feeling on the amount of time that has elapsed.

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Ms. Love stated the original plan was filed in 2014. At the time, GZA was the review engineer, not BETA Group. GZA performed one review on March 4, 2014 with several outstanding items; no additional reviews were performed as applicant was working items out with the fire department and then chose to withdraw the application; some of the applicant's GZA fees were refunded.

Mr. Halligan confirmed a full-blown review was never given; therefore, a full review of the site would be needed. He understands it is costly, but it is procedural.

Mr. Franco stated okay and stated he will pay for the full review with BETA Group.

Planning Board members informally agreed to the need for a full review.

Ms. Love stated the applicant requested the filing fees be waived.

Mr. Halligan stated he does not like to see people have to spend money, but the applicant is coming back after a long time and it was not due to a technicality. He must be fair with every applicant that comes in.

Mr. Franco stated he did not know the Planning Board put a time limit on reapplying.

Planning Board members informally stated that this is the first of this issue for them and they will defer to Mr. Halligan's experience regarding if the fees should be waived.

Mr. Halligan, Mr. Maglio, and Mr. Franco discussed the water connection and the planned paving of Ruggles Street by the town.

Motion to Continue the public hearing for 14 Ruggles Street, Special Permit & Site Plan, to January 22, 2018, at 7:15 PM. David. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No).

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

Documents presented to the Planning Board:

1. *Letter dated December 20, 2017 from Michael Maglio, Town Engineer, to Franklin Planning Board*
2. *Letter dated January 3, 2018 from Matthew Crowley, BETA Group, Inc., to Franklin Planning Board*
3. *Memorandum dated January 5, 2018 from DPCD to Franklin Planning Board*
4. *Memorandum dated December 21, 2017 from G. B. McCarraher, Fire Chief, to DPCD*
5. *Memorandum dated December 26, 2017 from George Russell, Conservation Agent, to Franklin Planning Board*
6. *Memorandum dated January 5, 2018 from Franklin Board of Health to Franklin Planning Board*
7. *Project Overview Document for Site Plan Modification prepared by SMMA with no date*
8. *Site Plans for Director Quarters Addition and Staff Office Replacement for Camp Haiastan, Franklin, MA, Plan Sheets, Prepared by SMMA, with Site Plan Modification date December 18, 2017, with Received by Planning date December 18, 2017*
9. *Form P: Application for Approval of a Site Plan from Dave Hamparian, Executive Director, Camp Haiastan of the Armenian Youth Federation, Inc., applicant, with Received by Planning date December 18, 2017*
10. *Certificate of Ownership with Received by Planning date December 18, 2017*

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11. *Abutters List Request Form dated December 11, 2017, with Received by Planning date December 18, 2017*
12. *Abutters List Report dated December 12, 2017*
13. *Franklin Planning Board Public Hearing Notice with Received by Town Clerk date December 18, 2017*

Chairman Padula re-entered the meeting.

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

Mr. Peter Glick, Civil Engineer of Symmes Maini & McKee Associate, and Mr. Dave Hamparian, Executive Director Camp Haiastan, addressed the Planning Board for site plan modification for director quarters addition and staff office replacement. Mr. Hamparian provided an overview of the project to increase the living space for the staff by putting a second-floor addition on the building. He stated that it is not an addition of staff, just a relocation of staff and upgrading facilities for the summer director. The second building is the lower office for staff. They considered renovating the old building, but consensus was to build a new building to make it more accommodating.

Mr. Glick stated they have also filed with the Conservation Commission as there is work in the buffer zone. One of the buildings in the project is entirely in the riverfront area; the staff building is not in the riverfront or buffer zone area. He noted comment letters were received today from town and BETA reviewers; they have not had a chance to address all comments. They plan to address all comments by the next Planning Board meeting. He reviewed the plans for the second-floor addition and the new building, the drainage, and the improvements made to the camp over the past few years.

Chairman Padula recalled that the applicant was before the Planning Board not too long ago for the upgrade to the bathhouse; the Planning Board cut them some slack as they did not have a site plan, but it was for public safety. But, the applicant still does not have a site plan and they are still upgrading. The applicant needs to provide a site plan before a site plan modification; that is the regulations.

Mr. Maglio stated he recommended a full site plan be provided. In addition, he recommended a clean out for the underdrain around the staff building should be added, and the proposed sidewalk material should be called out on the plan view.

Mr. Crowley, BETA Group, stated they had some comments; all minor in nature. He reviewed said comments from his letter of January 3, 2018.

