

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

2018 MAR 27 A 9:31

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Planning Board**March 12, 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: Amy Love, Planner; Matthew Crowley, BETA Group, Inc.; Jaklyn Centracchio, 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. Discussion: Presidential Arms - West Central Street (Landscaping)

Mr. Donald Nielsen, Engineer, Guerriere & Halnon, Inc. and Amanda Cavaliere, Franklin Office Manager, Guerriere & Halnon, Inc. addressed the Planning Board. He said Mr. Calarese is trying to enter a mutual agreement with Presidential Arms Condominium to do some landscaping changes to include, but not limited to: improve visual distance for vehicles going east on West Central Street by clearing some pines/arborvitaes in front of Presidential Arms, relocate existing sign buried in the trees, add shrubs along the walkway, and adjust grade on right side to flatten the slope on the Presidential Arms property. Mr. Calarese has offered to provide the services and contractor. Mr. Nielsen met with Gus Brown, Building Commissioner, who recommended he come to Planning Board for discussion and input. Is there anything else the Planning Board would like them to do? They would like to move forward in early spring.

Ms. Love confirmed Mr. Nielsen's overview of the proposed landscaping changes on the Presidential Arms property. She stated there is a letter for support of this project from Gus Brown, Zoning Enforcement Officer. She noted they were removing the existing fence that is on top of the retaining wall and asked if there would be another fence going on top of the retaining wall.

Mr. Nielsen stated there is a fence on top of the Calarese wall as it is more than 4 ft. high. They propose to remove the fence on Presidential Arms, but that has nothing to do with the safety issues regarding the wall on the Calarese property. In response to questions, Mr. Nielsen stated the proposed landscaped area in total is approximately 5,480 sq. ft. He agreed with Chairman Padula that this could be considered a modification to the Presidential Arms Site Plan. He stated they would be willing to provide a Modification or Limited Site Plan Modification if the Planning Board recommends it.

Mr. Halligan stated he is involved with something similar to this. He asked if Mr. Nielsen was going to notify all the unit owners. He would like to see an architectural rendering of what this will look like from the street, so the residents will be able to see the improvements.

Mr. John Fitzpatrick, Trustee of Presidential Arms, stated he has met several times with Mr. Calarese regarding this landscaping proposal. He stated they would notify all unit owners/residents.

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Mr. Nielsen stated this is a discussion session; if a Site Plan Modification is submitted, every abutter will be notified.

Mr. Fitzpatrick stated they have a yearly meeting in April, and it would be helpful if Mr. Nielsen could provide a visual rendering of what the improvements will look like at that time.

A Board Member from Presidential Arms stated that when Mr. Calarese presented his plan initially, they asked Mr. Calarese to give them some kind of barrier for the noise from the road and to not take down all the pine trees. The Board Member stated Mr. Calarese assured us after the meeting that he would do the best he could. We feel he has been a most cooperative neighbor. He has done everything he can to make us feel comfortable where we live.

Chairman Padula stated he would like to see the Presidential Arms Board's agreement on paper and a Site Plan Modification for their site showing this, and have Mr. Calarese pay for their Site Plan Modification.

Mr. Nielsen stated Yes to the above requests.

B. Limited Site Plan Modification – 345 East Central Street – McDonald's

Mr. Halligan recused himself.

Ms. Love stated a Limited Site Plan application has been filed for McDonald's specifically for page C-4 for the approved plans where they have slightly changed the dumpster pad. It still appears to open from the front.

Mr. Bill Lucas of Bohler Engineering stated they would like to keep the existing dumpster dimensions. They will knock down the walls and re-orient it to the direction as on the approved plans. It will now be a 20 ft. x 20 ft. dumpster pad. There is nothing else to be changed on the plan.

Motion to Approve Limited Site Plan Modification, 345 East Central Street, McDonald's. Carroll. Second: David. Vote: 4-0-0 (4-Yes; 0-No).

Mr. Halligan re-entered the meeting.

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

Documents presented to the Planning Board:

1. Letter dated March 6, 2018 from Brad Chaffee, President/Owner, to Franklin Planning Board
2. Memorandum dated January 19, 2018 from G. B. McCarraher, Fire Chief, to DPCD
3. Memorandum dated January 2, 2018 from George Russell, Conservation Agent, to Franklin Planning Board
4. Application for Approval of a Site Plan and Special Permit(s) from 37-41 East Central Street, LLC, applicant, with Received by Planning date January 2, 2018
5. Form P: Application for Approval of a Site Plan from 37-41 East Central Street, LLC, applicant, with Received by Planning date January 2, 2018
6. Certificate of Ownership with Received by Planning date January 2, 2018
7. Abutters List Request Form dated December 19, 2017, with Received by Board of Assessors date December 19, 2017
8. Abutters List Report dated December 19, 2017

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9. *Franklin Planning Board Public Hearing Notice with Received by Town Clerk date January 2, 2018*

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.

Chairman Padula stated there was a request for continuance of this public hearing to March 26, 2018.

