

Town of Franklin

Town Administrator
Tel: (508) 520-4949



Fax: (508) 520-4903

355 East Central Street
Franklin, Massachusetts 02038-1352

Memorandum

June 23, 2021

To: Town Council
From: Jamie Hellen, Town Administrator
Chrissy Whelton, Assistant to the Town Administrator

RE: Remote meetings and meeting minutes update

Remote meetings update

Due to the extension of some COVID 19 measures approved as part of [Chapter 20 of the Acts of 2021](#), we felt we should reach out to all Boards, Committees and Commissions regarding in person meetings. The extension allows remote meetings until April 1, 2022. If you are currently holding in person meetings and wish to continue this, please be aware that there must still be a remote option available for participants. If you are currently holding remote meetings and wish to switch to in person please contact our office to discuss options.

Meeting minutes reminder

Also, As some of you may be aware, the Town recently received an Open Meeting Law complaint regarding minutes that were not approved in a timely manner. We have attached the complaint.

Due to this complaint, we are reminding all boards, committees, and commissions on the rules for posting meeting minutes. Below is the section of the state regulation that pertains to posting meeting minutes.

Pursuant to Open Meeting Law CMR 940 29.11: Meeting Minutes

- (1) A public Body shall create and maintain accurate minutes of all meetings, including executive sessions, setting for the date, time and place, the members present or absent, a summary of the discussions on each subject, a list of documents and other exhibits used at the meeting, the decisions made and the action taken at each meeting, including the record of all votes, in accordance with M.G.L. c. 30A, § 22(a).*

(2) Minutes of all open and executive Sessions shall be created and approved in a timely manner. A "timely manner" will generally be considered to be within the next three public body meetings or within 30 days, whichever is later, unless the public body can show good cause for further delay. The Attorney General encourages public bodies to approve minutes at the next meeting whenever possible.

For those that do not have town staff support you will need to submit any agendas and/or minutes to the Town Clerk for website posting in a timely manner.

Overall, the Town of Franklin's boards, committees, and commission do an excellent job maintaining, approving and developing minutes for meetings. All meetings are also live streamed, broadcast and archived at Franklin TV, as well as many other sources to stay in touch with public meetings. We encourage you to keep up the great work for public transparency and accountability.

Please let us know if you have any questions or concerns. We will be happy to discuss with you further.



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

355 EAST CENTRAL STREET
FRANKLIN, MA 02038-1352
TELEPHONE: 508-520-4907
FAX: 508-520-4906

MEMORANDUM

DATE: July 7, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 81-P ANR – Prospect St (Revised)

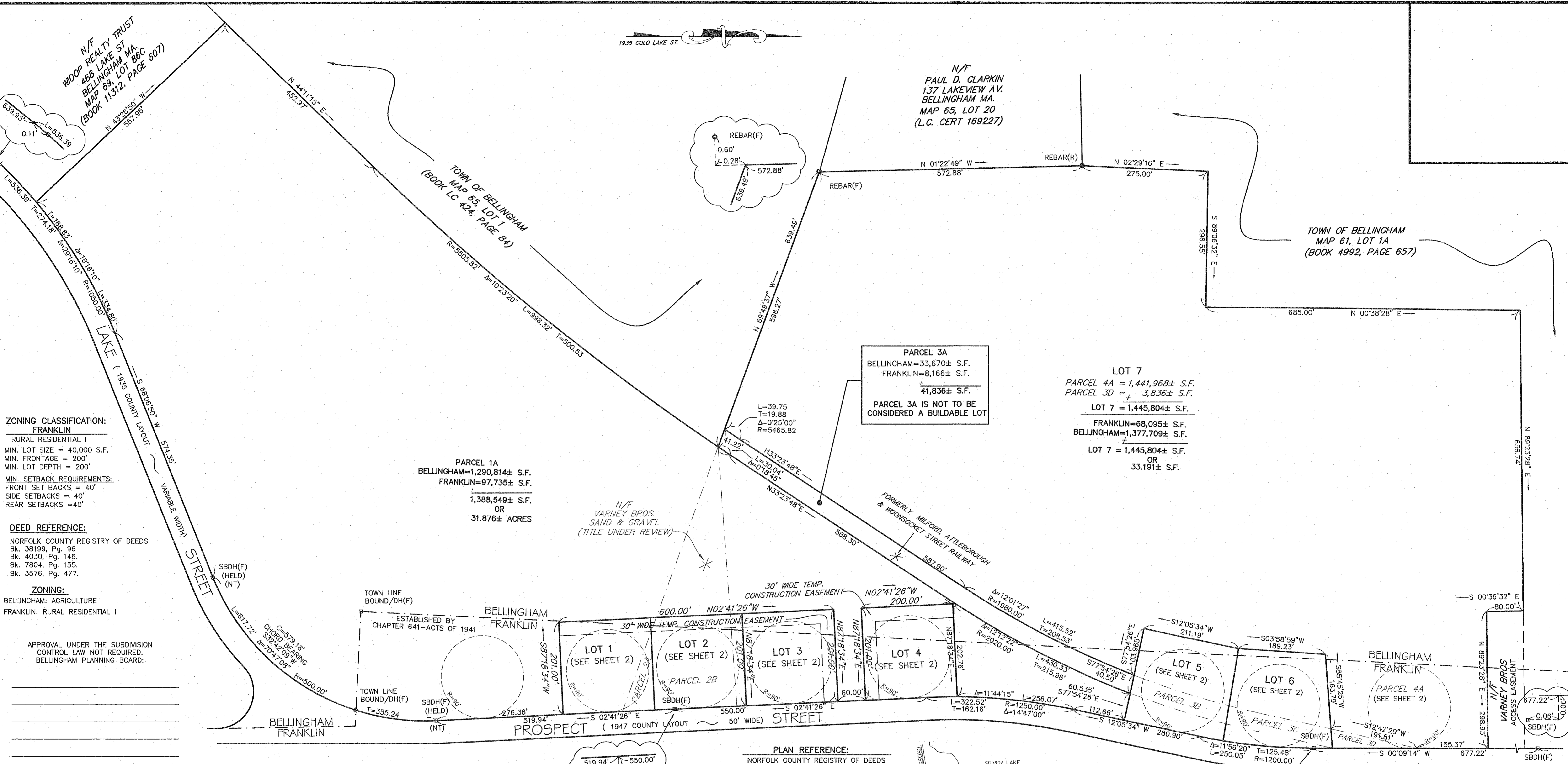
The DPCD has reviewed the above referenced 81-P (ANR) application for the Monday, July 12, 2021 Planning Board meeting and offers the following commentary:

General

1. The applicant has submitted a revised plan of land for Franklin & Bellingham located on Prospect Street, dated July 6, 2021.
2. The lot lines remain the same the previous approved plans.
3. Bellingham Planning Board requested that a note be added to the plans indicating the lots are non-conforming in Bellingham. This note does not change the conforming lots in Franklin.

ANR Summary

- The Planning Board recently approved a similar ANR plan. This plan shows conforming lots in the Town of Franklin.



ZONING CLASSIFICATION:
FRANKLIN

RURAL RESIDENTIAL I
MIN. LOT SIZE = 40,000 S.F.
MIN. FRONTAGE = 200'
MIN. LOT DEPTH = 200'
MIN. SETBACK REQUIREMENTS:
FRONT SET BACKS = 40'
SIDE SETBACKS = 40'
REAR SETBACKS = 40'

DEED REFERENCE:

NORFOLK COUNTY REGISTRY OF DEEDS
Bk. 38199, Pg. 96
Bk. 4030, Pg. 146
Bk. 7804, Pg. 155
Bk. 3576, Pg. 477.

ZONING:

BELLINGHAM: AGRICULTURE
FRANKLIN: RURAL RESIDENTIAL I

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED.
BELLINGHAM PLANNING BOARD:

DATE: _____

NOTE:
LOTS 1 thru 6 SHOWN DO NOT MEET
THE ZONING REQUIREMENTS OF THE
TOWN OF BELLINGHAM.

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED.
FRANKLIN PLANNING BOARD:

DATE: _____

THIS ENDORSEMENT BY THE PLANNING
BOARD SHOULD NOT BE CONSTRUED TO
BE A DETERMINATION OF CONFORMANCE
WITH ZONING REGULATIONS.

DEED REFERENCE:

NORFOLK COUNTY
REGISTRY OF DEEDS
Bk. 38199, Pg. 96
Bk. 4030, Pg. 146
Bk. 7804, Pg. 155
Bk. 3576, Pg. 477.

ASSESSOR'S REFERENCE:

FRANKLIN:
MAP 309, LOT 018
MAP 308, LOT 079
BELLINGHAM:
MAP 69, LOT 87
MAP 65, LOT 22

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND
REGULATIONS OF THE REGISTRY OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE
PROCEDURAL AND TECHNICAL STANDARDS FOR THE
PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF
MASSACHUSETTS.

Joyce E. Hastings
JOYCE E. HASTINGS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 39393
DATE: 7/6/2021

THE CERTIFICATION SHOWN HEREON IS INTENDED TO
MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT
A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE
PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES
ARE SHOWN ACCORDING TO CURRENT TOWN RECORDS.