Ms. Love stated that the applicant is scheduled for the Conservation Commission on January 18, 2018. They have filed an NOI with Conservation. They will need to file with Design Review Commission. They must provide a site plan. She stated a traffic study was not submitted; it is up to the Planning Board if it will be required.

Planning Board members informally agreed a traffic study would not be needed.

Motion to Continue the public hearing for 722 Summer Street, Site Plan Modification, to February 5, 2018, at 7:10 PM. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

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7:20 PM **PUBLIC HEARING** – *Continued*
116 Alpine Place – Alpine Green
Special Permit & Site Plan

Documents presented to the Planning Board:

1. *Letter dated December 14, 2017 from Michael Maglio, Town Engineer, to Franklin Planning Board*
2. *Letter dated January 2, 2018 from Matthew Crowley, BETA Group, Inc., to Franklin Planning Board*
3. *Memorandum dated January 5, 2018 from DPCD to Franklin Planning Board*
4. *Letter dated December 27, 2017 from Daniel Campbell of Level Design Group, LLC to Franklin Planning Board*
5. *Alpine Green Multi-Family Housing, 116 Alpine Place, Franklin, MA, Plan Sheets, Prepared by Level Design Group, with Revision date December 27, 2017, with Received by Planning date December 30, 2017*

Mr. Crowley, BETA Group, provided an update and stated the applicant has addressed BETA's latest comments including the drainage items. He stated that BETA has no further comments at this time. He confirmed all has been incorporated into the latest plan.

Mr. Maglio stated he had no additional comments since the last meeting. At the last meeting he recalled some Planning Board members discussed the discharge from the drainage system and mentioned doing an inspection before construction of the adjacent properties to make sure there are no adverse effects.

Chairman Padula asked about the berm that was to be placed at the rear of the property near the existing tree line.

Mr. Crowley stated that was incorporated into the new plan.

Ms. Love stated the applicant has addressed all DPCD's comments. She stated that should the Planning Board vote in favor there are some recommended special conditions for the Planning Board to take under consideration to be added to any decision; they are outlined in her letter of January 5, 2018.

Mr. Halligan reiterated that at the last meeting it was agreed that the applicant would have a home inspection done for the homeowner behind the property that would be most affected by the drainage. He thought the landowner would be here. He wants this home inspection done and resolved prior to approval.

Ms. Love stated it is listed in her Special Conditions.

Mr. Nick Facendola of Level Design Group and Mr. Kevin Tucceri, applicant, were present at the meeting. Mr. Tucceri stated he would get the home inspection done.

Mr. Paul DeBaggis, abutter, stated his comments including that there was no berm on the plans. He noted that there has been talk about the neighbors in the back, and the retaining wall and the trees. However, he commented that he and his family members are in the front of this project. He stated that the parking has not been talked about. He noted that there are two parking spaces per unit: one in the garage and one in the driveway. The profile of the person buying the condo is a single person. However, some people get married and have children. When that happens, where are they going to park their cars? He asked about additional visitors and cars creating a bottleneck in the neighborhood.

Chairman Padula stated the two parking spaces are required by the Zoning Bylaws. He reviewed Mr. DeBaggis's comments and concerns.

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Mr. Halligan suggested that since this is a Special Permit the Planning Board could put in the Order of Conditions for no home occupancy businesses requiring patrons/customers to help with the parking issue. It should be limited to owner of the condominium with no customers and no signage.

Chairman Padula, Planning Board members, and applicant discussed home occupancy business requirements.

Planning Board members informally agreed they would close the hearing with the stipulations that they would add the condition about home occupancy businesses and no endorsement of the plan until the applicant works out the situation with the neighbor's home inspection.

Motion to Close the public hearing for 116 Alpine Place – Alpine Green, Special Permit & Site Plan. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No).

(1) ROLL CALL VOTE to approve the Special Permit to allow Multifamily Residential Dwellings use within the General Residential V (GRV) Zoning District as shown on the Plan.

- a) Proposed project addresses or is consistent with neighbor or Town need.
Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 5-0 (5-Yes; 0-No)
- b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 5-0 (5-Yes; 0-No)
- c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 5-0 (5-Yes; 0-No)
- d) Neighborhood character and social structure will not be negatively impacted.
Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 5-0 (5-Yes; 0-No)
- e) Project will not destroy or cause substantial damage to any environmentally-significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication or compensatory measures are adequate.
Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 5-0 (5-Yes; 0-No)
- f) Number, height, bulk, location and siting of building(s) and structures(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.
Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 5-0 (5-Yes; 0-No)
- g) Water consumption and sewer use taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.
Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 5-0 (5-Yes; 0-No)

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The proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site.

Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Carroll-YES. Vote: 5-0 (5-Yes; 0-No)

RECOMMENDATIONS/SPECIAL CONDITIONS:

- 1) All evergreens along the back of the property shall remain and any existing vegetation that does not need to be removed, shall remain.
- 2) The units are allowed to have attached patios in the rear. No decks are permitted.
- 3) No light poles will be constructed. All lighting is attached to the units.
- 4) Applicant/Owner agrees to perform a Home Inspection at 110 Alpine Place, in accordance with the owner, prior to endorsement of the plan.
- 5) Applicant must receive approval from the Historical Commission prior to the demolition of the existing house.
- 6) All units are to be 2-bedrooms only.
- 7) BETA recommends that an arborist shall be consulted to ensure that the trees will remain viable along the retaining wall after construction.
- 8) BETA recommends that all utility installations shall be in accordance with DPW Standards.
- 9) No public access, business, or signage on the site.

Motion to Approve 116 Alpine Place – Alpine Green, Special Permit & Site Plan. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No).

7:25 PM **PUBLIC HEARING** – *Continued*
 345 East Central Street – McDonald's
 Site Plan Modification

Documents presented to the Planning Board:

1. *Email dated December 20, 2017 from William Lucas, Bohler Engineering, to Amy Love, Town Planner*

Chairman Padula stated this public hearing will be continued.

Motion to Continue the public hearing for 345 East Central Street – McDonald's, Site Plan Modification, to January 22, 2018, at 7:20 PM. Carroll. No Second was given; No Vote was taken.

7:30 PM **PUBLIC HEARING** – *Continued*
 9 Forge Parkway
 Site Plan Modification

Documents presented to the Planning Board:

1. *Letter dated December 27, 2017 from Michael Maglio, Town Engineer, to Franklin Planning Board*
2. *Memorandum dated December 14, 2017 from DPCD to Franklin Planning Board*
3. *Parking Improvement Plan, 9 Forge Parkway, Franklin, MA, Plan Sheets, Prepared by Condyne Engineering Group, with Revision date December 29, 2017, with Received by Planning date January 2, 2017*
4. *Letter dated January 2, 2018 from Matthew Crowley, BETA Group, Inc., to Franklin Planning Board*
5. *Letter dated November 8, 2017 from Mark Dibb, Condyne Engineering Group, to Franklin Planning Board*
6. *Memorandum dated January 4, 2018 from DPCD to Franklin Planning Board*

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7. *Memorandum dated November 17, 2017 from G. B. McCarraher, Fire Chief, to DPCD*
8. *Memorandum dated November 21, 2017 from George Russell, Conservation Agent, to Franklin Planning Board*
9. *Form P: Application for Approval of a Site Plan from Big Box Property Owner F-2 LLC C/O Exeter Prop Grp, applicant, with Received by Planning date November 9, 2017*
10. *Certificate of Ownership with Received by Planning date November 9, 2017*
11. *Abutters List Request Form dated November 2, 2017, with Received by Planning date November 9, 2017*
12. *Abutters List Report dated November 5, 2017*
13. *Franklin Planning Board Public Hearing Notice with Received by Town Clerk date November 14, 2017*

Mr. Mark Dibb of Condyne Engineering Group, representing the owner of 9 Forge Parkway, stated that they worked on the site plan and addressed the consultants and the Town's comments; revised plans were submitted last week reflecting those comments. He stated he received final review letters today stating all comments were addressed.

Chairman Padula asked what the drainage pipe is made of.

Mr. Dibb stated it was RCP pipe; the curbing is Cape Cod berm to match the existing site.

Mr. Maglio stated all his previous comments were addressed; he has no further comments.

Mr. Crowley stated that he is all set.

Mr. Dibb confirmed the plans were changed based on the comments and submitted for this meeting.

Ms. Love confirmed the updated plans.

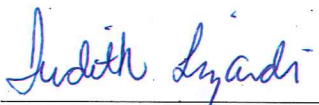
Chairman Padula stated that Cape Cod berm is not in the Subdivision Regulations or Zoning. It is reinforced concrete or granite. This is matching the pre-existing; but this has got to stop.

Motion to Close the public hearing for 9 Forge Parkway, Site Plan Modification. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Approve 9 Forge Parkway, Site Plan Modification. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Adjourn. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 8:49 PM.

Respectfully submitted,



Judith Lizardi
Recording Secretary