

Town of Franklin



Planning Board

**August 10, 2020
Meeting Minutes**

Chair Anthony Padula called the above-captioned **Remote Access Virtual Zoom Meeting** to order this date at 7:00 PM. Members in attendance: Joseph Halligan, William David, Gregory Rondeau, Rick Power. Members absent: None. Also present: Bryan Taberner, Director of Planning and Community Development; Michael Maglio, Town Engineer; Matthew Crowley, BETA Group, Inc.

*As stated on the agenda, due to the growing concerns regarding the COVID-19 virus, the Planning Board will conduct a **Remote Access Virtual Zoom Meeting**. The Massachusetts State of Emergency and the associated state legislation allows towns to hold remote access virtual meetings during the COVID-19 pandemic crisis. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link also provided on the agenda.*

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

Chair Padula read aloud the Zoom platform call-in phone number and the Zoom link which were also provided on the meeting agenda.

A. Bond Reduction: Union Meadows

Chair Padula read aloud a letter from the Department of Planning and Community Development to the Franklin Planning Board dated August 6, 2020: The current Bond is held in a Tripartite Agreement with the Town of Franklin in the amount of \$27,002.00 for Union Meadows Rd.; the applicant has requested a Bond Release; BETA performed a site inspection and has documented list of completed items; based on BETA's inspection, the recommendation is to reduce the bond from \$27,002.00 to the amount of \$1,250.00, releasing a total amount of \$25,752.00. Mr. Crowley reviewed his Site Observation Report dated August 4, 2020. He noted there were several cracks in the sidewalk and driveway concrete panels. He stated the contractor cleaned out the pond and culvert. Chair Padula confirmed the culvert on the plans was supposed to have a headwall; the applicant put flared end sections on either side without coming before the Planning Board for a modification. Mr. Crowley stated he believes the Town Engineer was consulted on this. Mr. Maglio discussed the culvert and stated he did not believe it was a good location for a headwall. Discussion commenced on the culvert. Mr. Maglio explained that he did not recommend replacing the cracked sidewalk or the other two cracks as he did not think it was a major issue. Chair Padula stated it is only going to get worse; it should be replaced. He discussed the probable cost for this fix the cracks. Mr. Rondeau recommended replacing the cracked panels. Mr. Maglio stated that normally the Planning Board holds back a few thousand dollars until the Town accepts the roadway in case there are any changes or problems.

Motion to Release \$25,000 of the Bond for Union Meadows for a remaining Bond total of \$2,002. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

B. Limited Site Plan Modification: Brookview – Pond Street

Mr. Maglio stated that the proposed infiltration basin has been adequately sized to infiltrate all

additional runoff created from paving the existing parking lot. He does not see an issue with the proposed modification. The applicant has filed with the Conservation Commission. Chair Padula read from DPCD's letter to the Planning Board dated August 4, 2020: DPCD recommends that signage for public parking and trail access be posted, as per the Certificate of Vote, Special Conditions issued on February 27, 2017, and DPCD recommends that a condition be added that the property owner (or Condominium Association) shall maintain the parking area and drainage. Mr. Halligan confirmed this was originally proposed as a gravel parking lot and now it is going to be paved. He asked if there is any existing curbing that needs to be matched. Mr. Maglio stated the plan submitted shows no edging or curbing. Mr. John Kucich, applicant's representative, stated it was about 4,500 sq. ft. increase in impervious coverage with no curbing. Mr. Maglio stated he was mainly looking at stormwater; he defers to the Planning Board if they want edging, berm, or curb. Chair Padula noted another development that was required to put in temporary curbing to control the runoff. Therefore, this applicant should at least put in a cape cod-type berm to control the runoff. Mr. Kucich stated putting cape cod berm is acceptable although he hoped to keep it as is. Chair Padula confirmed the runoff would not end up in anyone's yard. Discussion commenced about the paving and need or no need for berm. Mr. Halligan noted this road does not have heavy traffic; it is just a place for people to be able to access Mine Brook. Planning Board members agreed to the rough edge; applicant will not roll the binder or top coat but leave a flared edge.