OWNER OF RECORD:

VARNEY BROS SAND + GRAVEL
PO BOX 94
FRAMINGHAM, MA 01702

PARCELS 1A-1E, 4A-4C
AND LOTS 3 AND 4
V.F.W OF THE U.S., INC
940 SOUTH MAIN ST.
BELLINGHAM, MA
P.O. BOX 101
BELLINGHAM, MA
PARCELS 2A AND 2B

WALL STREET DEVELOPMENT CORP.
P.O. BOX 272, WESTWOOD, MA
PARCELS 3A-3D

ALTERATION OF BELLINGHAM AND
BELLINGHAM TOWN LINE
ESTABLISHED BY CHAP. 641-ACTS OF 1941
DATED AUGUST 4, 1942 SCALE 1" = 150'
BY: WALLACE S. CARSON, COUNTY ENGINEER

1942 COUNTY LAYOUT OF
PROSPECT STREET, FRANKLIN, MA &
LAKE STREET, BELLINGHAM MA
PLAN BOOK 130, (NO 376 OF 1942)

1935 COUNTY LAYOUT OF
LAKE STREET BELLINGHAM, MA
PLAN BOOK 119, (NO 396 OF 1935)

UNRECORDED PLAN BY:
KELLY ENGINEERING GROUP, INC.
PLAN NO. 2008-003-MIOO
PREPARED FOR: PAUL CLARKIN
LAKE VIEW AVE. BELLINGHAM, MA

UNRECORDED SURVEY BY:
Guerriere & Halton Inc
55 WEST CENTRAL ST FRANKLIN, MA
(MAP 309, LOT 19) FRANKLIN, MA.

PLAN REFERENCE:

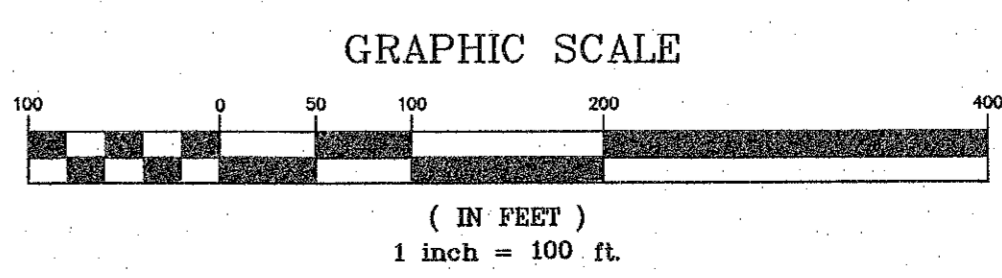
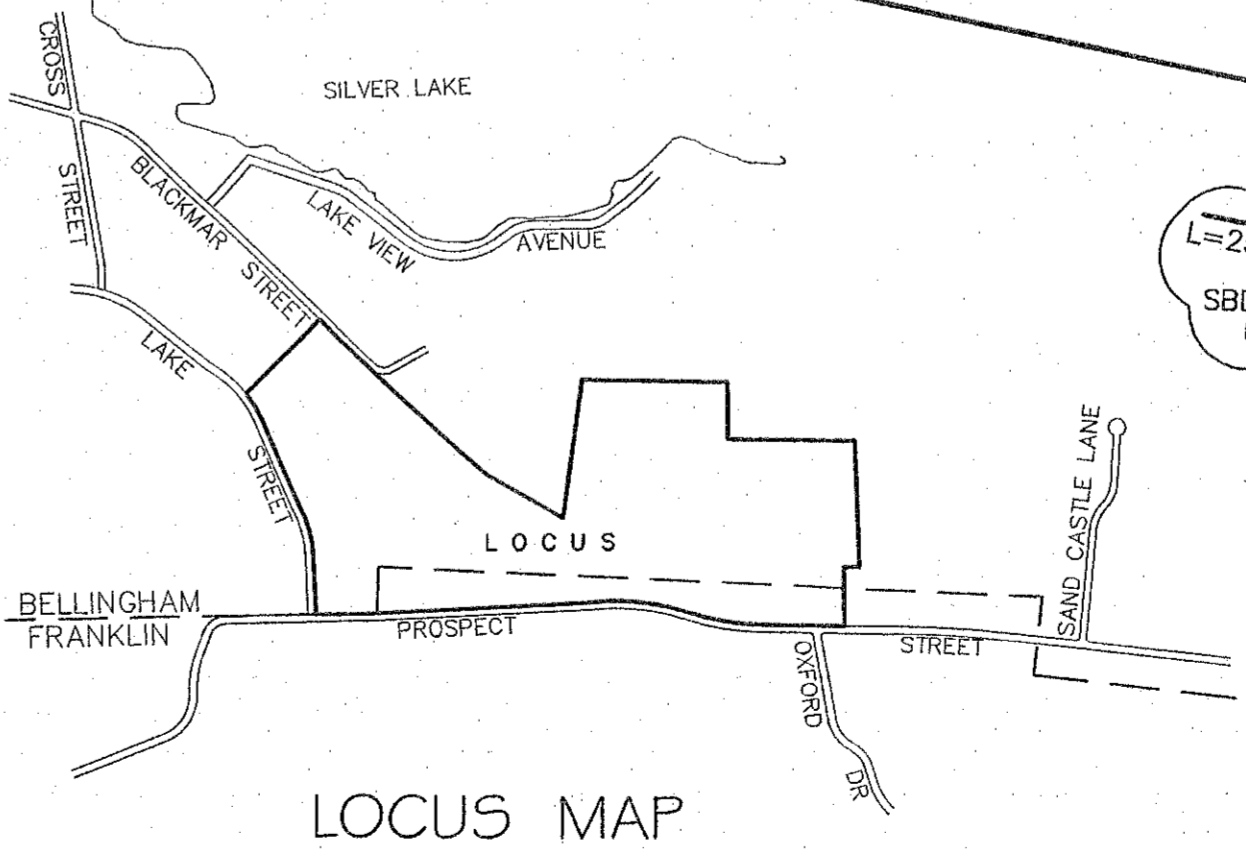
NORFOLK COUNTY REGISTRY OF DEEDS
PLAN No.712 OF 1985
PLAN No.425 OF 1960
PLAN BOOK 323 (No.712 OF 1985)
PLAN BOOK 388 (No.1176 OF 1989)
PLAN BOOK 234 (No.976 OF 1972)
PLAN BOOK 231 (No.392 OF 1972)
RECORD BOOK 861, PAGE 506

ASSESSOR'S REFERENCE:

FRANKLIN:
MAP 309, LOT 018
MAP 308, LOT 079
BELLINGHAM:
MAP 69, LOT 87
MAP 65, LOT 22

LEGEND

SBDH - STONE BOUND W/DRILL HOLE
PC - POINT OF CURVATURE
(F) - FOUND
(R) - RECORD
(S) - SET
(NT) - NOT TANGENT
DH - DRILL HOLE



**PLAN OF LAND
FRANKLIN & BELLINGHAM
MASSACHUSETTS**

(NORFOLK COUNTY)
SCALE: 1"=100' JUNE 29, 2021
REVISED: JULY 6, 2021
PREPARED FOR:
WALL STREET DEVELOPMENT CORP.

PREPARED BY:
GLM Engineering
Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100 F: 508-429-7160
www.GLMengineering.com
JOB #: 16590WD/16590ANR-2.DWG

