

DRAFT FOR REVIEW**Town of Franklin**

TOWN OF FRANKLIN
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Planning Board

**May 21, 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. 81-P ANR – 3 Woodhaven Drive

Applicant stated they are cutting out a triangular parcel from Lot 26 and the remaining lot complies with zoning for frontage, setbacks, and site coverages.

Ms. Love stated these plans were received on May 2, 2018; it is noted on the plans that Lot 26B will be an unbuildable lot.

Applicant explained lot lines. He stated road name was Woodhaven Drive and changes into Crystal Drive; full width is 56 ft.

Motion to Sign 81-P, 3 Woodhaven Drive. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

B. Endorsement: Limited Site Plan YMCA

Ms. Love stated at the last meeting the Planning Board voted to approve the Limited Site Plan for the pavilion at the YMCA. The applicant has provided a sheet showing the additional Site Plan and the Certificate of Vote on the plans.

Motion to Endorse Limited Site Plan, YMCA. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

C. Endorsement – 471 & 491 West Central Street

Ms. Love stated at the last meeting the Planning Board voted to approve the plan. The Planning Board requested a color rendering of the landscaping and the sign for Presidential Arms; she did not receive this in the endorsement filing. The applicant has added the Certificate of Vote to the last page of the plans.

Ms. Amanda Cavaliere, Guerriere & Halnon, Inc., stated at the last Planning Board meeting members of the Board of Presidential Arms stated they did not need the color rendering.

Ms. Love stated the May 7, 2018, Planning Board meeting minutes reflect that Mr. Halligan had mentioned that at a previous meeting a color rendering had been requested.

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Chairman Padula stated that, therefore, they will not endorse until a color rendering is provided.

Mr. Donald Nielsen, Guerriere & Halnon, Inc., stated at the last Planning Board meeting members of the Board of Presidential Arms stated they did not need the color rendering; they were very satisfied with it. It was not stated at the meeting that the applicant needed to further provide the color rendering to the Planning Board.

Mr. Halligan stated that during tonight's meeting there will be two other agenda items for which the same thing is being asked to be attached to the Site Plan.

Mr. Nielsen stated there is a difference. At other jobs they have provided renderings of the site; this particular site did not involve anything to do with the building.

Mr. Halligan stated he would step back a little and allow this because this is not a color rendering of a building or structure that the Planning Board has been requesting in other projects; that said, and the history of the applicant, he will allow it to go forward.

Ms. Love stated it is noted in the Certificate of Vote Condition #9; the Planning Board can choose to endorse the plans.

Mr. Nielsen stated there should be something put in tonight's meeting minutes that the consensus is that the Planning Board is not requiring the rendering.

Mr. Halligan stated the landscape rendering is waived, strictly for this project, not for the site.

Chairman Padula stated he wanted to confirm that before the vote was taken on the endorsement, that the landscape rendering for 471 & 491 West Central Street, Presidential Arms Condominium, Site Plan Modification, is waived.

Motion to Waive the landscape rendering, Condition #9, for 471 & 491 West Central Street. Carroll. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Endorse 471 & 491 West Central Street. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

D. Meeting Minutes: April 9, 2018, April 23, 2018 & May 7, 2018

Motion to Approve the April 9, 2018, Meeting Minutes. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Approve the April 23, 2018, Meeting Minutes. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Approve the May 7, 2018, Meeting Minutes. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

7:05 PM **PUBLIC HEARING – Continued**
Senior Village Overlay District Chestnut Street
Special Permit & Site Plan Modification

Documents presented to the Planning Board:

1. *Letter dated May 21, 2018 from Amanda Cavaliere, Guerriere & Halnon, Inc., to Franklin Planning Board*