Motion to Accept Limited Site Plan Modification: Brookview – Pond Street. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

C. 81-P ANR: 49 Raymond Street

Chair Padula read aloud a letter from the Department of Planning and Community Development to the Franklin Planning Board dated August 4, 2020: 1. The applicant has submitted a Form A application for 81-p Plan Review to accompany the plan titled "Franklin Condominium II Modification Plan of Registered Land, Franklin, Massachusetts" dated July 17, 2020; 2. The purpose of the plan is to create 3 lots from the existing 1 lot, with lot #169 being a buildable lot; 3. The above application depicts a location within the Single-Family IV Zoning District. The proposed lot shown conforms to lot requirements associated with this zoning district with Minimum Lot area of 15,000 s.f., and Minimum Frontage of 100', and Lot Width of 90'; 4. The above application depicts the land known on Assessors Map 269 Lots 052.000 & 052.001; 5. The Plans were submitted on August 3, 2020. The Planning Board is required to make a decision within 21 days of submittal date.

Chair Padula noted the cul de sac at the end of the lot and a drain easement going into the lot. He asked if the frontage of the lot is where the drainage easement is. Ms. Amanda Cavaliere of Guerriere & Halnon Inc. stated the frontage is supposed to be 100 ft., and they have 115 ft. without the easement. She reviewed where the frontage was taken from. Chair Padula asked who owns the turnaround easement, the Town or the applicant, and who owns the easement for the drainage. Ms. Cavaliere stated the drainage easement has been worked on with Mr. Maglio; the applicant will maintain it. Chair Padula stated the catch basin is in a public way. He asked where the frontage was taken from. Mr. Edward Cannon, attorney for the applicant, stated at this time there is no easement in place; however, it does not impact the frontage. They are working on having an easement with the Town. Chair Padula stated it is shown as a public street. He questioned that the frontage would be taken from the drainage easement to the lot line.

Mr. Maglio stated that when they started to do the survey, they found the outfall. They created the easements which are going to be granted to the Town for acceptance so the Town can take care of it in the future as it is drainage from the roadway. Chair Padula expressed concern about the frontage. Mr. Cannon reviewed the two easements to be granted to the Town; the frontage will not be impacted by either.

Motion to Approve 81-P ANR for signing: 49 Raymond Street, Rondeau. Second: Power. Vote: 4-0-1 (4-Yes; 0-No; 1-Abstain). (Mr. Halligan abstained.)

D. Decision: 160 Grove Street - Special Permit & Site Plan

Mr. Taberner referenced the letter from the Department of Planning and Community Development to the Planning Board dated August 4, 2020. He stated that the proposed site is for a marijuana cultivating, processing, and distribution facility. The Conservation Commission has approved. He reviewed the two waivers requested, the suggested special conditions, and the suggested odor mitigation conditions as listed in the letter.

Waiver Requests:

Motion to allow 138 parking spaces where 159 parking spaces are required for 160 Grove Street, Special Permit & Site Plan. Halligan. Second: Power. Vote: 5-0-0 (5-Yes; 0-No).

Motion to allow 68 of the 138 Parking spaces, that are located more than 300' feet from the building entrance for 160 Grove Street, Special Permit & Site Plan. Halligan. Second: Power. Vote: 5-0-0 (5-Yes; 0-No).

Special Conditions:

Motion to Accept the following Suggested Special Conditions, and that the Suggested Special Conditions be included on the front page of the plans before they are endorsed by the Planning Board:

- 1. A plan for the proposed Grove St turning lane pavement marking modifications should be included in the final plan set to be endorsed by the Board,***
- 2. Existing soil conditions are to be evaluated by the design engineer during construction to verify field conditions,***
- 3. To minimize noise, there will be no deliveries after 10:00PM and before 7:00AM, 7 days a week.***
- 4. Road improvements on Grove Street shall be complete prior to any Occupancy Permit.***

Padula. No Second or Vote taken.

Motion to Accept the following Suggested Odor Mitigation Conditions:

- 1. Provide mitigation of a fan and similar continuous noise sources if those sounds are perceptible without instruments more than 400 feet from the boundaries of the property.***
- 2. Installation of a weather station, capable of logging wind speed, wind direction and temperature to assist in identification of odor complaint tracking (Applicant has committed to this condition).***
- 3. The Applicant shall install the odor control system as proposed and designed on the Plans. In the event the system does not operate in accordance with the design, the Applicant will work with the Town to further mitigate the odor provided such actions are reasonably practicable and are not in violation of MGL 94G(3).***
- 4. Notwithstanding, the odor system shall not be in violation of any DEP and MASS EPA air quality regulations related to odor.***
- 5. Prior to endorsement, the Applicant should provide the Board with an Odor Complaint Tracking system.***

Padula. No Second or Vote taken.

