

**DRAFT FOR REVIEW****Town of Franklin**

TOWN OF FRANKLIN  
TOWN CLERK  
2018 SEP 25 A 9:18  
RECEIVED

**Planning Board**

**August 20, 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. Members absent: Alternate Rick Power. Also present: Michael Maglio, Town Engineer; Amy Love, Planner.

**7:00 PM Commencement/General Business**

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

**A. Subdivision Modification Discussion: Timberline States – Waiver Request**

Ms. Love stated at their last meeting the Planning Board approved the Subdivision Modification Plan; however, the applicant had asked for a waiver to not extend the street but to just put in the driveway. The Planning Board needs to vote on that waiver to include in the decision.

Mr. Halligan confirmed they were all under agreement on this, they just forgot to vote on it.

***Motion to Accept Subdivision Modification for Timberline States – Waiver Request. Carroll. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

**B. Lot Release and Check Acceptance: Acorn Hill Estates**

Ms. Love stated on May 2017, the Planning Board approved four buildable lots and one drainage lot with the roadway, sidewalks and lighting. Most of that has been constructed. BETA has provided a list of outstanding items and a bond estimate. The builder/developer has submitted for the covenant and lot releases and has provided a check for the bond amount. This is for the subdivision roadway so that anything that is not completed on the roads, the town will not get stuck with it at the end.

***Motion to Accept Check for Bond Amount of \$190,176 for Acorn Hill Estates. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).***

***Motion to Release the Four Lots for Acorn Hill Estates. Carroll. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).***

**C. Partial Form H: 800 Chestnut Street – Adirondack Club**

Ms. Love stated an application for a Partial Form H was received. BETA was out to the site over one week ago; BETA provided a report with photos which was provided in the Planning Board members packets. Since then, further work has been completed. She stated she provided an update to members tonight. The applicant has provided a schedule of when they expect the rest of the site to be complete.

Chairman Padula questioned the walkway between buildings and the bituminous sidewalk on the left side facing the entrance.

**DRAFT FOR REVIEW**

Mr. Robert Hinrichs, applicant, stated they are not using that walkway right now and explained the alternative egress into that dome throughout construction. He explained there was no access to the new building except through the existing building. The only asphalt strip is adjacent to the new structure and is for emergency egress out; there is no getting in.

Mr. Rondeau asked about a drainage outlet and retaining wall.

Mr. Hinrichs stated that is now all rip rap for erosion control.

***Motion to Accept Partial Form H: 800 Chestnut Street – Adirondack Club. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

**D. Limited Site Plan Modification: 620 Old West Central Street – Change in Use**

Mr. Antonio Pinto stated he came before the Planning Board last year to amend the Site Plan for additional parking. He showed and discussed the original plan that was agreed upon last year and the new plan to add an additional 821 sq. ft. of impervious surface to provide an access way to the back door of the building and to have a loading area. An additional drainage basin was added.

Chairman Padula asked if BETA was looking at this.

Ms. Love stated the DPW and the Fire Chief are; she is waiting for a letter from the Fire Chief.

Mr. Maglio stated the previous approved plan had one dry well. With the extended impervious they have two dry wells. He spoke with the engineer today to see the calculation chart.

Mr. Pinto stated the original dry well was to accommodate 1,200 sq. ft. He added an additional dry well of the same nature to accommodate the 821 sq. ft. Guerriere & Halnon, Inc. will provide the data to demonstrate it will be sufficient. Regarding the work done so far, he stated he removed the dumpster area and the shed. He explained that he wrapped the impervious around for emergency egress. It will not become parking; it is loading and access to the emergency exit in the back. He answered Planning Board members' questions regarding the dumpster and parking spaces. He stated the dumpster gets emptied twice a month usually in the early morning. He stated he removed the backhoe, but it will return once the contractor starts working; he uses it for snow removal in the winter.

Ms. Love stated there are no Conservation issues. She expects to hear from the Fire Chief next week. She confirmed this will be continued under General Business at the next Planning Board meeting.

Mr. Pinto asked if it would be possible to start in order to beat the winter weather.

Chairman Padula stated the next meeting is in three weeks. The applicant can do what was already approved. He noted the entire site is asphalt with bituminous curbing.

Mr. Maglio mentioned the original plan was approved about one year ago.

**E. Meeting Minutes: August 6, 2018**

***Motion to Approve the August 6, 2018, Meeting Minutes. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

**DRAFT FOR REVIEW**

7:05 PM      **PUBLIC HEARING** – *Continued*  
**116 Alpine Place**  
Special Permit & Site Plan Modification

*Documents presented to the Planning Board:*

1. Memorandum dated August 15, 2018 from DPCD to Franklin Planning Board
2. Memorandum dated July 23, 2018 from G. B McCarraher, Fire Chief, to DPCD
3. Letter dated July 5, 2018 from Michael Maglio, Town Engineer, to Franklin Planning Board
4. Memorandum dated July 3, 2018 from George Russell, Conservation Agent, to Franklin Planning Board
5. Letter dated July 12, 2018 from Daniel Campbell, Level Design Group, to Franklin Planning Board
6. Alpine Green, Multi-Family Housing, 116 Alpine Place, Franklin, MA, Plan Sheets, prepared by Level Design Group, dated June 29, 2018, with Received by Planning date June 29, 2018
7. Alpine Green, Multi-Family Housing, 116 Alpine Place, Franklin, MA, Color Rendering of Front Elevation, prepared by JG Architecture, dated June 20, 2018, with No Received by Planning date
8. Application for Approval of a Limited Site Plan and Special Permit(s) with Modification with applicant listed as NE Premier Properties, LLC, with Received by Planning date July 13, 2018
9. Certificate of Ownership with Received by Planning date July 13, 2018
10. Deed, Massachusetts State Excise Tax, Norfolk Registry of Deeds, dated March 30, 2018
11. Franklin Planning Board Public Hearing Notice with Received by Town Clerk date June 2018

