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TOWN CLERK

2018 APR 10 A 11:55

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Planning Board**March 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; 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 moment of silence was held for former Planning Board member Gregory Ballarino.

A. Meeting Minutes: February 26, 2018 and March 12, 2018

Motion to Approve the February 26, 2018 Meeting Minutes. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Approve the March 12, 2018 Meeting Minutes. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

7:05 PM PUBLIC HEARING – Continued**70 East Central Street****Special Permit & Site Plan*****Documents presented to the Planning Board:***

1. *Letter dated March 21, 2018 from Matthew Crowley, BETA Group, Inc., to Franklin Planning Board*
2. *Memorandum dated March 21, 2018 from DPCD to Franklin Planning Board*
3. *Letter dated March 21, 2018 from Michael Maglio, Town Engineer, to Franklin Planning Board*
4. *Letter dated March 6, 2018 from Richard Goodreau, United Consultants, Inc., to Franklin Planning Board*
5. *Letter dated February 16, 2018 from Brad Chaffee, President/Owner, to Franklin Planning Board*
6. *Site Plan, 70 East Central Street, Franklin, MA, Plan Sheets, Prepared by United Consultants, Inc., dated December 15, 2017, with Revision date February 27, 2018, with Received by Planning date March 8, 2018*
7. *Color Rendition of 70 East Central St – Proposed Mixed Use Development, Chaffee Power Group, LLC, with No Received by Planning date*
8. *Site Lighting-Lighting Plan, Photometrics and Schedules, for Project Name: Franklin Parking Lot, Prepared by SK & Associates, dated December 28, 2017, with No Received by Planning date*

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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. Mr. Chaffee stated the last time they were before the Planning Board they had made changes to the building and the site; he provided an overview of the changes. The proposed project is now two buildings instead of one. It was changed from 16 units to 12 units; six units in each building. The density has been decreased; the parking increased. For residents there are 20 interior parking spots and 14 exterior spots which meet the bylaws. Some retail has been added to the back building. Both buildings have commercial on the first floor. The buildings are four stories; hence, the special permit. He showed the renditions of the original one building and the proposed two buildings. With the two buildings, the natural grade of the site can be more effectively used, and there is more overall green space and plantings. They received approval from Design Review. He noted the renditions show the actual colors to be used.

Mr. Goodreau explained the site perspective and reviewed the plans and colored renditions. He pointed out the parking areas, proposed roof recharge systems, proposed screening in the back, and handicapped accessibility from the roadway. They incorporated many of the items from the comments from town engineer, town planner, BETA, and Planning Board members. He stated they increased the space between buildings to about 30 ft. to open it up and make some of the turning movements more comfortable.

Mr. Maglio stated he reviewed the revised plans and had several comments including: the water line increased to 8 in., a hydrant at the end of the line for flushing purposes, wheelchair ramp added, drainage and storage onsite. He noted they met with the applicant's engineer last week regarding ideas for this additional storage which should be taken into account in the next set of revised plans. The overflow will be tied into the system that is in the street now; the amount of flow will be less coming off the site with the proposed project than what it is now with today's conditions.

Mr. Crowley, BETA Group, stated they provided a comprehensive review of the revised submittal; most of the initial comments had been addressed. His comments included, but were not limited to, the applicant can provide additional accessible parking spaces as needed, requested additional grading information, determine need for earth removal permit, some of the light levels were lower than desirable, and concerned with amount of impervious draining into town system so they recommended additional infiltration or detention onsite.

Ms. Love stated that most of the issues have been addressed. It was noted they are keeping the existing fence along the property for screening. They received recommendation from Design Review. The applicant has requested two waivers: to allow less than 42" of cover over the RCP drain pipe, and to allow use of HPDE pipe for some drainage. Planning Board would need to vote on this. She stated that Planning Board requested a Limited Site Plan be filed for each tenant use in the commercial space.

Vice Chairman Halligan asked about handicapped parking for the commercial use, dumpster plans, and location of AC units.

Mr. Chaffee stated that inside the building there are multiple garages that could be handicapped accessible. They are available; one could be painted.

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Mr. Goodreau explained there is one handicapped spot that takes care of the requirement. They have the availability for one of the spaces in the parking garages to be designated for handicapped. They could add this detail to the plan. He reviewed the detail for the dumpster.

Planning Board members asked questions.

Mr. Goodreau stated the existing retaining wall would remain; the wall is down the lot line. He explained the wall as shown on the renderings.

Mr. Chaffee explained location of AC units, the stones to be used, and the project will be phased on the plans, but he would like to do it in one shot.

Mr. Carroll stated he would not like to see the project half done and they run out of money. He would like to see the infrastructure all done, even if just a foundation is put in for the back building and they do not build it; they can put all the water lines, address landscaping, and put top coat on asphalt. At least if foundation is in they do not have to come back and cut up the roads. He wants to see it all complete even if building does not go up.

Mr. Chaffee reviewed his plans for the infrastructure phasing. He asked for suggestions on a phasing they could do that would satisfy the Planning Board.

Planning Board members discussed having the foundation for the back building in place.

Mr. Chaffee stated he would be concerned about putting a foundation in and keeping it safe; he noted rain concerns and having the foundation just sitting there. He did not want to have a 1 ½ ft. foundation sticking out due to safety concern; he would be willing to have the rest of the parking lot and the landscaping completed.

Mr. Carroll said he wants to see the site completed; he does not want to see the site half done and have another eye sore downtown. If there are people living in the front building and then applicant builds the back building, the people will be disturbed. This is a concern.