ROLL CALL VOTE:

This determination shall be in addition to the following specific findings:

Special Permit VOTE for USE: §185 Attachment 3 Section 2.23 – Non-Medical Marijuana facility.

- (1) Special Permit: To allow Non-Medical Marijuana Cultivation and Product Manufacturing within the Marijuana Use Overlay Zoning District.**

Chairman Padula read aloud the following.

- a) Proposed project addresses or is consistent with neighbor or Town need.
Padula-YES; Power-YES; Halligan-YES; Rondeau-YES; David-YES. Vote: 5-0 (5-Yes; 0-No)
- b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
Padula-YES; Power-YES; Halligan-YES; Rondeau-YES; David-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.
Padula-YES; Power-YES; Halligan-YES; Rondeau-YES; David-YES. Vote: 5-0 (5-Yes; 0-No)
- d) Neighborhood character and social structure will not be negatively impacted.
Padula-YES; Power-YES; Halligan-YES; Rondeau-YES; David-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.
Padula-YES; Power-YES; Halligan-YES; Rondeau-YES; David-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.
Padula-YES; Power-YES; Halligan-YES; Rondeau-YES; David-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.
Padula-YES; Power-YES; Halligan-YES; Rondeau-YES; David-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.

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

Motion to Approve 160 Grove Street Site Plan. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

E. Partial Form H: Dean Ave – Garages, Bike Rack & Dog Wash

Chair Padula read aloud a letter from the Department of Planning and Community Development to the Franklin Planning Board dated August 5, 2020 which stated that 1. The applicant has submitted a Partial Form H and Engineer's Certificate of Completion for the following building uses: Garages 1-6, Mail/Bike Storage Building, Maintenance Building, and Dog Wash Building; 2. The Applicant has also submitted a diagram outlining what is complete and what outstanding items are still being completed; and 3. BETA has provided an onsite report with pictures.

Chair Padula stated there was a question about a temporary fence. Mr. Crowley reviewed the temporary fence on the plans and stated that the fence locations are where they were in July allowing access to areas of the site with ongoing construction. The fencing should be installed as soon as possible. Mr. Brian McCarthy of RJO'Connell & Associates stated they have no issue with that; the fences can be installed quickly. Planning Board members asked questions. Mr. McCarthy stated the hill will be seeded and vegetated. Chair Padula stated the applicant is here for Certificates of Occupancy for Garages 1-6. Mr. Rondeau noted asphalt sidewalks were in front of the site and concrete sidewalks were further down on Dean Avenue. If a private developer were to do this, the Planning Board would be making them take it out. Chair Padula stated the Town Engineer and the Town Administrator did this; they believe they are exempt from their own bylaws that they write and they make all developers follow the bylaws, but not the Town. He stated this should be gotten into one of these days, but it is not Fairfield's problem; shame on the Town for allowing this.

Motion to Approve Partial Form H: Dean Ave – Garages 1-6, Mail/Bike Storage Building, Maintenance Building, and Dog Wash Building. Rondeau. Second: David. Vote: 4-0-1 (4-Yes; 0-No; 1-Abstained).
(Mr. Halligan abstained.)

F. Limited Site Plan: Charter School

Chair Padula read aloud a letter from the Department of Planning and Community Development to the Franklin Planning Board dated August 5, 2020: 1. At the last meeting held on July 27, 2020, the Planning Board requested a letter from a certified engineer that the changes to the curb cut ramp is in compliance with ADA regulations; 2. The Applicant has submitted a letter for review; 3. If the Planning Board is satisfied, the Board should vote on the Limited Site Plan.

Mr. Richard Marks and Mr. Larry Spang, Principal of Arrowstreet, addressed the Commission. Mr. Spang reviewed his letter to Ms. Amy Love, Town Planner, dated August 4, 2020, regarding accessibility to the front entrance of the school which indicates their strategy for providing said accessibility. Mr. Maglio stated he is satisfied with the explanation in the letter.

Motion to Approve Limited Site Plan: Charter School. Halligan. Second: Power. Vote: 5-0-0 (5-Yes; 0-No).

7:05 PM **PUBLIC HEARING** – *Continued*
 70, 72 & 94 East Central St – Multi-Family
 Special Permit & Site Plan Modification
 Documents presented to the Planning Board are on file.

Chair Padula recused himself.