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2. *Memorandum dated April 25, 2018 from Jeffrey Nutting, Town Administrator, to Franklin Planning Board*
3. *Memorandum dated April 18, 2018 from DPCD to Franklin Planning Board*
4. *Gmail dated April 17, 2018 from Jeffrey Nutting, Town Administrator, to Amy Love, Town Planner*
5. *Application for Approval of a Site Plan and Special Permit(s) from Whitman Homes, Inc. (51 Chestnut Street, Franklin), applicant, with Received by Planning date April 2, 2018*
6. *Certificates of Ownership (2) with Received by Planning date April 2, 2018*
7. *Project Narrative prepared by Guerriere & Halnon, Inc. with Received by Planning date April 2, 2018*
8. *F-3183-5, Special Permit Application for Senior Village Overlay District for Chestnut Street Senior Village, to allow construction of 33-units for senior housing, dated March 30, 2018, prepared by Guerriere & Halnon, Inc., with Received by Planning date April 2, 2018*
9. *F-3183-5, Special Permit Application for Senior Village Overlay District for Chestnut Street Senior Village, to allow an increase in impervious coverage, dated March 30, 2018, prepared by Guerriere & Halnon, Inc., with Received by Planning date April 2, 2018*
10. *Open Space Management Plan, Exhibit "A" prepared by Guerriere & Halnon, Inc., with Received by Planning date April 2, 2018*
11. *Abutters List Request Form dated February 13, 2018, with Received by Planning date April 2, 2018*
12. *Abutters List Report dated February 13, 2018*
13. *Plan Sheets for Chestnut Senior Village, Chestnut Street, Franklin, MA, prepared by Whitman Homes, with Received by Planning date April 2, 2018*
14. *Letter dated January 10, 2017, from Joseph Halligan, Vice Chairman Planning Board, to Teresa Burr, Town Clerk, RE: Certificate of Vote-Limited Site Plan and Special Permit Extension*
15. *WPA Form 7 – Extension Permit for Orders of Conditions dated August 31, 2006, Issued by Franklin Conservation Commission*
16. *Letter dated June 22, 2011, from Ronald Calabrese, Chairman Planning Board, to Deborah Pellegri, Town Clerk, RE: Certificate of Vote-Special Permit*
17. *Letter dated June 12, 2008, from Ronald Calabrese, Chairman Planning Board, to Deborah Pellegri, Town Clerk, RE: Certificate of Vote-Special Permit*
18. *Letter dated June 13, 2008, from Ronald Calabrese, Chairman Planning Board, to Deborah Pellegri, Town Clerk, RE: Certificate of Vote-Site Plan*
19. *Letter dated June 12, 2008, from Ronald Calabrese, Chairman Planning Board, to Deborah Pellegri, Town Clerk, RE: Certificate of Vote-Special Permit*
20. *Letter dated October 12, 2006, from Paige Duncan, Clerk, to Deborah Pellegri, Town Clerk, RE: Certificate of Vote-Site Plan*
21. *Letter dated October 12, 2006, from Paige Duncan, Clerk, to Deborah Pellegri, Town Clerk, RE: Certificate of Vote-Special Permit*
22. *Letter with Date of Hearing December 11, 2007, from Jennifer Peters, Design Review Commission, to Franklin Planning Board, RE: Certificate of Vote from Design Review Commission*

Chairman Padula stated there is a letter dated May 21, 2018, requesting a continuance of this public hearing to the June 4, 2018, Planning Board meeting.

Motion to Continue the public hearing for Senior Village Overlay District Chestnut Street, Special Permit & Site Plan Modification, to June 4, 2018, at 7:10 PM. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

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7:10 PM **PUBLIC HEARING** – *Initial*
45 Forge Parkway - YMCA
 Site Plan Modification

Documents presented to the Planning Board:

1. *Memorandum dated May 16, 2018 from DPCD to Franklin Planning Board*
2. *Letter dated May 15, 2018 from Michael Maglio, Town Engineer, to Franklin Planning Board*
3. *Hockomock Area YMCA Overall Site Plan Modification for Proposed Parking in the Town of Franklin, MA, Plan Sheets, Prepared by Guerriere & Halnon, Inc. dated April 23, 2018, with Received by Planning date April 27, 2018*
4. *Memorandum dated May 4, 2018 from G. B. McCarraher, Fire Chief, to DPCD*
5. *Memorandum dated May 1, 2018 from G. B. George Russell, Conservation Agent, to Franklin Planning Board*
6. *Form P, Application for Approval of a Site Plan with applicant listed as Kevin Dionne, Director of Facilities and Property Management, and name of owner listed as Hockomock Young Mens Christian Association, with Received by Planning date April 27, 2018*
7. *Certificate of Ownership with Received by Planning date April 27, 2018*
8. *Abutters List Request Form dated January 31, 2018, with Received by Planning date April 27, 2018*
9. *Abutters List Report dated February 1, 2018*
10. *Franklin Planning Board Public Hearing Notice with Received by Town Clerk date April 30, 2018*
11. *Drainage Analysis for Hockomock Area YMCA, 45 Forge Hill Road, Franklin, MA, Prepared by Guerriere & Halnon, Inc. dated February 1, 2018, with No Received by Planning date*