Mr. Chaffee explained his concern about how the market will respond to the first building before putting up the second building.

Vice Chairman Halligan stated it is not the Planning Board's realm to make decisions based on the financial situation of the developer. The Planning Board is here to serve and protect the community. Neighbors do not want to go through blasting, development, and machines now and then in a year or more later go through it all again. Based on the drainage calculations, it should not be phased. It only makes sense to have all blasting, dirt work, and infrastructure done. The foundation will be there; put a temporary fence around it. We do not want to see an incomplete project. The special permit is based on four story building; the Planning Board is looking at what they want to see from the plans. He would like to condition this so everyone is on the same page: no occupancy permits issued for the front building until the back building foundation is in.

Mr. Chaffee said ok. He asked if he could binder the backside of the property.

Vice Chairman Halligan said they cannot bind or bond any type of commercial development.

Mr. Chaffee stated the Building Commissioner did not think earthwork permits were needed for this project. He stated he did not want the lighting to spill onto the town sidewalks.

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Vice Chairman Halligan stated he would like a letter from the Building Commissioner addressing the earthwork permits.

Planning Board members informally stated they do not want to see light spillage across the street, but on the sidewalks is ok.

Vice Chairman Halligan stated he would be willing to close the public hearing and vote at the next meeting provided all the remaining issues are completed.

Mr. Maglio confirmed that based on the infiltration system, it would be best to put in all infrastructure and second building foundation.

Vice Chairman Halligan stated the public hearing for 70 East Central Street, Special Permit & Site Plan, would be continued to April 9, 2018, at 7:10 PM.

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

Documents presented to the Planning Board:

1. Letter dated March 19, 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.

Ms. Love stated there was a request for continuance of this public hearing to April 9, 2018.

Vice Chairman Halligan stated the public hearing for 14 Ruggles Street, Special Permit & Site Plan, would be continued to April 9, 2018, at 7:15 PM.

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

Documents presented to the Planning Board:

1. Site Design Plan for Milford Regional Physicians Group, Medical Building in Franklin, MA, Plan Sheets, Prepared by Allen Engineering, LLC, with Revision date March 16, 2018, with Received by Planning date March 20, 2018
2. Landscape Plan, Landscape Notes and Details, and Lighting Plan, for Milford Regional Physicians Group, 1262-1288 West Central Street, Franklin, MA, Prepared by Bohler Engineering, with Revision date March 16, 2018, with Received by Planning date March 22, 2018
3. Memorandum dated March 21, 2018 from DPCD to Franklin Planning Board
4. Memorandum dated March 20, 2018 from George Russell, Conservation Agent, to Franklin Planning Board
5. Letter with attachments dated March 16, 2018 from Mark Allen, Allen Engineering, LLC, to Franklin Planning Board
6. Email dated March 15, 2018 from Ron Muller, Ron Muller & Associates, to Jaklyn Centracchio, BETA Group, Inc.
7. Letter dated March 3, 2018 from Andrew Leonard, WW Contracting, to Allen & Associates, Inc.

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8. *Checklist for Stormwater Report*
9. *Illicit Discharge Compliance Statement*
10. *Letter dated February 28, 2018 from Matthew Crowley, BETA Group, Inc., to Franklin Planning Board*
11. *Letter dated February 21, 2018 from Michael Maglio, Town Engineer, to Franklin Planning Board*
12. *Memorandum dated February 6, 2018 from George Russell, Conservation Agent, to Franklin Planning Board*
13. *Memorandum dated February 9, 2018 from G. B. McCarraher, Fire Chief, to DPCD*
14. *Letter with date of hearing February 13, 2018 from Mark Fitzgerald, Chair, Design Review Commission, to Milford Regional Physicians Group, Applicant*
15. *Form P: Application for Approval of a Site Plan from K.A.D. Holdings Corp., applicant, with Received by Planning date February 5, 2018*
16. *Certificate of Ownership with Received by Planning date February 5, 2018*

Vice Chairman Halligan stated a letter is on file requesting continuance of this hearing to April 9, 2018.

Vice Chairman Halligan stated the public hearing for 1262-1288 West Central Street, Site Plan, would be continued to April 9, 2018, at 7:20 PM.

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 19, 2018 from Amanda Cavaliere, Guerriere & Halnon, Inc., to Franklin Planning Board*

Vice Chairman Halligan stated there was a request for this hearing to be continued to April 9, 2018.

Vice Chairman Halligan stated the public hearing for 834-836 & 840-842 West Central Street, Site Plan, would be continued to April 9, 2018, at 7:25 PM.

Motion to Continue the above four public hearings to the stated date and time. Carroll. Second: Rondeau. Vote: 4-0-0 (4-Yes; 0-No). (Chairman Padula had not re-entered the meeting.)

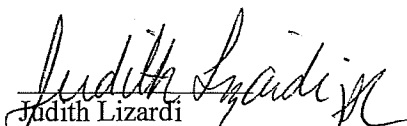
General Business

Mr. Rondeau stated he had some calls about dirt and debris going out onto the road at Maple Preserve. He asked if there is something we can look at, maybe extending the rip rap road coming in.

Mr. Maglio stated they will take care of that; they will get out there. If they need to get out there with the sweeper, he will make sure they take care of that.

Motion to Adjourn. Carroll. Second: David. Vote: 4-0-0 (4-Yes; 0-No). (Chairman Padula had not re-entered the meeting.) ***Meeting adjourned at 7:43 PM.***

Respectfully submitted,


Judith Lizardi
Recording Secretary