Mr. Richard Cornetta, attorney representing the applicant; Mr. Brad Chaffee, owner/applicant; Ms. Liz Ranieri and Mr. Rob Marcalow of Kuth Ranieri Architects; and Mr. Rick Goodreau of United Consultants, Inc. addressed the Planning Board. Mr. Cornetta stated that during the last meeting there were several concerns regarding the location of the building with regard to the lack of parking in areas adjacent to the

building and access to the back of the building. As well, there was discussion as to what would take place with the middle parcel. He stated there is a new Site Plan and some 3-D renderings for tonight's meeting.

Mr. Goodreau provided an overview of the revised Site Plan that addresses the concerns raised by the Planning Board at the last meeting. He reviewed the concept plan two-page set as provided in the Planning Board members' meeting packet which shows the proposed rendition and addition to the house. He reviewed the proposed parking spaces and the added 26 ft. access driveway to the rear of the building which will provide access to four garage spaces available to the residents of the project. He stated they have provided a stormwater system plan for the site.

Ms. Ranieri stated this process involves the restoration and new addition of the existing historic house and the new building. She reviewed the Site Plan. Vice Chair Halligan asked what is the building to be. Mr. Chaffee stated that they do not know the tenant, but in an ideal situation it would be a café or something with a fast/casual feel; it is about 1,800 sq. ft. and one story. Vice Chair Halligan stated the layout looks good. Mr. Chaffee reviewed the underground parking. Mr. Rondeau asked if this is going to be all one site or three separate parcels, and if the fire access road will have a gate so it is not a cut through. He would like to see sidewalks throughout. He noted he received calls from residents in the area about the size of the building. Mr. Chaffee said they met with the Fire Chief, and it should have a gate or a chain. Mr. David asked about snow storage. He confirmed that the house is historical all the work to be done is allowed. Mr. Power asked for assurance that once the back building is up, the add-on building will get done. Mr. Chaffee stated the challenge is that someone is living in the house; those people will be the first to move into the new building. He can provide assurance for the completion of the historic building such as holding something back. He confirmed a fence would be put up around the ACs instead of evergreens. Vice Chair Halligan asked that if it was one entity owned by one group, why could it not all be connected. He is not in favor of the fire access being blocked off; he is in favor of open circulation. Planning Board members agreed. Mr. Chaffee stated he would look at that. Vice Chair Halligan stated he would like to see all infrastructure including drainage, parking, curbing, and binder done at the same time, not phased.

Motion to Continue the public hearing for 70, 72 & 94 East Central St – Multi-Family, Special Permit & Site Plan Modification, to September 14, 2020, at 7:05 PM. David. Second: Rondeau. Vote: 4-0-0 (4-Yes; 0-No).

Chair Padula re-entered the meeting.

7:10 PM **PUBLIC HEARING – Initial**
5 Fisher and 29 Hayward Streets
 Special Permit & Site Plan Modification
Documents presented to the Planning Board are on file.

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

Chair Padula read aloud a letter from the Department of Planning and Community Development to the Franklin Planning Board dated August 6, 2020 which stated that 1. The proposed Site Plan is located at 5 Fisher Street and 29 Hayward St in the Mixed Innovation Business District; Assessor's Map 278 Lot 016, and 2. The applicant has filed a Site Plan Modification for manufacturing use at 29 Hayward St. The letter included comments which stated that 1. The application is for 29 Hayward Street, and which is located on the same parcel as 5 Fisher Street, 2. The previous use was to manufacture non-woven goods for the automotive industry. The Applicant is looking to manufacture non-woven goods for the healthcare industry, and 3. The Applicant has included a memo explaining the change in use and the parking schedule.

Mr. Edward Cannon, attorney on behalf of the applicant, provided an overview of the project. He reviewed page 108 of the Planning Board's meeting packet showing the layout of the area. He stated they are here only

for a Site Plan Modification to allow Mass Standard Materials to occupy and begin their business at 29 Hayward Street. Chair Padula stated the application is for a Special Permit and Site Plan. Mr. Cannon reiterated that a Special Permit is not being requested at this time. They are only asking for the Site Plan Modification portion of the application. He reviewed the occupants and tenants of the existing buildings and noted all of the other spaces are vacant. He stated that 29 Hayward is currently vacant; the building commissioner did not want to allow occupancy until they came before the Planning Board. The proposed tenant, Mass Standard Materials, will be making N95 masks. There is an existing Site Plan from 2003 for this property. They would like to utilize the existing parking; there will be no change in impervious. He reviewed the parking schedule as shown on page 90 of the meeting packet; he reviewed the parking on the 2003 Plan as shown on page 98. He stated there are more than enough spaces for the tenant at 29 Hayward Street.