Mr. BJ Carlucci, NE Premier Properties, LLC, Manager, and Mr. Jeff Swahn, NE Premier Properties, LLC, Manager, addressed the Planning Board. Mr. Carlucci stated his engineer Dan Campbell could not attend tonight. He explained the project is a minor modification of the approved plan for Alpine Place; it lessens the impact of the approved project to the neighborhood. He explained the originally approved plan for six units and stated the modification decreases it to four units. He explained the reconfiguration of the lot. He noted all utilities and fire access have been maintained with the new layout. He noted none of the mitigation measures agreed upon for the special permit or site plan have been modified.

Ms. Love confirmed they are decreasing the previous approval by two units. They have requested that their application fees be waived; the Planning Board can vote on that. She stated she has no further comments.

***Motion to Waive the Fees for 116 Alpine Place, Special Permit & Site Plan Modification. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No).***

Chairman Padula stated the applicant needs to remove the sidewalks on the plan.

Mr. Maglio stated the Town had constructed sidewalks on the opposite side of the street.

Chairman Padula asked why the Town put sidewalks where the utility poles are as the poles are now in the middle of the sidewalks.

Mr. Maglio stated there is 36 in. clear space around the utility poles for ADA requirements. He explained how that side of the street was chosen based on the slope on the other side. It was looked at a number of times and determined to be the best option.

**DRAFT FOR REVIEW**

Chairman Padula stated 36 in. does not give enough room for the sidewalk plow. He confirmed the applicant will take sidewalks off their plan before the new endorsement.

***Motion to Accept the Modification for 116 Alpine Place, Special Permit & Site Plan Modification. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

7:10 PM      **PUBLIC HEARING** – Continued  
                  ***Chestnut Senior Village***  
                  Special Permit & Site Plan Modification

*Documents presented to the Planning Board:*

1. Letter dated August 16, 2018 from Amanda Cavaliere, Guerriere & Halnon, Inc., to Franklin Planning Board
2. Letter dated August 2, 2018 from Matthew Crowley, BETA Group, Inc., to Franklin Planning Board
3. Memorandum dated July 31, 2018 from George Russell, Conservation Agent, to Franklin Planning Board
4. Letter dated July 27, 2018 from Amanda Cavaliere, Guerriere & Halnon, Inc., to Franklin Planning Board, Ref: Planning Board Comments
5. Letter dated July 27, 2018 from Amanda Cavaliere, Guerriere & Halnon, Inc., to Franklin Department of Public Works, Ref: Department of Public Works Comments
6. Letter dated July 26, 2018 from Amanda Cavaliere, Guerriere & Halnon, Inc., to BETA Group, Inc., Ref: BETA Group Inc. Comments
7. F-3183-5, Project Narrative prepared by Guerriere & Halnon, Inc., with Revised date July 26, 2018, with Received by Planning date July 26, 2018
8. F-3183-5, Special Permit Application for Senior Village Overlay District for Chestnut Street Senior Village, to allow construction of 27-units for senior housing, dated March 30, 2018, Revised July 26, 2018, prepared by Guerriere & Halnon, Inc., with Received by Planning date July 26, 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, Revised July 26, 2018, prepared by Guerriere & Halnon, Inc., with Received by Planning date July 26, 2018
10. Open Space Management Plan, Exhibit "A" prepared by Guerriere & Halnon, Inc., Revised July 26, 2018, with Received by Planning date July 26, 2018
11. Letter dated July 16, 2018 from Matthew Crowley, BETA Group, Inc., to Franklin Planning Board
12. Memorandum dated July 3, 2018 from Jeffrey Nutting, Town Administrator, to Franklin Planning Board
13. Memorandum dated July 3, 2018 from Matthew Crowley, BETA Group, Inc., to Amy Love, Town Planner
14. Memorandum dated June 28, 2018 from DPCD to Franklin Planning Board
15. Letter dated July 2, 2018 from Michael Maglio, Town Engineer, to Franklin Planning Board
16. Memorandum dated June 26, 2018 from George Russell, Conservation Agent, to Franklin Planning Board
17. F-3183-5, Project Narrative prepared by Guerriere & Halnon, Inc., with No date, with Received by Planning date June 22, 2018
18. F-3183-5, Special Permit Application for Senior Village Overlay District for Chestnut Street Senior Village, to allow construction of 27-units for senior housing, dated March 30, 2018, Revised June 15, 2018, prepared by Guerriere & Halnon, Inc., with Received by Planning date June 22, 2018

**DRAFT FOR REVIEW**

19. *Open Space Management Plan, Exhibit "A" prepared by Guerriere & Halnon, Inc., with No date, with Received by Planning date June 22, 2018*

*Note: Vice Chairman Halligan activated alternate Planning Board member, Mr. Power, at the April 23, 2018, Planning Board meeting, as this public hearing is for a special permit.*

Chairman Padula stated there was a request for a continuance of the public hearing to September 10, 2018.

*Motion to Continue the public hearing for Chestnut Senior Village, Special Permit & Site Plan Modification, to September 10, 2018, at 7:15 PM. Halligan. Second: David. Vote: 4-0-1 (4-Yes; 0-No; 1-Abstain). (Chairman Padula abstained.)*

*Motion to Adjourn. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 7:27 PM.*

Respectfully submitted,



Judith Lizardi  
Recording Secretary