PARCEL 1A
 BELLINGHAM=1,290,814± S.F.
 FRANKLIN=97,735± S.F.
 1,388,549± S.F.
 OR
 31.876± ACRES

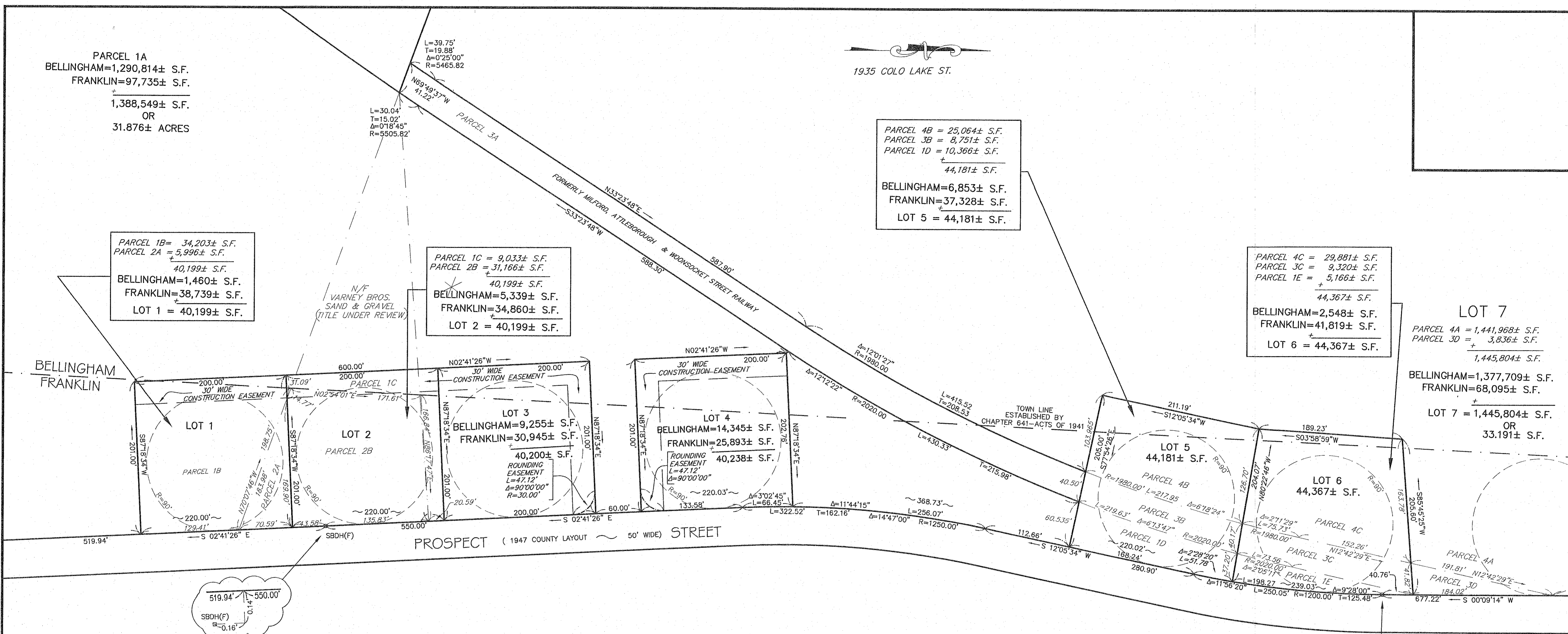
PARCEL 1B= 34,203± S.F.
 PARCEL 2A =5,996± S.F.
 40,199± S.F.
 BELLINGHAM=1,460± S.F.
 FRANKLIN=38,739± S.F.
 LOT 1 = 40,199± S.F.

PARCEL 1C = 9,033± S.F.
 PARCEL 2B = 31,166± S.F.
 40,199± S.F.
 BELLINGHAM=5,339± S.F.
 FRANKLIN=34,860± S.F.
 LOT 2 = 40,199± S.F.

PARCEL 4B = 25,064± S.F.
 PARCEL 3B = 8,751± S.F.
 PARCEL 1D = 10,366± S.F.
 44,181± S.F.
 BELLINGHAM=6,853± S.F.
 FRANKLIN=37,328± S.F.
 LOT 5 = 44,181± S.F.

PARCEL 4C = 29,881± S.F.
 PARCEL 3C = 9,320± S.F.
 PARCEL 1E = 5,166± S.F.
 44,367± S.F.
 BELLINGHAM=2,548± S.F.
 FRANKLIN=41,819± S.F.
 LOT 6 = 44,367± S.F.

LOT 7
 PARCEL 4A = 1,441,968± S.F.
 PARCEL 3D = 3,836± S.F.
 1,445,804± S.F.
 BELLINGHAM=1,377,709± S.F.
 FRANKLIN=68,095± S.F.
 LOT 7 = 1,445,804± S.F.
 OR
 33.191± S.F.



APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED. BELLINGHAM PLANNING BOARD:

DATE: _____

NOTE:
 LOTS 1 thru 6 SHOWN DO NOT MEET THE ZONING REQUIREMENTS OF THE TOWN OF BELLINGHAM.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED. FRANKLIN PLANNING BOARD:

DATE: _____

THIS ENDORSEMENT BY THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

Joyce E. Hastings
 JOYCE E. HASTINGS P.L.S. 01/16/2021

THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN RECORDS.

PLAN REFERENCE:

NORFOLK COUNTY REGISTRY OF DEEDS
 PLAN No.712 OF 1985
 PLAN No.425 OF 1960
 PLAN BOOK 323 (No.712 OF 1985)
 PLAN BOOK 388 (No.1176 OF 1989)
 PLAN BOOK 234 (No.976 OF 1972)
 PLAN BOOK 231 (No.392 OF 1972)
 RECORD BOOK 861, PAGE 506

ALTERATION OF BELLINGHAM AND BELLINGHAM TOWN LINE ESTABLISHED BY CHAP. 641-ACTS OF 1941 DATED AUGUST 4, 1942 SCALE 1" = 150' BY: WALLACE S. CARSON, COUNTY ENGINEER

1942 COUNTY LAYOUT OF PROSPECT STREET, FRANKLIN MA & LAKE STREET, BELLINGHAM MA PLAN BOOK 130, (NO 376 OF 1942)

1935 COUNTY LAYOUT OF LAKE STREET BELLINGHAM MA PLAN BOOK 119, (NO 396 OF 1935)

UNRECORDED PLAN BY: Guerriere & Halton Inc. PLAN NO. 2008-003-MIOO PREPARED FOR: PAUL CLARKIN LAKE VIEW AVE. BELLINGHAM MA

UNRECORDED SURVEY BY: Guerriere & Halton Inc. 55 WEST CENTRAL ST FRANKLIN MA (MAP 309, LOT 19) FRANKLIN MA.

ZONING:
 BELLINGHAM: AGRICULTURE
 FRANKLIN: RURAL RESIDENTIAL I

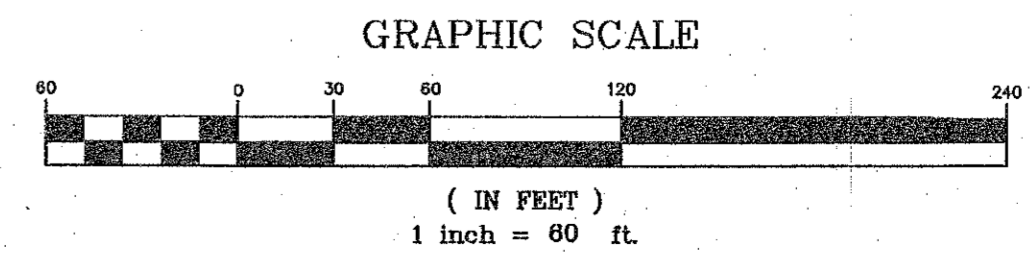
ZONING CLASSIFICATION:
 FRANKLIN
 RURAL RESIDENTIAL I
 MIN. LOT SIZE = 40,000 S.F.
 MIN. FRONTAGE = 200'
 MIN. LOT DEPTH = 200'
MIN. SETBACK REQUIREMENTS:
 FRONT SET BACKS = 40'
 SIDE SETBACKS = 40'
 REAR SETBACKS = 40'

DEED REFERENCE:
 NORFOLK COUNTY REGISTRY OF DEEDS
 Bk. 38199, Pg. 96
 Bk. 4030, Pg. 146
 Bk. 7804, Pg. 155
 Bk. 3576, Pg. 477

ASSESSOR'S REFERENCE:
 FRANKLIN:
 MAP 309, LOT 018
 MAP 308, LOT 079
 BELLINGHAM:
 MAP 69, LOT 87
 MAP 65, LOT 22

OWNER OF RECORD:
 VARNEY BROS SAND + GRAVEL
 PO BOX 94
 FRAMINGHAM, MA 01702
 PARCELS 1A-1E, 4A-4C AND LOTS 3 AND 4
 V.F.W OF THE U.S., INC
 940 SOUTH MAIN ST.
 BELLINGHAM, MA
 PO BOS 101
 BELLINGHAM, MA.
 PARCELS 2A AND 2B
 WALL STREET DEVELOPMENT CORP.
 PO BOX 272, WESTWOOD, MA
 PARCELS 3A-3D

LEGEND
 SBDH - STONE BOUND W/DRILL HOLE
 PC - POINT OF CURVATURE
 (F) - FOUND
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 (S) - SET
 (NT) - NOT TANGENT
 DH - DRILL HOLE



**PLAN OF LAND
 FRANKLIN & BELLINGHAM
 MASSACHUSETTS**

(NORFOLK COUNTY)
 SCALE: 1"=60' JUNE 29, 2021
 REVISED: JULY 6, 2021
 PREPARED FOR:
 WALL STREET DEVELOPMENT CORP.