Chair Padula stated the applicant came before the Planning Board before to occupy one of the buildings. However, the applicant never came before the Planning Board for Contollo Mass Manufacturing to occupy the space for making PPE; it seems that was done by the Town Council. The applicant was told to come to the Planning Board with a full Site Plan for the complete area after the zoning was changed. In 2003 the building was for storage and shipping which is why there is so little parking. Since then the facility has not been occupied. The owner agreed to come in with a full Site Plan. He noted that N95s are available online and therefore are not an urgent necessity at this time. He noted the spaces that are vacant on the provided map diagram. He reiterated that this needs a full Site Plan for what it is zoned for; we are not going to start picking places within the facility to occupy. Mr. Halligan asked if this is Mr. Taberner's vision for the use of this parcel. Mr. Taberner stated if it is an allowed use by right or special permit, the applicant should go to the Planning Board. He said that light to medium manufacture is allowed by right in this zone. Planning Board members discussed the parking. Chair Padula stated the redevelopment as a whole should be considered for this site including parking; that is why the Planning Board is looking for a Site Plan. He does not believe the rezoning for this site was to do piecemeal. They have to understand what the Town is requiring and what the Town wants to see for development. Mr. Chris Peterson reviewed page 110 as shown in the meeting packet which reviews the end vision of what they are trying to do. He stated that the Pilates tenant never went in. Mr. Rick Kaplan, new owner of 5 Fisher Street, stated he came to the Planning Board about the Pilates tenant. He discussed the Contollo tenant issue and stated he was contacted by Contollo, Tom Mercer, and Jeff Roy. He was told by Gus Brown, Tom Mercer, and Jeff Roy that he had approval for Contollo to occupy. He then consulted Amy Love and Bryan Taberner and was told he did not need to go to the Planning Board. He is not trying to side step anyone. Mass Standard Materials is making unwoven materials; this is not a change of use. The building was used for manufacturing. Mr. Cannon stated the Building Commissioner stated there was no occupancy until they came before the Planning Board. He stated it is not possible to come before the Planning Board all at once as they do not know who the tenants will be. Chair Padula stated the applicant still has not addressed what buildings will remain, what will be torn down, where is the parking, what is the drainage. He stated that Town Council Chair Mercer and Representative Jeff Roy have no right to tell people that they can occupy a building; they do not do the Planning Board's job. Mr. Cannon stated they know it was not the way to go about doing it; they are trying to do it the right way now. Discussion commenced that possibly after this occupancy the owner would not be allowed to come back again for another tenant without a full Site Plan. Mr. Kaplan discussed the parking constraints. Chair Padula stated the application for tonight is a Special Permit and Site Plan. Mr. Cannon stated it is only for a Site Plan. Mr. Halligan confirmed the applicant was only looking for an occupancy for 29 Hayward Street; he suggested the applicant not have any further occupancy until a legal document is signed and a full Site Plan is done. Chair Padula requested this be a stand-alone operation with Jersey barriers put up; if so, he would consider this a Limited Site Plan Modification to the 2003 approved Site Plan. Mr. Cannon said he would check with the Fire Department for a letter. Chair Padula stated this application would be advertised as a Limited Site Plan Modification for 29 Hayward Street. Mr. Halligan requested a legal document from the attorney agreeing to no further occupancy until a full Site Plan is provided.

Motion to Continue 5 Fisher and 29 Hayward Streets, Special Permit & Site Plan Modification, to September 17, 2020. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

7:15 PM

PUBLIC HEARING – *Continued***Maple Hill**

Definitive Subdivision

Documents presented to the Planning Board are on file.

Chair Padula stated this meeting is for a discussion on traffic. He read aloud a letter from the Department of Planning and Community Development to the Franklin Planning Board dated August 6, 2020, which included six waiver requests.

Mr. Taberner reviewed DPCD Comments: 1. Applicant has submitted a phase development plan. The Planning Board should determine if they will allow the road way to be constructed in phases; 2. As per §300-13.E. Shade Trees - The applicant shall submit a shade tree and landscape plan to the Planning Board. The applicant has not submitted this plan for review; and 3. Town Water shall require a By-Law Amendment from the Town Council. Each lot will have individual septic systems. He noted BETA provided a review letter dated August 4, 2020, and Bay Colony Group provided a summary letter dated July 31, 2020.