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

Ms. Amanda Cavaliere, Guerriere & Halnon, Inc., and Mr. Kevin Dionne, Director of Facilities, representing the Hockomock Area YMCA, addressed the Planning Board. Ms. Cavaliere stated they are here to discuss a Site Plan Modification for parking. The applicant is proposing to eliminate the circular drive at the front of the building and reconfigure that area by adding and restriping 25 parking spaces. They have received comments from a few boards that they will be addressing prior to the next meeting.

Mr. Dionne stated in regard to comment #6 on the first page of the memo dated May 16, 2018, from DPCD to the Planning Board, that indicates the applicant still owes the Town of Franklin \$219.00 for the legal ad and the abutter mailing, it should have been mailed out on Friday from their office, and should be received tomorrow or Wednesday at the latest.

Ms. Love stated the Fire Chief provided a letter about removing parking spaces #1-4 to provide better fire access to the building. The plan should indicate the size of the parking spaces to meet the town's requirements. The concrete curbing is only being proposed along the building side; all the new parking should include the concrete curbing. The rest of the curbing is all existing cape cod berm.

Mr. Maglio stated they would like to see a note on the plan regarding the number of accessible spaces if they need to increase that number based on the additional spaces.

Chairman Padula asked why the applicant is changing the parking.

Mr. Dionne stated they are changing the front circle to increase the number of available parking spaces. He noted concerns raised about the parking with the addition of the splash park in 2016. He stated at some points during the day in the summer they do get filled.

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Ms. Cavaliere stated they will gain 25 spaces; but, this does not include the four spaces the fire chief wanted left out. She stated they wanted to have a conversation with the fire chief about his request.

Chairman Padula asked how many modifications are going to be done to the YMCA. He stated that at peak times, they are parked up and down the street; they do not have the parking. He stated if they think that closing up the circle is going to take care of the parking problem, he does not think so. The Planning Board's concern is traffic flow and safety. He likes the circle. This is a place where children can get dropped off. The buses drop off there. It is a great drop off center. He thought about angled parking in the circle. He thinks the circle is key to public safety and access; he would not recommend or vote on a change to try to get more parking spaces to squeeze into that area. The busier the place gets, the more the circle is needed.

Mr. Halligan stated he agreed with Chairman Padula.

Ms. Cavaliere requested Chairman Padula take another look at the parking and the comments the fire chief had, and they would come back to the next Planning Board meeting.

Chairman Padula stated they can come back to the next Planning board meeting if they want; he is not voting on it right now.

Motion to Continue the public hearing for 45 Forge Parkway - YMCA, Site Plan Modification, to June 4, 2018, at 7:15 PM. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

Chairman Comments

Chairman Padula stated they received the letters from the people on Garnett Drive and Opal Circle and they are going to contact Wrentham to see what we can do as they promised not to release those lots until the roadway was done. He asked Mr. Maglio if he was going to look into that.

Mr. Maglio stated he would check with the building inspector.

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

Documents presented to the Planning Board:

1. Memorandum dated May 16, 2018 from DPCD to Franklin Planning Board
2. Site Plan, 14 Ruggles Street, Mixed Use Apartments, Franklin, MA, Plan Sheets, Prepared by Guerriere & Halnon, Inc., dated January 25, 2017, with Revision date May 9, 2018, with Received by Planning date May 11, 2018
3. Site Plan, 14 Ruggles Street, Mixed Use Apartments, Franklin, MA, Plan Sheets, Prepared by Guerriere & Halnon, Inc., dated January 25, 2017, with Revision date April 23, 2018, with Received by Planning date April 26, 2018
4. Letter dated May 2, 2018 from Matthew Crowley, BETA Group, to Franklin Planning Board
5. Memorandum dated May 2, 2018 from DPCD to Franklin Planning Board
6. Drawings from AD Architect with date May 10, 2018, with received by Planning date May 10, 2018

Chairman Padula recused himself.

