

**DRAFT FOR REVIEW****Town of Franklin**TOWN OF FRANKLIN  
TOWN CLERK

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**Planning Board****February 26, 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; Bryan Taberner, Director, Planning and Community Development; 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. Extension: 300 & 340 East Central Street – Special Permit & Site Plan**

Ms. Love stated the Planning Board approved the Special Permit & Site Plan on February 22, 2016. In the conditions, they were to start work or request an extension. They are here to request a one-year extension.

*Motion to Approve the Extension for 300 & 340 East Central Street, Special Permit & Site Plan, to February 22, 2019, Carroll. Second: Rondeau. Vote: 4-0-1 (4-Yes; 0-No; 1-Abstain).* Mr. Halligan abstained.

**B. Endorsement: 722 Summer Street – Camp Haiastan**

Ms. Love stated the Planning Board approved the Site Plan. The applicant submitted for endorsement the Site Plan with the Certificate of Vote and Conditions of Approval on the front page of the plans.

*Motion to Endorse 722 Summer Street, Camp Haiastan, Site Plan. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).*

**C. Endorsement: Villages at Oak Hill – Special Permit & Site Plan**

Ms. Love stated the Planning Board approved a modification to the Special Permit & Site Plan for The Villages at Oak Hill on February 5, 2018. The modification was to remove the sidewalks from the actual plan. The applicant is here for endorsement.

*Motion to Endorse Villages at Oak Hill, Special Permit & Site Plan. Carroll. Second: David. Vote: 5-0-0 (5-Yes; 0-No).*

**D. Meeting Minutes: February 5, 2018**

*Motion to Approve the February 5, 2018 Meeting Minutes. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).*

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7:05 PM      **PUBLIC HEARING** – *Continued*  
70 East Central Street  
Special Permit & Site Plan

*Documents presented to the Planning Board:*

1. *Site Plan, 70 East Central Street, Franklin, MA, Plan Sheets, Prepared by United Consultants, Inc., dated December 15, 2017, with Revision date February 8, 2018, with Received by Planning date February 16, 2018*
2. *Memorandum dated February 22, 2018 from DPCD to Franklin Planning Board*
3. *Letter dated February 20, 2018 from Michael Maglio, Town Engineer, to Franklin Planning Board*
4. *Letter dated February 16, 2018 from Brad Chaffee, President/Owner, to Franklin Planning Board*

*Chairman Padula recused himself.*

*Note: Vice Chairman Halligan activated alternate Planning Board member, Mr. Power, at the January 22, 2018, Planning Board meeting, as this public hearing is for a special permit.*

Mr. Brad Chaffee, Applicant/Developer, and Mr. Rick Goodreau of United Consultants, Inc., the project design engineers, addressed the Planning Board.

Vice Chairman Halligan asked if the applicant was here for a site plan or for a recommendation from the Planning Board.

Mr. Chaffee stated there were changes to the overall aesthetics to the buildings. They would like some feedback from the Planning Board on items they have addressed since the last meeting.

Vice Chairman Halligan asked Mr. Taberner that since this is a completely different project than originally submitted, do we start all over with a new site plan? Also, since this is such a significant change with two buildings now going up, should a new mailing go out to people in the surrounding area?

Mr. Taberner stated the applicant does not need to start over 100 percent. It may require more review by BETA and different departments to give comments again. The applicant is looking for direction so the next time he is before the Planning Board, there will be a done over full site plan. He conferred with Ms. Love and stated almost 100 certified mailings went out for this project to the Summer Street residents in the area.

Vice Chairman Halligan stated he would like to see at least abutting neighbors notified as they would be impacted.

Ms. Love stated they had mailed to the 300 ft. buffer. The meeting will not be reposted as it is still an open public hearing.

Vice Chairman Halligan stated he would like to consult with Town Attorney Mark Cerel.

Mr. Taberner asked the applicant if he would mind paying for at least adjacent properties to be notified. It is a significant change.