PREPARED BY:
GLM Engineering Consultants, Inc.
 19 EXCHANGE STREET
 HOLLISTON, MA 01746
 P: 508-429-1100 F: 508-429-7160
 www.GLMengineering.com
 JOB #: 16590ANR.DWG



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

355 EAST CENTRAL STREET
FRANKLIN, MA 02038-1352
TELEPHONE: 508-520-4907
FAX: 508-520-4906

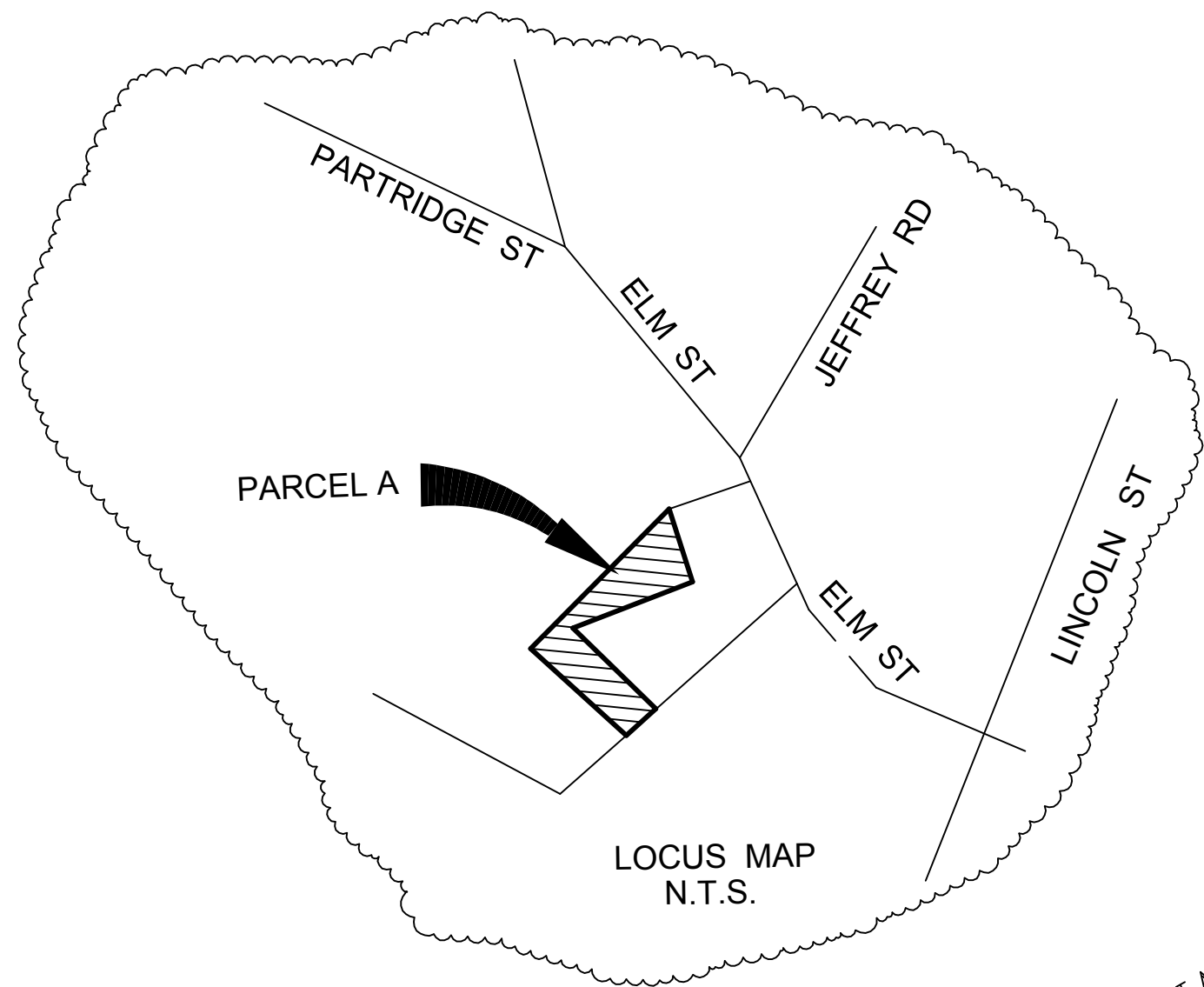
MEMORANDUM

DATE: July 7, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 81-P ANR – Elm St

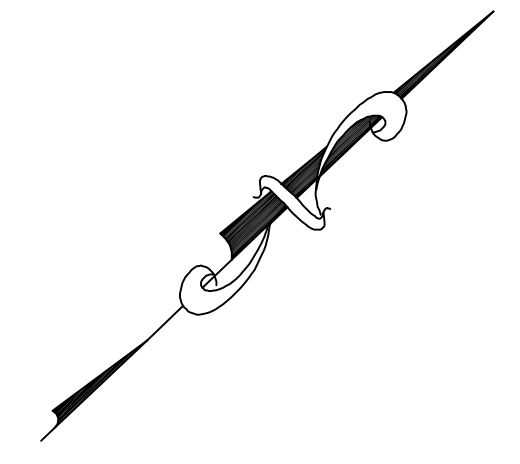
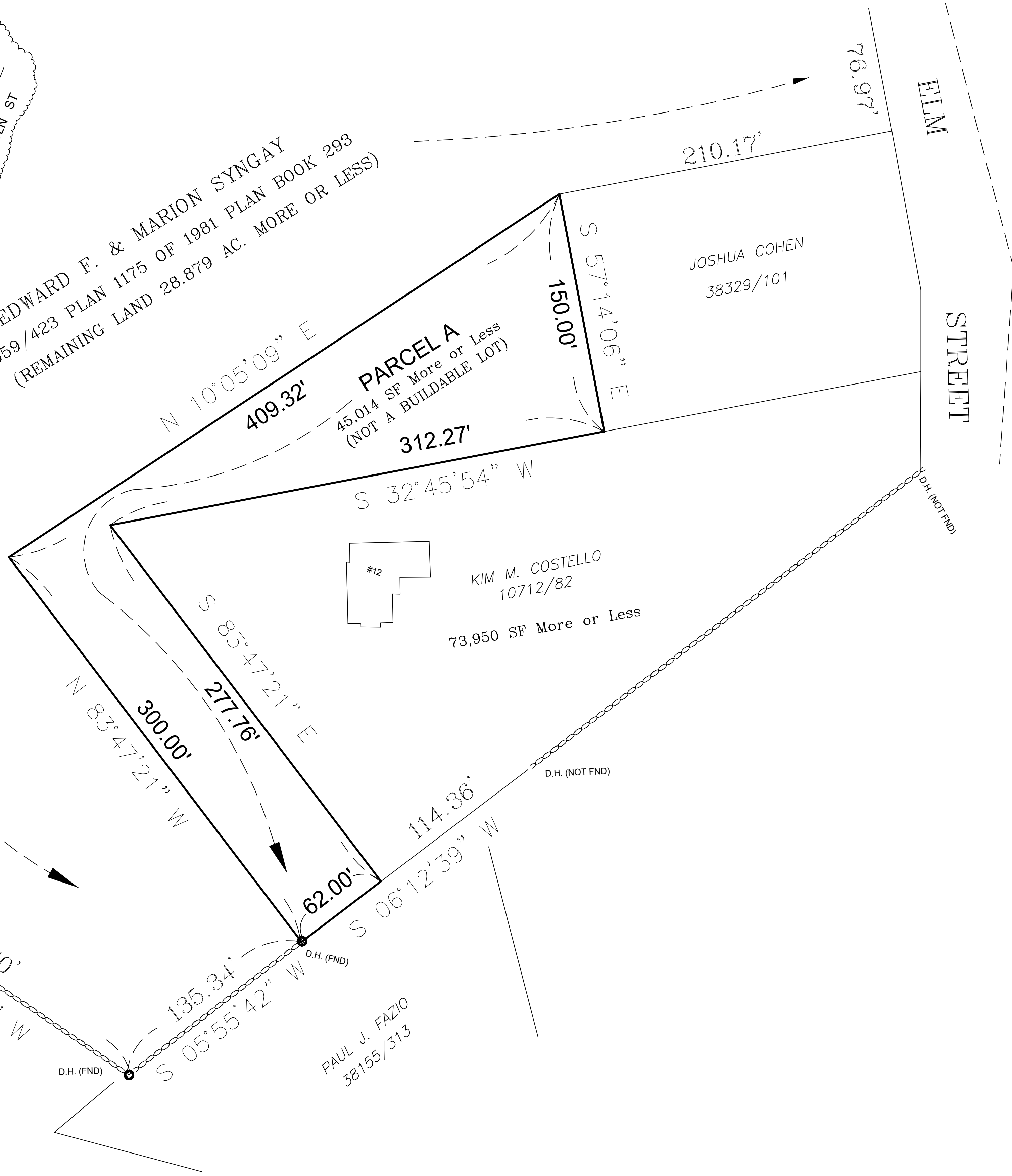
The DPCD has reviewed the above referenced 81-P (ANR) application for the Monday, July 12, 2021 Planning Board meeting and offers the following commentary:

General

1. The applicant has submitted an 81-P ANR plan of land for located on Elm Street, dated May 31, 2021.
2. The purpose of the plan is to add Parcel A to 12 Elm Street. 22 Elm Street and 12 Elm Street remain conforming.

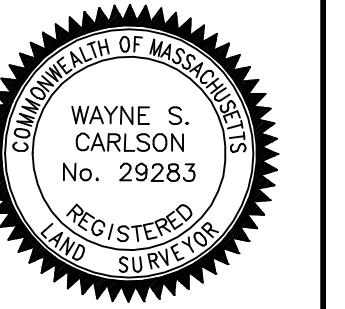


EDWARD F. & MARION SYNGAY
 DEED 5959/423 PLAN 1175 OF 1981 PLAN BOOK 293
 (REMAINING LAND 28.879 AC. MORE OR LESS)



" I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."