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.

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Ms. Amanda Cavaliere, Guerriere & Halnon, Inc., and Mr. Dana Franco, Owner/Applicant, addressed the Planning Board. Mr. Franco stated at the last meeting all they needed was the color drawings.

Ms. Cavaliere stated they were also addressing the 10 in. PVC drain line proposed beneath the paved areas; that has been revised to 10 in. RCP within the paved areas at the request of the Planning Board. Those modifications have been made to the plans.

Vice Chairman Halligan asked about the trees Mr. Franco had promised to remove.

Mr. Franco stated he went there in the next day or two and cut down the broken tree. He stated he received a text from Ms. Christine Symmes, 20 Ruggles Street, asking about the other tree. He stated he did not want to cut down too many trees as one of Ms. Symmes concerns is the trees.

Vice Chairman Halligan stated this discussion was about the broken ones.

Mr. Franco stated he did remove that one.

Ms. Love stated the applicant replaced the pipe, provided the color rendering of the building, and the trees were just discussed. Should the Planning Board vote in favor tonight, there are some special conditions which she listed on page 5 of her memo; she read the conditions.

Vice Chairman Halligan, regarding #2, stated retail is allowed in Commercial I.

Ms. Love stated it was agreed to as office and if the applicant wanted to do retail, he would have to come back regarding the parking; the applicant's parking is set up more for office use.

Vice Chairman Halligan thought the applicant was going to come back for a limited site plan no matter what the use was.

Ms. Cavaliere reviewed comment #9 on sheet 2 of 6 on the plans.

Mr. Maglio stated all his previous comments have been addressed; he is satisfied with the plan.

Mr. Crowley, BETA Group, stated they have no new comments to add.

Vice Chairman Halligan confirmed they now have a color rendering. He confirmed it will be attached to the special permit and these will be the colors. Any change, and the applicant would have to come back.

Motion to Close the public hearing for 14 Ruggles Street, Special Permit & Site Plan. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

Vice Chairman Halligan read aloud the Special Permit Findings for which the applicant provided the information in response to the seven (7) standard special permit findings.

(1) ROLL CALL VOTE to approve the Special Permit to allow the Mixed Use Development within the Commercial I (CI) Zoning District as shown on the Plan.

- a) Proposed project addresses or is consistent with neighbor or Town need.
Halligan-YES; Carroll-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0 (5-Yes; 0-No)

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- b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
Halligan-YES; Carroll-YES; David-YES; Rondeau-YES; Power-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.
Halligan-YES; Carroll-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0 (5-Yes; 0-No)
- d) Neighborhood character and social structure will not be negatively impacted.
Halligan-YES; Carroll-YES; David-YES; Rondeau-YES; Power-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.
Halligan-YES; Carroll-YES; David-YES; Rondeau-YES; Power-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.
Halligan-YES; Carroll-YES; David-YES; Rondeau-YES; Power-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.
Halligan-YES; Carroll-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0 (5-Yes; 0-No)

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.

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

Vice Chairman Halligan stated the Standard Conditions of Approval will be attached to this as well as the following Special Permit Conditions which he read aloud.

SPECIAL CONDITIONS:

- 1) The Special Permit shall be constructed consistent with the approved site plan. A new Special Permit shall be required from the Planning Board if any significant change of use or significant change to the site plan is proposed as defined in §185-31 Site Plan Bylaw.
- 2) First floor use shall be limited to Office Space only; no residential or retail uses shall be allowed on the first floor.
- 3) Vertical concrete curb shall be precast.
- 4) A test pit is to be performed prior to start of construction in the area of the infiltration basin at the start of construction.
- 5) The vinyl 6' fence must be installed and trees removed hanging over the abutters property prior to the issuance of an occupancy permit.