Mr. Chaffee provided an overview of some of the changes. He noted that it was originally one building and now it is two buildings. They have the same outer footprint. It was reduced from 16 to 12 residential apartment units. The buildings are now separate; the project is smaller. They tried to make the project less

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dense. Showing the renderings, he described the aesthetic changes. He noted they tried to keep much of the site plan; the layout, parking, setbacks, have all stayed the same. The footprint of the building changed; a chunk was taken out of the middle. Both buildings have commercial on the first floors and residential units on the other floors. He tried to get a more traditional look with the outside aesthetics. The front building sets down about 2 ½ ft. lower than the existing building; the buildings are now stepped. It is more ADA compliant and more accessible. He noted the garage as originally shown will be pushed into the back building; this made the commercial square footage a little smaller.

Mr. Goodreau stated he and Mr. Chaffee met with Town Engineer Mr. Maglio and Mr. Crowley of BETA to go through their review comments, many of which will carry through to the revisions of the buildings. With the revisions, the applicant will perform additional soil testing and move some of the drainage systems. He thinks most of the issues were addressed at the last meeting. He feels comfortable that he can use the same comments to prepare a full site plan for submission to the Planning Board.

Vice Chairman Halligan clarified that this is an idea that the applicant wants to bring forward in a full site plan and the applicant wants to know if the Planning board is comfortable, or more comfortable, with this plan or the prior one.

Planning Board members asked questions and discussed the proposed mixed-use building including roof line height, screening, parking, plantings, garages for the residents only, visitor parking spaces, dumpster location, stormwater, turning radius, main entrance, emergency exists, and snow storage.

Mr. Goodreau reviewed the proposed building elevations and described the renderings.

Mr. Chaffee stated that 10 units will have two-car garages and two units will have one-car garage and one additional parking space outside. This is not geared to an over-55 development.

Mr. Maglio stated he had no comments at this time; his previous comments had to do with the previous design. If the applicant moves forward with this, they will need a full site plan review.

Mr. Crowley stated BETA has not received the revised submission yet.

Ms. Love stated they are waiting to get feedback from the Planning Board to see if the applicant is going to move forward.

Mr. Taberner stated he likes this proposal better than the original submittal. He noted the applicant is dealing many items regarding the economics of the project and trying to make it work. They will provide comments on the actual submittal when it comes forward. He asked how the Planning Board feels.

Vice Chairman Halligan stated he is 100 percent in favor of the front building; it fits with what the town is looking for. He has a little question on the second building—it does not seem to give a lot for commercial on the first floor. Maybe the bylaw must be explored a little.

Mr. Taberner stated that the first level needs to be no residential. So, the concept is commercial/retail services/professional offices, etc. The applicant is not trying to put residential on the first floor, so as far as zoning is concerned, he does not think it is an issue.

Mr. Chaffee stated there will be 1,000 sq. ft. of commercial in the back building. He discussed traffic counts; they are looking at 10 or 11 cars coming in and out at peak times.

Mr. Goodreau stated he used the Institute of Traffic Engineers book to determine the vehicles during peak times.

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Vice Chairman Halligan asked the applicant if it would be a hardship to have BETA Group do a minimal traffic study. He noted that the uses of the commercial space are not known, which could have an impact on the traffic. He suggested a condition on the Site Plan if approved to come back for Limited Site Plans for any commercial use.

Mr. Chaffee said Yes to the BETA traffic study. He noted he is planning to put up the front building first.

***Motion to Continue the public hearing for 70 East Central Street, Special Permit & Site Plan, to March 12, 2018 at 7:05 PM. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).***

***Chairman Padula re-entered the meeting.***

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

*Documents presented to the Planning Board:*

1. *Letter dated February 13, 2018 from Amanda Cavaliere, Guerriere & Halnon, Inc., to Franklin Planning Board*

***Note: Vice Chairman Halligan activated alternate Planning Board member, Mr. Power, at the January 8, 2018, Planning Board meeting, as this public hearing is for a special permit.***

Chairman Padula stated that this public hearing will be continued to March 12, 2018.