WAYNE S. CARLSON P.L.S. DATED



ZONING DISTRICT (RR II)
 FRANKLIN PLANNING BOARD
 APPROVAL NOT REQUIRED UNDER THE
 SUBDIVISION CONTROL LAW.

DATED: _____

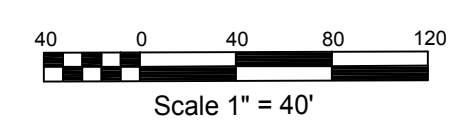
THE ABOVE ENDORSEMENT IS NOT A DETERMINATION BY THE PLANNING BOARD AS TO CONFORMANCE WITH ZONING REQUIREMENTS.

PLAN REFERENCES:
 1175 of 1981, PB 293
 530 of 1987, PB 353
 1448 of 1986, DB 7273/116
 603 of 1965, DB 4266/619

OWNER OF RECORD:
 EDWARD F. & MARION SYNGAY
 22 ELM STREET, FRANKLIN
 DEED BK 5959/423
 1175 of 1981, PB 293
 ASSESSORS REF: MAP 220 PARCEL 0007

- NOTE:
1. PARCEL 1, IS NOT A BUILDABLE PARCEL.
 2. PARCEL 1 TO BE COMBINED WITH 12 ELM STREET LOT (DEED 10712/82)

PLAN OF LAND
 FRANKLIN - MASS.
 SCALE 1" = 40' DATED: MAY 31, 2021
 CARLSON SURVEY COMPANY
 261 UNION STREET - MILLIS, MASS. 02054





Doherty, Dugan, Cannon,
Raymond & Weil, P.C.

124 Grove Street, Suite 220
Franklin, MA 02038
TEL. NO. (508) 541-3000
FAX NO. (508) 541-3008
www.dderwlaw.com

Stephen J. Chaplin
sjc@dderwlaw.com

July 7, 2021

**IN HAND &
VIA EMAIL**

Ms. Amy Love
Planning Department
355 East Central Street
Franklin, MA 02038

Re: Application for Endorsement of Plan
Believed Not to Require Approval
22 Elm Street, Franklin/12 Elm Street, Franklin

Dear Ms. Love:

I represent Ms. Kim DiCarlo, the applicant in connection with the above-referenced matter. Enclosed please find a completed Form A, completed Certificate of Ownership, six (6) copies of the plan for which endorsement is sought along with a mylar copy for endorsement and recording and the required filing for of \$150.00. Thank you for your assistance and for the Planning Board's anticipated attention to this matter.

Very truly yours,

Stephen J. Chaplin

SJC/

Enclosures

cc: Ms. Kim M. DiCarlo (via *email* only)

PLANNING BOARD
FRANKLIN, MASSACHUSETTS

FORM A
APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED
NOT TO REQUIRE APPROVAL (81-p)

July 7, _____, 20 21

To the Planning Board of the Town of Franklin, Massachusetts:

The undersigned, believing that the accompanying plan of land in the Town of Franklin does not constitute a subdivision within the meaning of the Subdivision Control Law, for the reason outlined below, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant: Kim M. DiCarlo
Address of Applicant: 12 Elm Street, Franklin
Phone No.: 508-298-9802 Email: kdicarlo@symmons.com
2. Name of Owner (if not the Applicant): Edward F. Syngay / Marion Syngay
Address of Owner: 22 Elm Street Franklin
Phone No.: 508-528-1762 Email: marian.13@verizon.com
3. Name of Engineer: Wayne Carlson / Carlson Survey Company
4. Deed of Property recorded in recorded land with Norfolk Registry, Book 5959, Page 423
5. Location and Description of Property: land south of Elm Street
6. Assessor's Map & Lot: Parcel ID 220-007-000-000
7. Reasons approval is not required (check as applicable):
 - a) Every lot shown has the area and frontage required by the Zoning By-Law on a way as defined by the Subdivision Regulations
 - b) a public way or way which the Town Clerk certifies is maintained and used as a public way, namely _____, or
 - c) a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely _____ on _____, and subject to the following conditions _____; or
 - d) a private way in existence on March 12, 1954, the date when the subdivision control law became effective in the Town of Franklin having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.
 - e) Other: _____

Kim M DiCarlo
Signature of Applicant

Edward F Syngay
Signature Owner

Kim M DiCarlo
Print Name of Applicant

Edward F Syngay
Print Name of Owner

CERTIFICATE OF OWNERSHIP

I the undersigned Applicant, do hereby certify to the Town of Franklin, through its Planning Board, that all parties of interest to the below-listed plan are identified in Section B: below,

SECTION A:

Type of Plan (circle one)

ANR 81-P;

Preliminary Subdivision

Definitive Subdivision.; Site Plan; Special Permit

Title of Plan: Plan of Land Franklin - Mass. 5/31/21 scale 1"=40'

Date of Plan: 5/31/21 Map/Parcel#: 220-0007

Prepared by: Wayne Carlson/Carlson Survey Company

Applicant Name & Address: Kim DiCarlo 12 Elm Street

SECTION B:

Name of Record Owner(s): Edward F. Syngay/Marion Syngay

Address of Record Owner(s): 22 Elm Street

**Attach Property Deed matching the owner name's listed above.

*If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s):

*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation:

*If in the name of a Trust or Corporation, list the date, county, book and page of recording of the Trust Instrument, or the date and State of incorporation:

Executed as a sealed instrument this 7th day of July 2021

Signature of Applicant

Print name of Applicant Kim DiCarlo

Signature of Owner Edward F. Syngay

Print name of Owner Edward F. Syngay

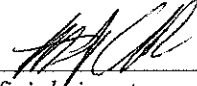
***Must be Notarized on back page

COMMONWEALTH OF MASSACHUSETTS

Norbik ss.

2021

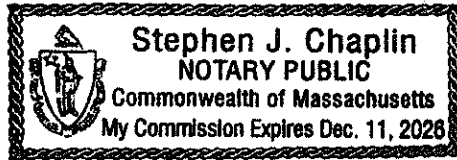
On this 7th day of July 2021, before me, the undersigned notary public, personally appeared Edward Syngay (name of owner), proved to me through satisfactory evidence of identification, which were driver's license to be the person whose name is signed on the preceding document in my presence.



(Official signature and seal of notary)

Notary Public:

My Commission Expires: 12/11/2026





MARK SANTORA, P.E. INC.

Civil & Environmental Engineering

123 Old Westboro Road North

Grafton, MA 01536

(508) 887-0170

July 7, 2021

Mr. Anthony Padula,
Planning Board Chairman
Town of Franklin
355 East Central Street
Franklin MA 02038

Facility: Franklin Cultivation Facility Shell
Site Address: 105 Constitution Blvd, Franklin MA 02038
Subject: Proposed Minor Field Change to Site Plan

Dear Mr. Chairman:

On Behalf of the applicant, 19th Fairway Development Inc. and the Owner, C3 Industries Inc., I would like to take this opportunity to present a proposed minor field change to the approved site plan for the subject property.

A summary of the proposed change is as follows:

- Locate a separate 8' x 40' storage container in the rear of the building, the south east corner. The container will be placed on a compact area on crushed stone. All required set backs are met. The purpose of the storage container is to store miscellaneous tools, supplies, extra repair parts, ladders, tables, etc. that are not used very often but would take up needed space inside the building.
- Would like the boards opinion whether wheels stops or bollards shall be used to protect pedestrian areas from vehicular traffic.

At this time, I would like to respectfully request the Boards review at the July 12th, 2021 board meeting and approval of the above listed field change to the site plan approval.

Thank you for your attention to this request, I will be available to attend a Planning Board meeting as needed to discuss the above proposed changes and offer response to any comments.

Sincerely,

Mark M Santora PE
40167

CC Michael Maglio, Town Engineer
Amy Love, Town Planner
Matt Crowley PE, BETA Group



**FRANKLIN PLANNING & COMMUNITY
DEVELOPMENT**

355 EAST CENTRAL STREET, ROOM 120
FRANKLIN, MA 02038-1352
TELEPHONE: 508-520-4907

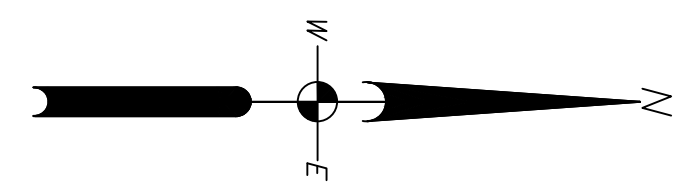
MEMORANDUM

DATE: July 8, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 105 Constitution Blvd
Proposed Field Change (#3)

General:

- Mark Santoro, Engineer, has provided a written letter for several proposed field changes.
- BETA has provided a sketch to illustrate the proposed changes to the Handicap parking spaces.
- DPCD has requested the Engineer provide a diagram showing the location of the proposed storage container.
- The Planning Board should make a decision whether or not to allow the field changes.