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7:15 PM **PUBLIC HEARING** – *Continued*
834-836 & 840-842 West Central Street
 Site Plan

Documents presented to the Planning Board:

1. *Gmail dated May 21, 2018 from Mark Cerel, Town Attorney, to Amy Love, Town Planner*
2. *Letter dated May 15, 2018 from Michael Maglio, Town Engineer, to Franklin Planning Board*
3. *Letter dated May 16, 2018 from Matthew Crowley, BETA Group, Inc., to Franklin Planning Board*
4. *Memorandum dated May 16, 2018 from DPCD to Franklin Planning Board*
5. *Letter from Mark Fitzgerald, Chair, Design Review Commission, with Date of Hearing January 23, 2018*
6. *Statement of Colors and Surfaces approved on January 23, 2018 from the Design Review Commission, with Received by Planning date May 11, 2018*
7. *Letter dated May 10, 2018 from Guerriere & Halnon, Inc. to Franklin Planning Board, Ref: DPCD Comments*
8. *Letter dated May 10, 2018 from Guerriere & Halnon, Inc. to Franklin Planning Board, Ref: Town of Franklin DPW Comments, with information provided by Contech attached*
9. *Letter dated May 10, 2018 from Guerriere & Halnon, Inc. to Franklin Planning Board, Ref: BETA Group Comments*
10. *Site Plan for Professional Office Building, 834-836 West Central Street, Franklin, MA, Plan Sheets, Prepared by Guerriere & Halnon, Inc., dated October 4, 2017, with Revision date May 9, 2018, with Received by Planning date May 11, 2018*
11. *Color Rendition and Exterior Elevations for West Central Street Office Building, Franklin, MA, Plan Sheets, Prepared by Harrison French & Associates, Ltd., dated October 6, 2017, with No Received by Planning date*
12. *Existing Watershed Plan and Proposed Watershed Plan, Franklin, MA, Plan Sheets, Prepared by Guerriere & Halnon, Inc., dated November 6, 2017, with Revision date May 9, 2018, with Received by Planning date May 11, 2018*
13. *Form Q: Town of Franklin Design Review Application for §185-31(2) of the Zoning By-Law, with Name of Business: Site Plan for Franklin Professional Building, and Applicant Name: John Padula, with No Received by Planning date*

Chairman Padula recused himself.

Ms. Amanda Cavaliere, Guerriere & Halnon, Inc., and Mr. Richard Cornetta, attorney for the applicant, addressed the Planning Board. Ms. Cavaliere stated they are seeking endorsement for the plans. They have addressed all comments received at the last public hearing. The color renderings were provided with the last submittal with a list of the colors.

Ms. Love stated the applicant provided the color rendering the Planning Board had requested at the last meeting. They are not proposing any signs at the property. If the Planning Board votes for approval, there are some suggested special conditions listed on the second page of her memo. She noted this is approved for Office Use only and prior to any occupancy permit they would come in with a Limited Site Plan, even if it included office use; this was the agreement the applicant proposed at the last meeting. Ms. Love noted they would comply with the fire chief's memo of December 2017, addressing placement of certain mechanical systems; she would like to include the actual memo in the Certificate of Vote, if the Planning Board were to vote for this. There is an agreement with the town about passing of funds in lieu of installing a sidewalk; that should be established prior to a building permit. Should they decide to add a sign to the property, they will need to file with Design Review.

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Mr. Maglio stated the applicant submitted additional information and has answered all previous questions; he is all set.

Mr. Crowley stated all major issues have been addressed. They did have a few minor comments which Ms. Love covered some of them in her suggested conditions. He requested they clarify the water service material; it is minor and can be addressed as a condition.

Mr. Cornetta stated he did not have anything to add.

Vice Chairman Halligan stated he believed everyone is pretty much in agreement. He confirmed there are eight units and each unit would require a Limited Site Plan. This way, the Planning Board ensures that there will not be any parking issues. He stated there will be a condition that no accessory uses will be allowed. He stated he called Attorney Mark Cerel. He received a letter back from Mr. Cerel regarding the requested language for the permanent access easement. He read Mr. Cerel's response aloud. Vice Chairman Halligan stated that as the only access to this property is through someone else's property, the town has to protect itself for fire safety and must make sure this easement is never closed off; it is a permanent recorded access. Mr. Cerel would like to look at that to make sure it complies.