***Motion to Continue the public hearing for 14 Ruggles Street, Special Permit & Site Plan, to March 12, 2018 at 7:10 PM. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

7:15 PM      **PUBLIC HEARING** – Initial  
                 ***1262-1288 West Central Street***  
                 Site Plan

*Documents presented to the Planning Board:*

1. *Memorandum dated February 22, 2018 from Matthew Crowley, BETA Group, Inc., to Anthony Padula, Chairman, Franklin Planning Board*
2. *Letter dated February 21, 2018 from Michael Maglio, Town Engineer, to Franklin Planning Board*
3. *Memorandum dated February 21, 2018 from DPCD to Franklin Planning Board*
4. *Certificate of Vote Letter dated February 13, 2018 from Mark Fitzgerald, Chair, Design Review Commission, to Applicant, Milford Regional Physicians Group*
5. *Memorandum dated February 9, 2018 from G. B. McCarraher, Fire Chief, to DPCD*
6. *Memorandum dated February 6, 2018 from George Russell, Conservation Agent, to Franklin Planning Board*
7. *Site Design Plan for Milford Regional Physicians Group Medical Building in Franklin, MA, Plan Sheets, Prepared by Allen Engineering, LLC, dated February 1, 2018, with Received by Planning date February 5, 2018*
8. *Exterior/Interior renditions, Prepared by DiGiorgio Associates Inc., dated February 10, 2018, with Received by Planning date February 5, 2018*
9. *Form P: Application for Approval of a Site Plan from K.A.D. Holdings Corp., applicant, with Received by Planning date February 5, 2018*
10. *Certificate of Ownership with Received by Planning date February 5, 2018*

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11. *Abutters List Request Form dated January 26, 2018, with Received by Board of Assessors date January 29, 2018*
12. *Abutters List Report dated February 5, 2018*

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

Mr. Mark Allen of Allen Engineering, LLC, civil engineers; Mr. Tom Lam of DiGiorgio Associates, Inc., architects; and Mr. Ron Muller, Principal of Ron Muller & Associates, traffic engineering and consulting services, addressed the Planning Board. Mr. Allen stated they are representing KAD Holdings Corporation who owns just under five acres of land opposite the Garelick Farms property on West Central Street and to the east of the new apartment complex. The proposal is for a three-story medical office building which will be occupied by the former Tri-County Medical Group and now called Milford Regional Physicians Group. All the leased space they have in Franklin and Milford will be combined in this facility along with a series of medical services. The project on Rt. 140 will require a lane addition. There will be approximately 230 parking spaces. Each floor is roughly 15,000 sq. ft; total building 45,000 sq. ft. They do not have the full BETA report yet. He would like to discuss the proposed screening.

Mr. Lam provided an overview of the interior. He stated there is an urgent care center on the third floor, and he reviewed the other specialty locations within the building. There is an entrance for the ambulance in the back. In response to Chairman Padula's questions, he noted he thinks there will be about 15-18 doctors, as well as urgent care. He would have to get back to Chairman Padula as to whether there would be an ambulance on site at all times and with the hours of operation.

Mr. Muller reviewed the lane widening proposal and traffic counts; he prepared the traffic study for the application. He stated they expect about 100 trips during morning peak hour, 150 trips during evening peak hour, and 170 trips during Saturday peak hour. They met with MassDOT who made several recommendations which Mr. Muller incorporated. He noted improvements are planned for some of the nearby intersections on Rt. 140. As a result of the improvements, this project will have minimal impact on traffic. He confirmed he figured in traffic for the next door 40B project and other nearby projects.

Mr. Maglio stated he reviewed the plans and had comments including, but not limited to the following. The current plans list cape cod berm in the parking lot; the Planning Board has frowned upon this in the past. On the parking layout the design provides for 230 parking spaces; only 220 are required, but modification to the snow storage areas might be warranted. Post development, the stormwater runoff exceeds what is there on the pre-development phase; drainage design should be somewhat revised to make sure no increased runoff coming off the site. Additional test pits are requested.

Ms. Love stated most of her issues have been touched on. Applicant has been to Design Review and recommendations provided. Conservation Agent recommended applicant provide further information about not intruding into the 100 ft. wetland area; they want to know that a wetland scientist has looked at and verified it. She noted that more details on the light fixtures are needed for the parking and poles. Parking spaces are at 18 ft.; they should be 19 ft. in length. BETA's traffic engineer is not here tonight to discuss traffic. She confirmed this is part of the State highway.

Mr. Allen explained that people will not come to the center via ambulance; ambulance will only be needed if a person could not go home due to a condition that warrants an immediate trip to the hospital.

Planning Board members asked questions and discussed the proposed project including bicycle paths and separate water main for the sprinklers.

Mr. Crowley stated both the site review and traffic review will be issued this week.