ZONING TABLE REQUIREMENTS		PROVIDED
DISTRICT	INDUSTRIAL	INDUSTRIAL
LOT AREA	40,000 SF	217,796 SF
CONTINUOUS FRONTAGE	175'	816'
DEPTH	200'	580'
LOT WIDTH	157.5'	178'
MIN. YARD FRONT	40'	40'
MIN. YARD SIDE	30'	30'
MIN. YARD REAR	30'	30'
MAX. HEIGHT OF BUILDING	3 STORIES	1-1/2 STORIES
MAX. IMPERVIOUS COVERAGE OF EXIST. UPLAND, STRUCTURES	70%	16.5%
MAX IMPERVIOUS COVERAGE OF EXIST UPLAND, STRUCTURES PLUS PAVING	80%	39%



USE	AREA	REQUIREMENT	TOTAL REQUIRED
OFFICE	2,424	1 SPACE/250 SF	10
WAREHOUSE	22,160	1 SP / 1000 SF	23
INDUSTRIAL	12,616	1 SP / 400 SF	32

TOTAL SPACES REQUIRED=65
TOTAL SPACES PROVIDED=65

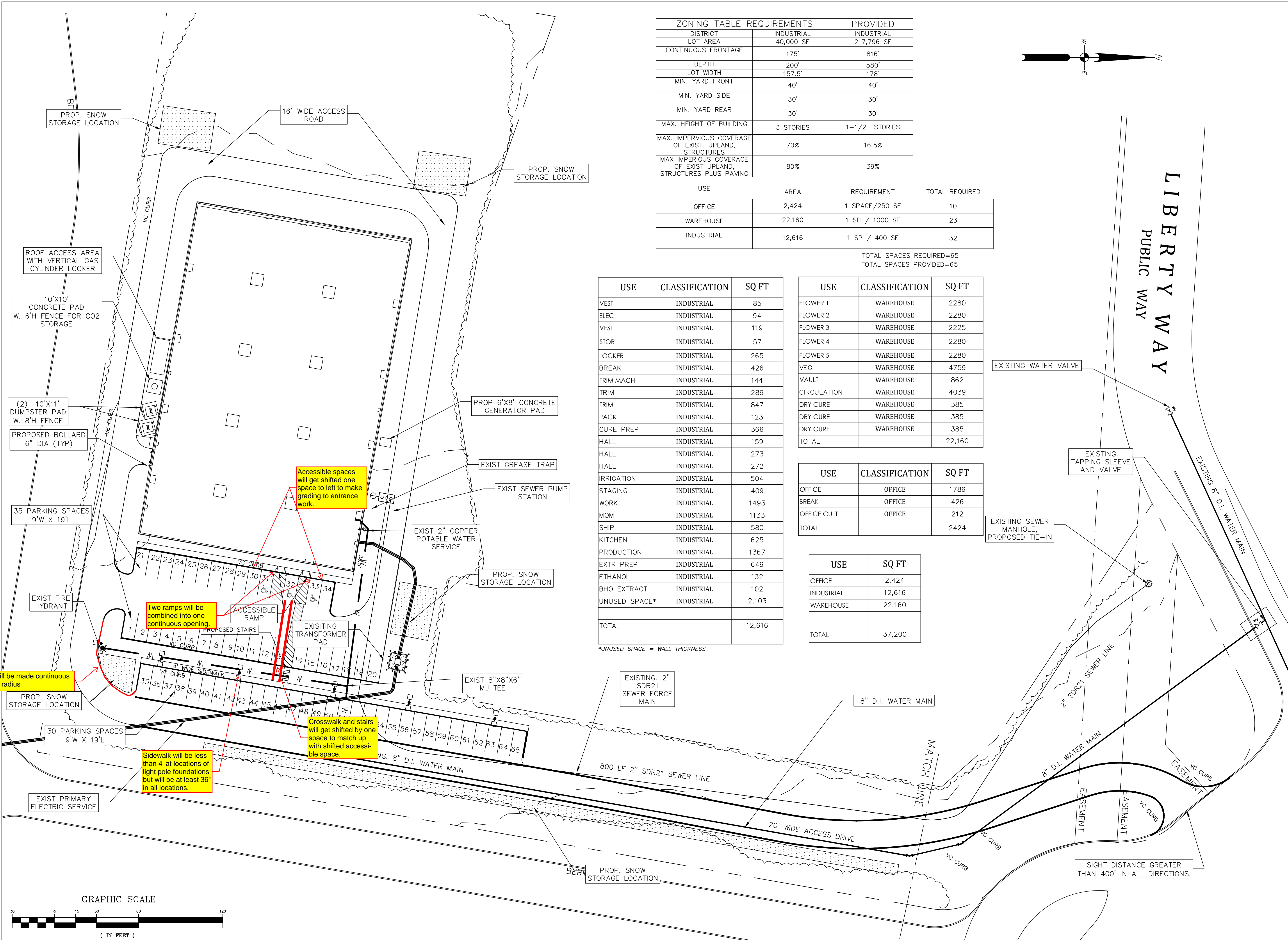
USE	CLASSIFICATION	SQ FT
VEST	INDUSTRIAL	85
ELEC	INDUSTRIAL	94
VEST	INDUSTRIAL	119
STOR	INDUSTRIAL	57
LOCKER	INDUSTRIAL	265
BREAK	INDUSTRIAL	426
TRIM MACH	INDUSTRIAL	144
TRIM	INDUSTRIAL	289
TRIM	INDUSTRIAL	847
PACK	INDUSTRIAL	123
CURE PREP	INDUSTRIAL	366
HALL	INDUSTRIAL	159
HALL	INDUSTRIAL	273
HALL	INDUSTRIAL	272
IRRIGATION	INDUSTRIAL	504
STAGING	INDUSTRIAL	409
WORK	INDUSTRIAL	1493
MOM	INDUSTRIAL	1133
SHIP	INDUSTRIAL	580
KITCHEN	INDUSTRIAL	625
PRODUCTION	INDUSTRIAL	1367
EXTR PREP	INDUSTRIAL	649
ETHANOL	INDUSTRIAL	132
BHO EXTRACT	INDUSTRIAL	102
UNUSED SPACE*	INDUSTRIAL	2,103
TOTAL		12,616

USE	CLASSIFICATION	SQ FT
FLOWER 1	WAREHOUSE	2280
FLOWER 2	WAREHOUSE	2280
FLOWER 3	WAREHOUSE	2225
FLOWER 4	WAREHOUSE	2280
FLOWER 5	WAREHOUSE	2280
VEG	WAREHOUSE	4759
VAULT	WAREHOUSE	862
CIRCULATION	WAREHOUSE	4039
DRY CURE	WAREHOUSE	385
DRY CURE	WAREHOUSE	385
DRY CURE	WAREHOUSE	385
TOTAL		22,160

USE	CLASSIFICATION	SQ FT
OFFICE	OFFICE	1786
BREAK	OFFICE	426
OFFICE CULT	OFFICE	212
TOTAL		2424

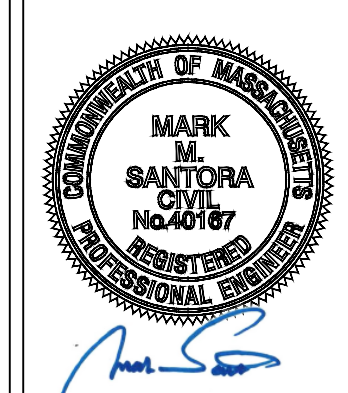
USE	SQ FT
OFFICE	2,424
INDUSTRIAL	12,616
WAREHOUSE	22,160
TOTAL	37,200

*UNUSED SPACE = WALL THICKNESS



LIBERTY WAY
PUBLIC WAY

DATE	REVISIONS	APPV'D
5/4/21	REV PAD LOCATION	MMS
3/5/21	ACCESSIBLE SPACE	MMS
2/19/21	FIELD REVISION	MMS
2/7/19	TOWN LETTER	MMS
2/6/19	BETA LETTER	MMS
1/28/19	BETA LETTER 1/24/18	MMS
1/15/19	BETA LETTER 12/5/18	MMS
1/23/18	BETA LETTER 11/8/18	MMS



APPLICANT:
19th FAIRWAY DEVELOPMENT INC.
42 ADIN STREET
HOPEDALE, MA 01747

PROJECT TITLE:
PROPOSED MODIFICATION TO SITE PLAN APPROVAL FOR CANNABIS CULTIVATION 105 CONSTITUTION BLVD FRANKLIN, MA, 02038

PLAN TITLE:
SITE UTILITY, PARKING, & FACILITIES PLAN

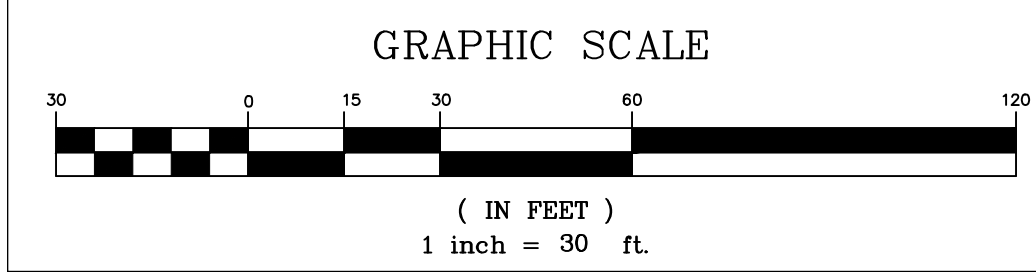
DATE: FEBRUARY 26, 2021

SCALE: 1" = 30'