Mr. Maglio reiterated some of the traffic issues discussed in the past which were summarized in his letter dated August 5, 2020. He discussed some of the traffic calming measures that DPW recommends and the sight distance issue on Maple Street at Kimberlee Avenue. Mr. Crowley stated that they are generally satisfied with the methodology of the traffic report. The implementation of the traffic calming measures will be determined based on what the Town wants. He noted that at the initial public hearing there was discussion of a construction access off of Maple Street; he would like an update on that.

Citizens' Comments: ► Mr. Steve Dunbar, 30 Madison Avenue, expressed concern regarding the stopping sight distance on Maple Street approaching Kimberlee Avenue. He requested the Planning Board require the vertical curve reconstruction on Maple Street to address this. He explained there are two horizontal curves on Kimberlee Avenue that are less than what is required for a collector road, and he has not seen anything from Vanasse & Associates or BETA to address this. ► Mr. Maglio discussed the vertical curve reconstruction on Maple Street to improve sight distance. He explained the existing sharp turns on Kimberlee Avenue do not meet the collector road criteria. ► Ms. Maegan Schlitzer, 59 Bridle Path, addressed the request for a second sidewalk. ► Mr. Maglio discussed adding a second sidewalk. He said he discussed this with the DPW Director who would like to see one continuous sidewalk. ► Mr. John Cetrano, 64 Bridle Path, noted a wheelchair ramp on the plans and asked if a sidewalk will be put there. ► Mr. William Buckley of Bay Colony Group, Inc. stated the wheelchair ramp ends at the roadway, and there is no connection of the sidewalk to Bridle Path. ► Mr. Cetrano requested that the Planning Board require a sidewalk connecting the new roadway with the existing sidewalk. He requested the plan be updated to show all the changes the Planning Board and BETA have requested. ► Mr. Stephen Higgins, 4 Phaeton Lane, asked about traffic calming measures. He requested locations that have such traffic calming measures so the neighbors could view them. ► Mr. Maglio discussed the calming measures that DPW recommends. ► Chair Padula stated the Planning Board would review and determine the calming measures that would be required. ► Mr. Michael Doherty, 50 Bridle Path, stated everyone agrees there will be added traffic on Bridle Path, but there is disagreement on what to do about it. He requested the residents continue to be consulted before decisions are made on the traffic calming measures. ► Mr. Christopher Brady and Ms. Lisa Brady, 36 Kimberlee Avenue, asked who would maintain any island put on Bridle Path, requested the Planning Board not allow phasing of the project, and requested the staging area for trucks and materials be placed far into the property so all the existing neighborhoods do not have to have the trucks stored close by. ► Mr. Chris Campbell and Ms. Patty Campbell, 12 Kimberlee Avenue, expressed concerns about the construction traffic. He noted 27,000 cubic yards of material will be needed for the roadways. This would generate about 2,000 truckloads of material meaning 4,000 truck trips of truck traffic. ► Mr. Chris Peterson, 66 Bridle Path, expressed concern about the truck traffic. He stated that the current condition of Bridle Path road is deteriorating and cannot take any truck traffic. ► Mr. Lincoln Purdy, 54 Bridle Path stated he is against phasing the project. He wants to make

sure the access roads during construction are not open for the public. ► Chair Padula stated if it was phased and there was a temporary loop system, the Planning Board would probably require it to be blocked off until the developer got building permits for the lots. The base coat would have to be in and drainage would have to be operational. ► Ms. Maegan Schlitzer asked that if the DPW likes roads to be narrowed, why would they oppose a second sidewalk which would narrow the road. ► Mr. Maglio reiterated that it is just what DPW does. Their attitude is they do not want to have two sidewalks on the street, and they do not want to have to maintain it.

Mr. Buckley suggested Mr. Jeffrey Dirk from Vanasse & Associates meet with Mr. Maglio and BETA to come up with a more definitive concept of exactly what they would propose in the context of getting an approval. Chair Padula stated that the Planning Board is the deciding board, not the DPW Director. Mr. Dirk stated he would take that information and meet with Mr. Maglio and BETA to put together plans for the next meeting. Chair Padula stated there were many concerns including the vertical curve on Maple Street, existing curves on Kimberlee Avenue, truck traffic, phasing, and traffic calming measures.

Motion to Continue the public hearing for Maple Hill, Definitive Subdivision, to September 14, 2020. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Adjourn the Remote Access Virtual Zoom Planning Board Meeting. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 10:00 PM.

Respectfully submitted,

Judith Lizardi, AL
Recording Secretary

******Accepted at the September 14, 2020 Planning Board meeting***