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*Motion to Continue the public hearing for 1262-1288 West Central Street, Site Plan, to March 12, 2018, at 7:15 PM. Carroll. Second: David. Vote: 5-0-0 (5-Yes; 0-No).*

7:20 PM        **PUBLIC HEARING** – Continued  
                  834-836 & 840-842 West Central Street  
                  Site Plan

*Documents presented to the Planning Board:*

1. Letter dated February 16, 2018 from Amanda Cavaliere, Guerriere & Halnon, Inc., to Franklin Planning Board

Chairman Padula stated there was a request for this hearing to be continued.

*Motion to Continue the public hearing for 834-836 & 840-842 West Central Street, Site Plan, to March 12, 2018, at 7:20 PM. David. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No).*

7:25 PM        **PUBLIC HEARING** – Continued  
                  278, 280, & 300 West Central Street  
                  Special Permit & Site Plan

*Documents presented to the Planning Board:*

1. Letter dated February 20, 2018 from Michael Maglio, Town Engineer, to Franklin Planning Board
2. Memorandum dated February 22, 2018 from DPCD to Franklin Planning Board
3. Letter dated February 16, 2018 from Matthew Crowley, BETA Group, Inc., to Franklin Planning Board
4. Letter dated February 12, 2018 from Dale MacKinnon, Guerriere & Halnon, Inc., to Franklin Planning Board, Ref: Town of Franklin DPW Comments
5. Letter dated February 12, 2018 from Dale MacKinnon, Guerriere & Halnon, Inc., to Franklin Planning Board, Ref: Planning Board Comments
6. Letter dated February 12, 2018 from Dale MacKinnon, Guerriere & Halnon, Inc., to Franklin Planning Board, Ref: BETA Group Comments
7. Letter dated January 29, 2018 from Joel D'Errico, Owner Applicant, to Amy Love, Town Planner
8. Quitclaim Deed, Norfolk County Land Court, dated March 13, 2014, Ct#:188341
9. Memorandum dated November 22, 2017 from G. B. McCarraher, Fire Chief, to Franklin Planning Board
10. Memorandum dated October 10, 2017 from George Russell, Conservation Agent, to Franklin Planning Board
11. Memorandum dated October 10, 2017 from Franklin Board of Health to Franklin Planning Board
12. Site Plan, Highland Village, 278-300 West Central Street, Franklin, MA, Plan Sheets, Prepared by Guerriere & Halnon, Inc. dated September 26, 2017, with Revision date February 15, 2018, with Received by Planning date February 15, 2018
13. Franklin Planning Board Public Hearing Notice with Received by Town Clerk date October 11, 2017
14. Narrative Highland Village Condominiums
15. Application for Approval of a Site Plan and Special Permit(s)-Two, for impervious Coverage and 30/2 bedroom units, with applicant listed as Joel D'Errico, and name of owner listed as Joel D'Errico and applicant, with Received by Planning date October 6, 2017

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16. *Application for Approval of a Site Plan and Special Permit(s)-Two, for impervious Coverage and 30/2 bedroom units, with applicant listed as Joel D'Errico, and name of owner listed as Foley Family Trust, Dennis Foley Trustee, with Received by Planning date October 6, 2017*
17. *Application for Approval of a Site Plan and Special Permit(s)-Two, for impervious Coverage and 30/2 bedroom units, with applicant listed as Joel D'Errico, and name of owner listed as John Marguerite, John Mucciarone, with Received by Planning date October 6, 2017*
18. *Certificates of Ownership (3) with Received by Planning date October 6, 2017*
19. *Special Permit Criteria Narrative with Received by Planning date October 6, 2017*
20. *Town of Franklin Board of Assessors Abutters List Request Form for Property Street Address listed as 300 West Central Street, dated September 12, 2017, with Received by Planning date October 6, 2017*
21. *Abutters List Report dated September 18, 2017*
22. *Town of Franklin Board of Assessors Abutters List Request Form for Property Street Address listed as 278 West Central Street, dated September 12, 2017, with Received by Planning date October 6, 2017*
23. *Abutters List Report dated September 18, 2017*
24. *Council Advisory Committee Letter dated September 18, 2017*
25. *Zoning Change Map*
26. *MassDot Comment Emails (2) from Erin Kinahan, District Traffic Engineer, District 3, dated August 8, 2016 and August 19, 2017*
27. *Traffic Study from Ron Muller & Associates, prepared for Joel D'Errico, dated January 12, 2016*

***Mr. Halligan recused himself.***

***Note: Chairman Padula activated alternate Planning Board member, Mr. Power, at the October 30, 2017, Planning Board meeting, as this public hearing is for a special permit.***

Mr. Joel D'Errico, Owner/Applicant, Mr. Donald Nielsen of Guerriere & Halnon, Inc., and Zoning Attorney Mark Lanza addressed the Planning Board.