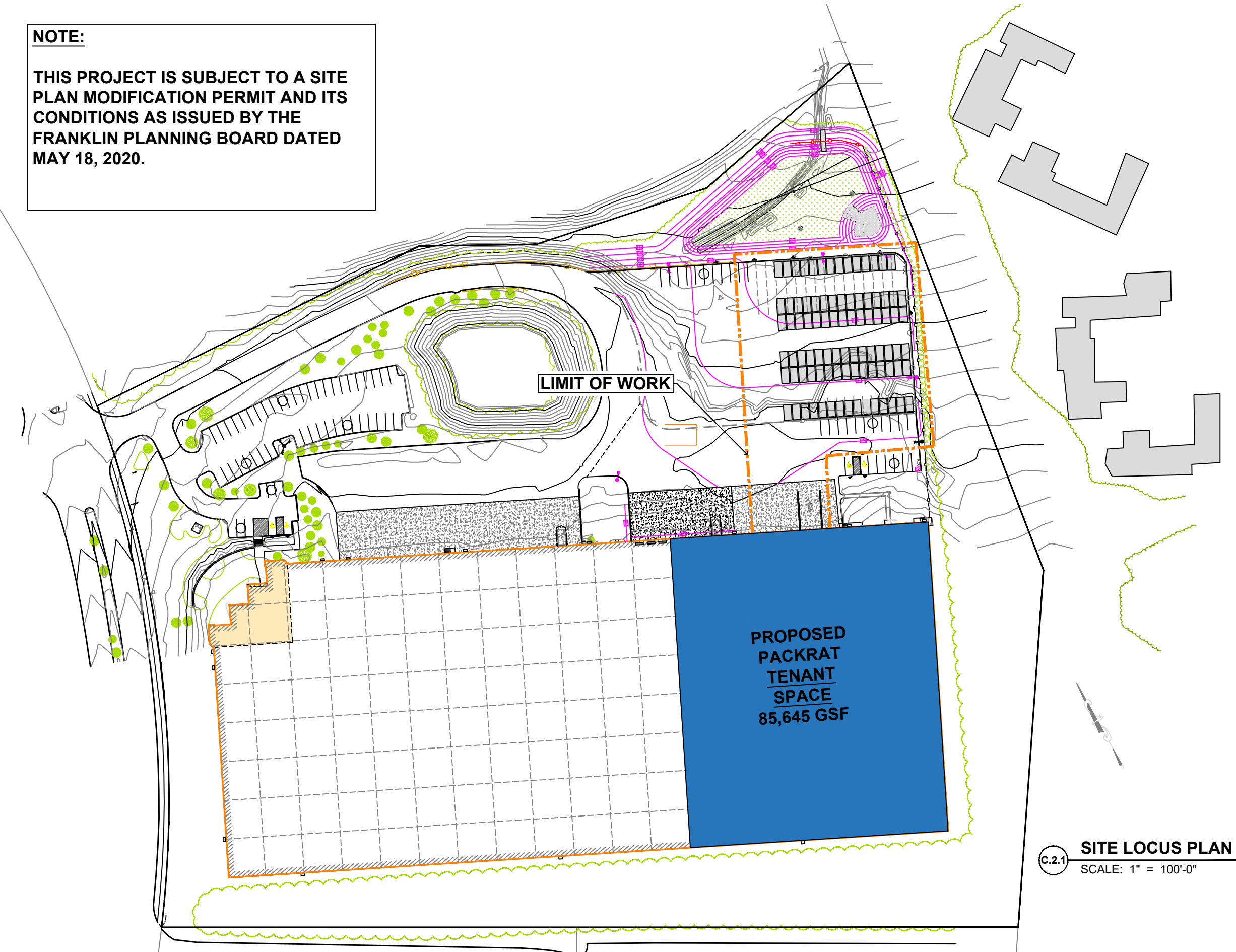
DRAWN BY: DC CHECKED BY: MMS APPROVED BY: MMS

MARK SANTORA, P.E. INC.
Civil & Environmental Engineering
123 Old Westboro Road
North Grafton, MA 01536
Phone (508) 839-5113

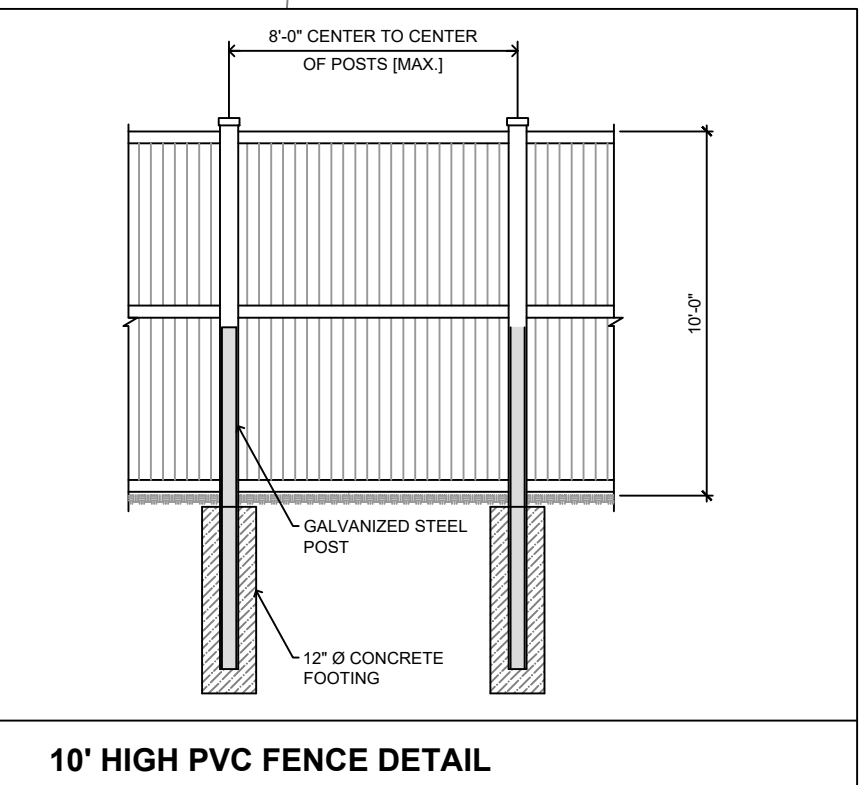
SHEET:
4 OF 8



NOTE:
 THIS PROJECT IS SUBJECT TO A SITE PLAN MODIFICATION PERMIT AND ITS CONDITIONS AS ISSUED BY THE FRANKLIN PLANNING BOARD DATED MAY 18, 2020.



PARKING CALCULATIONS			
CRITERIA	UNIT OF MEASURE	REQUIRED	
OFFICE AREA	1 SPACE PER 250 G.S.F.	10,000 S.F.	40 SPACES
WAREHOUSE AREA	1 SPACE PER 1,000 G.S.F.	226,350 S.F.	226 SPACES
PARKING SPACES REQUIRED			266 SPACES
PARKING SPACES PROVIDED PER PREVIOUS SITE PLAN APPROVAL (5/18/2020)			84 SPACES
PROPOSED PARKING SPACES			84 SPACES



PROPERTY USES:
 THE EXISTING USES FOR THIS PROPERTY ARE BUSINESS OFFICE [2.3.4] AND WAREHOUSING [3.10] WHICH ARE APPROVED USES IN THE INDUSTRIAL ZONING DISTRICT IN ACCORDANCE WITH PRINCIPAL USE SCHEDULE OF THE TOWN OF FRANKLIN ZONING BYLAWS.

