

Town of Franklin



Planning Board

June 26, 2017
Meeting Minutes

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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, Alternate Rick Power. Members absent: Gregory Rondeau. Also present: Michael Maglio, Town Engineer; Bryan Taberner, Director, Planning and Community Development; 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. Limited Site Plan: 272 East Central Street - CVS

Mr. Maglio stated he saw no issue with the proposed plan; he had only one comment regarding the depth of the parking space stalls, but after site visit he sees no problem keeping the proposed depth of 18 ft. which is the same as the current spaces. He noted proposal is to reconfigure handicapped spaces.

Chairman Padula stated he does not like the recommendation of 18 ft. as it is not in the bylaws. He noted the original plan was approved as 9 ft. x 19 ft.

Ms. Love stated Conservation said there was no wetland issue at this site; Fire Chief stated no issues in reconfiguring the four handicapped spots.

Motion to Approve the Limited Site Plan: 272 East Central Street - CVS. Halligan. Second: David.
Vote: 5-0-0 (5-Yes; 0-No.)

B. Endorsement: Pellegrino Estates

Ms. Love stated on December 19, 2016 the Planning Board approved a private definitive subdivision, Pellegrino Estates. There was a request for two changes on the plan: move the roadway 15 ft. toward the Town of Franklin's property and add additional screening/landscaping. Those changes have been made to the plan.

Mr. Maglio stated there is a small rain garden for the runoff from the driveway.

Motion to Endorse Pellegrino Estates. Carroll. Second: David. Vote: 5-0-0 (5-Yes; 0-No.)

C. Discussion: Consulting Services

Mr. Taberner noted that the Planning Board members at the June 12, 2017 meeting inquired about the process for which a consultant is chosen for review of site plan and subdivision applications. In the Planning Board members' packets, he provided a letter to the Planning Board dated June 21, 2017 which addressed these questions and concerns. He provided a summary of the procedure for procuring consultant services and reviewed his letter. He explained that there is only one way that the Planning

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Board can choose between two or more consultants and that is if the Town does not have a contract in place with a single consultant. He noted and reviewed some of the problems this may create. He reminded the Planning Board members that BETA is working for the Planning Board.

Mr. Maglio stated that BETA is looking from the standpoint of what is in the best interest of the Town.

Planning Board members discussed the procedure for selecting a peer review consultant and that the applicant should have a choice of consultants. They discussed if there are standard charges the peer review firms use to be competitive, as well as if there is an appeal process for the applicant for said charges.

Mr. Taberner discussed the informal appeal process for the applicant for the prices. He discussed BETA's prices including that they are experienced, bonded and insured; they do have hourly rates for the professional levels of their staff. He thought it would be good for the Town to have the same consultant for Planning Board, Conservation, and ZBA.

Planning Board member stated that it is not that BETA is not doing their job, it is that they do not have any competition; therefore, they can name their price. It should be fair for the applicant. Is there a list of fees that will be charged that the applicant could see? Does the applicant receive an itemized bill at the end of the project?

Mr. Maglio stated that there is no menu of services/charges as every project is different.

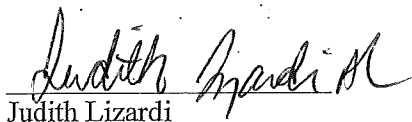
Mr. Taberner reviewed that BETA provides an estimate of the cost to the applicant. They then send a monthly invoice to the Planning Department for that specific project. He reviewed the invoice and payment procedure. He stated the applicant does not receive an itemized bill for BETA's services at the end of the project. If the applicant wants to know the specific information, it is available; the applicant can request all the invoices. He stated he feels the way things are set up is working.

D. Meeting Minutes: May 22, 2017

Motion to Approve the May 22, 2017 Meeting Minutes. Carroll. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

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

Respectfully submitted,



Judith Lizardi
Recording Secretary