Motion to Continue the public hearing for 70 East Central Street, Special Permit & Site Plan, to March 26, 2018, at 7:05 PM. Carroll. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

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

Documents presented to the Planning Board:

1. *Letter dated March 2, 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 there was a request for continuance of this public hearing to March 26, 2018.

Motion to Continue the public hearing for 14 Ruggles Street, Special Permit & Site Plan, to March 26, 2018, at 7:10 PM. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

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

Documents presented to the Planning Board:

1. *Site Access and Parking Plan, Milford Regional Physicians Group – Medical Building in Franklin, MA, Plan Sheet, Prepared by Allen Engineering, LLC, dated February 1, 2018, with No Received by Planning date*
2. *Memorandum dated March 7, 2018 from DPCD to Franklin Planning Board*
3. *Letter dated March 7, 2018 from Jaklyn Centracchio and Greg Lucas, BETA Group, Inc., to Franklin Planning Board*
4. *Letter dated March 2, 2018 from Ronald Muller, Ron Muller & Associates, to Franklin Planning Board*
5. *Letter dated February 27, 2018 from Jaklyn Centracchio, BETA Group, Inc., to Franklin Planning Board*
6. *Memorandum dated March 6, 2018 from George Russell, Conservation Agent, to Franklin Planning Board*
7. *Letter dated February 28, 2018 from Matthew Crowley, BETA Group, Inc., to Franklin Planning Board*

Mr. Mark Allen of Allen Engineering, LLC, representing KAD Holdings Corporation regarding the Milford Regional Physicians Group project, and Mr. Ron Muller, Principal of Ron Muller & Associates, traffic engineering and consulting services, addressed the Planning Board. Mr. Allen stated this is their second hearing before the Planning Board. He would like to review the comments from the last meeting,

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discuss the traffic questions, and try to wrap up all the site plan information for the next meeting on March 26, 2018.

Mr. Muller stated he received comments from BETA and the town regarding the traffic study. He responded to those comments and received a final comment letter from BETA dated March 7, 2018 highlighting their review of the applicant's responses; he reviewed BETA's comments and the responses. He stated that at this time, he believes all the comments have been addressed.

Mr. Allen stated they have been to Design Review and all signage was approved.

Ms. Love stated tonight's meeting was mainly for traffic. She is still waiting for the revised Site Plan. They have filed with Conservation Commission and are on that agenda for April 5, 2018.

Mr. Allen stated they have filed with MEPA and have a site visit set for next Monday.

Mr. Muller stated they will be filing an application with MassDOT and will also submit construction plans for the road widening.

Mr. Crowley stated they are waiting for a second submission on the site plan to review and address comments. He stated Jaklyn Centracchio, BETA's traffic engineer, can provide a discussion of the traffic review.

Ms. Centracchio stated they submitted a response on March 7, 2018, to Mr. Muller's responses. She stated BETA finds all of Mr. Muller's responses acceptable and they are satisfied with them. They would still like to see the final approval letter from MassDOT which does not require the bicycle accommodations.

Mr. Muller stated he can send the email response he received from MassDOT. He reviewed the MEPA application and requirements.

Motion to Continue the public hearing for 1262-1288 West Central Street, Site Plan, to March 26, 2018, at 7:15 PM. Carroll. Second: Rondeau. 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 March 2, 2018 from Amanda Cavaliere, Guerriere & Halnon, Inc., to Franklin Planning Board

Chairman Padula stated there was a request for this public hearing to be continued to March 26, 2018.

Motion to Continue the public hearing for 834-836 & 840-842 West Central Street, Site Plan, to March 26, 2018, at 7:20 PM. Rondeau. Second: David. 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. Memorandum dated March 7, 2018 from DPCD to Franklin Planning Board