Mr. Cornetta stated he believed it was submitted with the application material. He would be happy to provide it again.

Ms. Cavaliere stated there is a book and page on the access easement.

Vice Chairman Halligan stated if that were the case he would not mind closing the public hearing, but prior to endorsement he wants Mr. Cerel to okay this.

Mr. Donald Nielsen, Guerriere & Halnon, Inc., stated a determination of parking is needed.

Vice Chairman Halligan stated before the hearing is closed, he wanted a vote from the Planning Board on the parking. He noted for this site, 51 parking spaces, per bylaw, are required. There was a lengthy discussion at the last meeting as the applicant is only proposing 27 parking spaces. He stated his opinion is there are some stringent conditions if this goes forward. Eight units are to be built in this building and each unit would have to come back for a Limited Site Plan to get approval of the Planning Board to approve the use of each unit. This allows the Planning Board to make sure there is ample parking. And, a condition is going to be added that no accessory uses can be allowed. He asked the Planning Board members if they are in favor of reducing the parking with all the conditions noted.

Mr. Carroll stated that more and more the engineering company is coming forward with plans showing what they want to put into a property and the Planning Board has been asking for plans showing what can go into that property without waivers. This has happened more than once. He stated to the applicant, just so you are aware, in the future, if you come here, you are not going to get through. You must show us what is on the site, what can be built there without a waiver. We have asked for this several times and have not received it; that is why we have a problem with parking.

Planning Board members informally stated they agreed with Mr. Carroll.

Mr. Rondeau asked, regarding the parking, who is going to police this to say they are going to have three to four people per unit. He does not want them coming back claiming hardship with a building they cannot occupy because they do not have parking. We have asked for the parking to fit the building use.

Vice Chairman Halligan noted if someone were going to rent the building and there was no parking, they would not rent it. There is only so much parking. The problem this Planning Board is going to have in the

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future is that the Town of Franklin is not going to be a development town, it is going to be a re-development of everything. This is going to be the wave of the future. We must take each project individually. He mentioned office uses that may be good for a building with limited parking.

Mr. Cornetta stated the owners are in the audience hearing the Planning Board members comments and he is sure they will take it into consideration.

Motion to Close the public hearing for 834-836 & 840-842 West Central Street, Site Plan. Carroll. Second: Rondeau. Vote: 4-0-0 (4-Yes; 0-No).

Motion to Approve the Waiver from 51 parking spaces to 27 parking spaces for 834-836 & 840-842 West Central Street, Site Plan. Carroll. Second: Rondeau. Vote: 4-0-0 (4-Yes; 0-No).

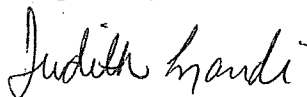
Motion to Approve 834-836 & 840-842 West Central Street, Site Plan, with the following Special Conditions of Approval:

- 1) The Site Plan is approved for Office Use only. Prior to issue of occupancy permits for each unit, the applicant/owner must file a Limited Site Plan with the Planning Board.*
- 2) Applicant is to comply with the Fire Chief's comments in letter dated December 21, 2017.*
- 3) Prior to issuance of a building permit, an agreement needs to be in place with the Town of Franklin of passing the funds to the town in lieu of installing the sidewalk in front of the building.*
- 4) The applicant will need to file with Design Review if a sign is added to the property.*
- 5) No accessory uses shall be allowed in any of the eight units or any units within the building.*
- 6) There is an easement condition, refer to letter from Attorney Mark Cerel. Prior to signing an endorsement of the plan, it is required to obtain Attorney Mark Cerel's approval that everything has been recorded properly for the easement agreement.*

Carroll. Second: David. Vote: 4-0-0 (4-Yes; 0-No).

Motion to Adjourn. Carroll. Second: Rondeau. Vote: 4-0-0 (4-Yes; 0-No). (Chairman Padula had not re-entered the meeting.) Meeting adjourned at 7:54 PM.

Respectfully submitted,



Judith Lizardi
Recording Secretary