Mr. Crowley stated they reviewed the plans and most of the issues have been addressed. There are a few remaining concerns including, but not limited to, snow storage on site, temporary easement recommended, relocating HVAC equipment to avoid noise impacts to existing residents, preserve existing vegetation. Some of these issues need to be addressed; some are at the discretion of the Planning Board.

Mr. Nielsen explained they have the four corners of the site to utilize for additional/excessive snow storage which can be shown on the plan; he reviewed the snow storage plan.

Chairman Padula and Planning Board members expressed concern about snow storage and placement locations including the location of the fire hydrant regarding snow storage.

Mr. Nielsen stated they could relocate the fire hydrant. He will highlight the snow storage areas on a separate plan.

Mr. Maglio stated most of his previous comments have been addressed. He reviewed the plan with the Water Superintendent and they have some concerns about the layout of the water services; there may be a need to relocate some of the services. He could meet with the designer regarding the layout.

Ms. Love stated most of her issues have been addressed. She received permission for an easement on one side; the document should be notarized to make sure it is certified by the actual owner/trustee of the property. On the easterly side, they have not received any easement agreement. There are a few other



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issues that the Planning Board has brought up in the past and should take into consideration including a plan that conforms to the required impervious area without requesting the waiver, plans for less density and noise issues have not been addressed or discussed, and if it is necessary that a density engineer be involved in the project.

Chairman Padula confirmed there will be regular town trash pickup. He reviewed outstanding items of easement, snow storage, and drainage calculations.

Mr. Nielsen discussed the drainage calculations and recommendations by BETA.

Mr. Edward Cannon, attorney on behalf of J&J Industries, 290 Beaver Street, recommended the Planning Board require the applicant to have any easements that are submitted approved by Town Council. He stated that what has been submitted to this board and is purported as an easement is not even close. The easement is not enforceable unless it is recorded. Town Council should go over it.

Chairman Padula confirmed a letter from J&J Industries was submitted regarding this point.

Mr. Dan Lyons, 285 West Central Street, commented on the traffic and stated from that light to the merge you take your life in your hands every day if you are going to take a left coming out of that project. There are 30 houses proposed with 60 cars 120 times a day. If the Planning Board is interested in protecting the welfare of the citizens, they will not let the applicant put this in.

Ms. Diane McKinnon, 290 West Central Street, reiterated traffic concerns. She thinks a density study would make a big difference in this project. People cannot get in and out of their driveways as it is, and there are two houses there. The applicant is proposing 30 more houses there. Right where the driveway to this project is, on Rt. 140 it goes from two lanes to one. This is too many cars and people. Maybe it should be half as many houses; 30 more families in there is too much in too small of an area.

Mr. Nielsen confirmed an entrance only on the westerly side and entrance/exit on the easterly side.

Chairman Padula asked about town trash pickups with 60 trash barrels on a 24 ft. wide road—where are the trash barrels going to be?

Mr. Nielsen noted this is a like any other road in the Town of Franklin.

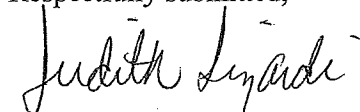
Mr. D'Errico stated they will go over the trash barrel placement and pickup with Waste Management.

***Motion to Continue the public hearing for 278, 280, & 300 West Central Street, Special Permit & Site Plan, to March 12, 2018, at 7:25 PM. Carroll. Second: Padula. Vote: 5-0-0 (5-Yes; 0-No).***

***Mr. Halligan re-entered the meeting.***

***Motion to Adjourn. Carroll. Second: David. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 8:37 PM.***

Respectfully submitted,



Judith Lizardi  
Recording Secretary