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2. Letter dated March 7, 2018 from Joel D'Errico, Owner Applicant, to Amy Love, Town Planner
3. Email dated March 7, 2018 from Edward Cannon, Doherty, Ciechanowski, Dugan & Cannon, P.C., to Amy Love, Town Planner
4. Letter dated March 6, 2018 from Michael Maglio, Town Engineer, to Franklin Planning Board
5. Letter dated March 1, 2018 from Amanda Cavaliere, Guerriere & Halnon, Inc., to Franklin Planning Board, Ref: BETA Group Comments
6. Email dated March 1, 2018 from Chris Haynes, MBO Precast, to Amanda Cavaliere, Guerriere & Halnon, Inc.
7. Email dated February 28, 2018 from Chris Haynes, MBO Precast, to Amanda Cavaliere, Guerriere & Halnon, Inc.
8. Letter dated December 28, 2017 from Greg Lucas, Guerriere & Halnon, Inc., to Franklin Planning Board, Re: Traffic Review
9. Letter dated December 6, 2017 from Ronald Muller, Ron Muller & Associates, to Franklin Planning Board
10. Letter dated November 27, 2017 from Greg Lucas, Guerriere & Halnon, Inc., to Franklin Planning Board, Re: Traffic Review
11. Letter dated November 9, 2017 from Ronald Muller, Ron Muller & Associates, to Greg Lucas and Matt Crowley, BETA Group
12. Site Plan, Highland Village, 278-300 West Central Street, Franklin, MA, Plan Sheets, Landscaping, Prepared by Guerriere & Halnon, Inc. dated June 21, 2017, with No Received by Planning date
13. Letter dated January 30, 2018 from Joel D'Errico, Owner Applicant, to Amy Love, Town Planner
14. Letter dated February 12, 2018 from Dale MacKinnon, Guerriere & Halnon, Inc., to Franklin Planning Board, Ref: Town of Franklin DPW Comments
15. Letter dated February 12, 2018 from Dale MacKinnon, Guerriere & Halnon, Inc., to Franklin Planning Board, Ref: Planning Board Comments
16. Letter dated February 12, 2018 from Dale MacKinnon, Guerriere & Halnon, Inc., to Franklin Planning Board, Ref: BETA Group Comments
17. Letter dated January 29, 2018 from Joel D'Errico, Owner Applicant, to Amy Love, Town Planner
18. Quitclaim Deed, Norfolk County Land Court, dated March 13, 2014, Ct#: 188341
19. Letter dated December 26, 2017 from Joel D'Errico, Owner Applicant, to Franklin Planning Board
20. Memorandum dated January 17, 2018 from G. B. McCarraher, Fire Chief, to Bryan Taberner, Director of Planning & Community Development
21. Letter dated January 12, 2018 from Guerriere & Halnon, Inc., to Franklin Planning Board, Ref: Town of Franklin DPW Comments
22. Letter dated January 12, 2018 from Guerriere & Halnon, Inc., to Franklin Planning Board, Ref: Planning Board Comments
23. Letter dated January 12, 2018 from Guerriere & Halnon, Inc., to Franklin Planning Board, Ref: BETA Group Comments (from BETA letter of October 27, 2017)
24. Letter dated January 12, 2018 from Guerriere & Halnon, Inc., to Franklin Planning Board, Ref: BETA Group Comments (from BETA letter of October 16, 2017)
25. Memorandum dated November 22, 2017 from G. B. McCarraher, Fire Chief, to DPCD
26. Memorandum dated October 19, 2017 from G. B. McCarraher, Fire Chief, to DPCD
27. Memorandum dated October 10, 2017 from George Russell, Conservation Agent, to Franklin Planning Board
28. Memorandum dated October 10, 2017 from Franklin Board of Health to Franklin Planning Board

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- 29. *Narrative Highland Village Condominiums*
- 30. *Special Permit Criteria Narrative with Received by Planning date October 6, 2017*
- 31. *MassDOT Comment Emails (2) from Erin Kinahan, District Traffic Engineer, District 3, dated August 8, 2016 and August 19, 2017*

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.

Chairman Padula stated there was a request from the applicant that this public hearing to be continued to April 9, 2018

Mr. Edward Cannon, attorney representing an abutter, stated he would not be available on April 9, 2018 and requested the April 23, 2018 hearing date.

Ms. Love stated Town Attorney Mark Cerel said the Planning Board can determine the date they would like to continue the public hearing. She reviewed her letter stating DPCD has been advised from Town Attorney Mark Cerel that the Planning Board consider a density consultant be hired for the project mainly in determining the special permit finding, letter D, that the neighborhood character and social structure not be negatively impacted. She explained the Planning Board can decide tonight if this is something they will consider for the next meeting. If so, this discussion can be put on the April 9, 2018 agenda. If not, the continuance can be moved to April 23, 2018. No vote is required tonight, except the continuance.

Planning Board members informally agreed a density consultant should be hired.

Chairman Padula stated he wants to know the credentials or licenses of the density consultant. He stated Planning Board members are all elected officials to do the best by the rules and regulations of the Town. If a consultant is hired to say if it is or is not too dense, then the decision must be based on that criteria.

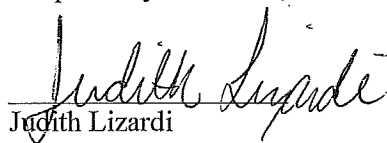
Mr. Crowley stated if BETA were to provide those services, they do have a landscape architecture team that has done multiple-type density studies. Ultimately, the decision would come to the Planning Board as to how to use the metrics provided by the density study; there is some subjectivity in a density study. He stated he can provide the background/credentials of the density associate.

Chairman Padula requested the information by April 9, 2018, so the qualifications of a density consultant can be discussed at the April 9, 2018, meeting, and a decision can be made about the density study. Then, the site plan will be discussed at the April 23, 2018, meeting.

Motion to Continue the public hearing for 278, 280, & 300 West Central Street, Special Permit & Site Plan, to April 9, 2018 to discuss the density consultant/density study, and to April 23, 2018 to continue the full meeting. Carroll. Second: David. Vote: 5-0-1 (5-Yes; 0-No; Abstain-1). (Mr. Halligan abstained.)

Motion to Adjourn. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 7:40 PM.

Respectfully submitted,


Judith Lizardi
Recording Secretary