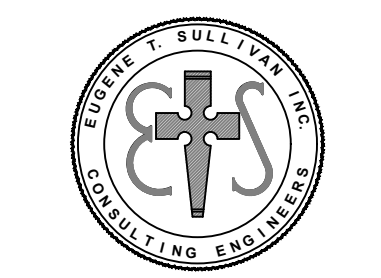
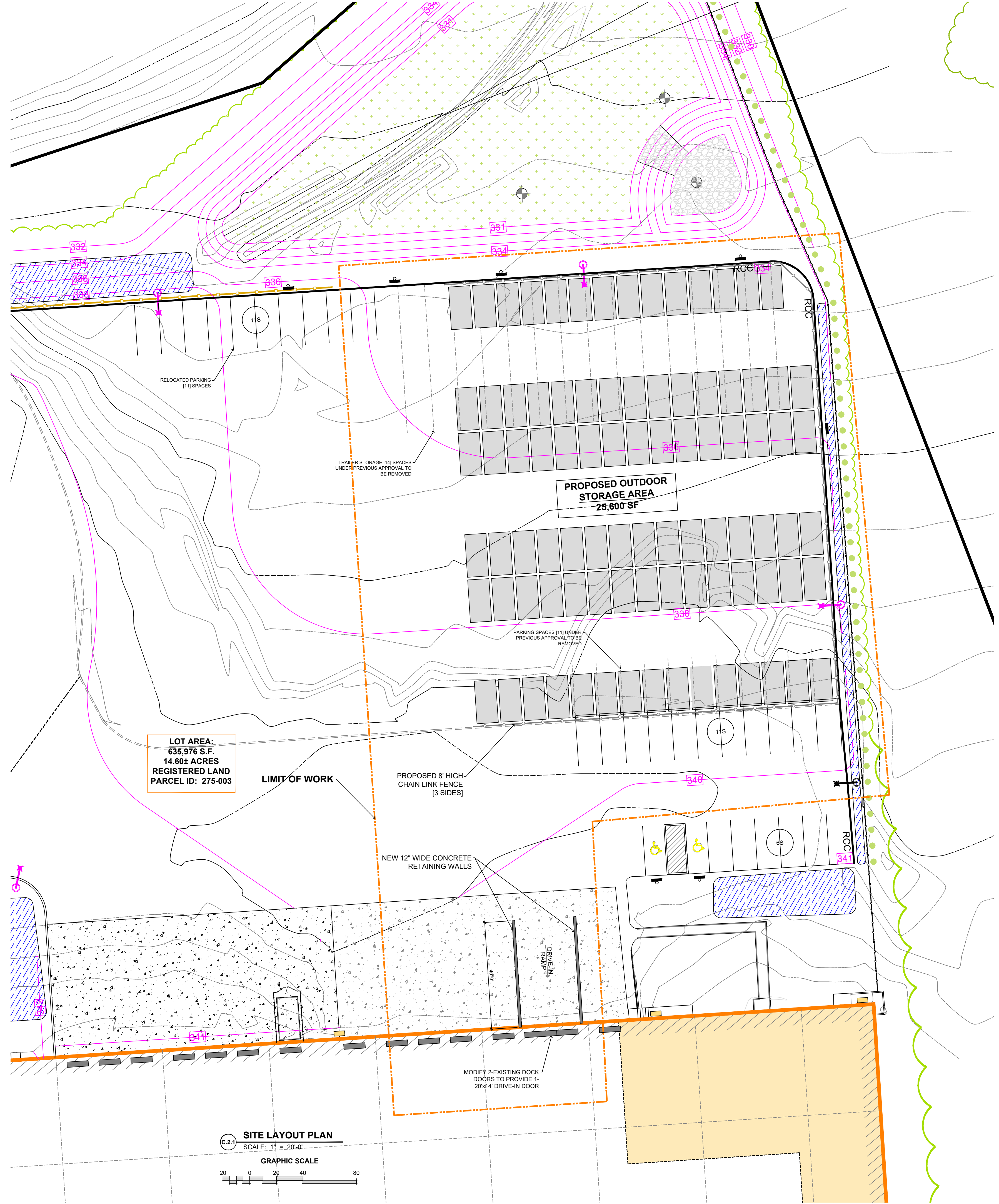
City of Franklin Planning Board
 100 State Street, Franklin, MA 01832
 Phone: 978.657.5500
 Fax: 978.657.5501
 Website: www.franklinma.gov

SEAL AND SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER
 EUGENE T. SULLIVAN, INC.
 230 LOWELL STREET, SUITE 2A, WILMINGTON, MA 01887
 PHONE: 978.657.6469
 FAX: 978.657.8563
 EMAIL: ETS@ETSULLIVAN.COM

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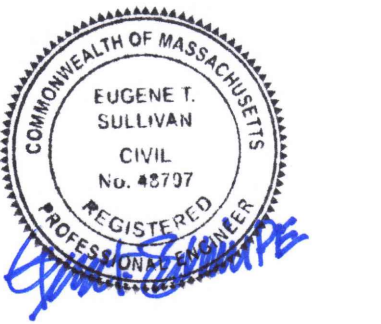
Eugene T. Sullivan, Inc.
 Consulting Engineers
 230 Lowell Street - Suite 2A
 Wilmington, MA 01887
 Phone: 978.657.6469
 Fax: 978.657.8563
 Email: ETS@ETSULLIVAN.COM

NO	DATE	REVISIONS
1	5/28/21	REMOVED FENCE ON WEST SIDE
2	9/24/21	PLAN FOR ENDORSEMENT

APPROVED BY THE TOWN OF FRANKLIN PLANNING BOARD:

DATE: _____

- LEGEND:**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - SPOT GRADE
 - UTILITY POLE
 - EDGE OF BORDERING VEGETATED WELANDS
 - SILT FENCE AND HAY BALES
 - PROPOSED DRAIN PIPE
 - DRAIN MANHOLE
 - CATCH BASIN
 - SEWER PIPE
 - SEWER MANHOLE
 - WATER LINE
 - WATER GATE VALVE
 - HYDRANT
 - GAS LINE
 - GAS GATE VALVE
 - ELECTRIC LINE
 - GUARDRAIL
 - CHAIN LINK FENCE
 - LIGHT POLE



PREPARED FOR:
 P&GFI 12 FORGE PARK, LLC
 133 PEARL STREET BOSTON, MA

PROJECT:
 PROPOSED OUTDOOR STORAGE AREA 12 FORGE PARKWAY FRANKLIN, MA

DRAWING:
 OUTDOOR STORAGE LAYOUT PLAN

SCALE: 1" = 20'-0"
 DATE: APRIL 19, 2021
 DRAWING NUMBER

C.2.1



**FRANKLIN PLANNING & COMMUNITY
DEVELOPMENT**

355 EAST CENTRAL STREET, ROOM 120
FRANKLIN, MA 02038-1352
TELEPHONE: 508-520-4907

MEMORANDUM

DATE: July 7, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 12 Forge Parkway
Special Permit & Site Plan
Endorsement

General:

- The Planning Board approved the Special Permit and Site Plan Modification on June 21, 2021 for a storage facility at 12 Forge Parkway.
- The Applicant has submitted plans for endorsement.
- The Certificate of Vote and Conditions are included in the plans to be endorsed.

Town of Franklin



Planning Board

**June 7, 2021
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, associate member Jennifer Williams. Members absent: None. Also present: Michael Maglio, Town Engineer; Amy Love, Planner; Matthew Crowley, BETA Group, Inc.

*As stated on the agenda, due to the continued concerns regarding the COVID-19 virus, the Planning Board will conduct a **Remote Access/Virtual Zoom Meeting**. 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. Extension: Chestnut Street Senior Village

Chair Padula referenced a letter dated May 27, 2021, from Strong Point Engineering Solutions, Inc. on behalf of their client, Whitman Homes, in compliance with Standard Condition #2 of the Special Permit and Site Plan Modification Approval, requesting an extension to the approval term of the Special Permit issued October 15, 2018, for the referenced property at 0 & 51 Chestnut Street.

Motion to Approve Two-Year Extension starting today for Chestnut Street Senior Village. Halligan. Second: Rondeau. No Roll Call Vote Taken. Vote: 5-0-0 (5-Yes; 0-No).

B. Final Form H: 303 East Central Street – Horace Mann Plaza

Ms. Love reviewed that on May 20, 2019, the Planning Board approved an application for a Site Plan Modification for 303 East Central Street for a Change in Use. The applicant is requesting acceptance for the Final Form H. BETA performed a site observation and provided a report. She noted that when a Partial Form H was submitted in 2019, the following were outstanding items: The remaining work to be performed is the exterior and interior of the building, and the dumpsters should be placed in the enclosures that were constructed.

Mr. Crowley reviewed his Site Observation Report dated June 2, 2021, and noted an additional parking space was provided to the west of the ATM kiosk, and some repair is required to the existing dumpster enclosures and is anticipated to be performed in conjunction with general site maintenance.

Chair Padula requested the Zoning Enforcement Officer be contacted regarding the dumpster. Ms. Amanda Cavaliere of Guerriere & Halnon, Inc. commented on the dumpster and stated that it was noted in the request for the Final Form H that the applicant has retained a contract with a fence company to maintain the fence on a monthly basis. Mr. Halligan stated that the applicant did a very good job on the project.

Motion to Approve Final Form H: 303 East Central Street – Horace Mann Plaza. Halligan. Second: David. Roll Call Vote: Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No).

C. 81-P ANR: 725 Summer Street

Ms. Love reviewed that the applicant submitted a Form A application for an 81-P Plan review to accompany the plan of land on Summer Street, dated May 28, 2021. The purpose of the plan is to create two buildable lots shown with adequate frontage and lot area on Summer Street. The lots shown on the plan are conforming to zoning.

Ms. Amanda Cavaliere of Guerriere & Halnon, Inc. stated that there will be a common drive for the two lots. She stated that the purpose of this plan is the lot lines, not the easement.

Motion to Approve 81-P ANR: 725 Summer Street. Halligan. Second: David. Roll Call Vote: Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No).

Chair Padula discussed Margaret’s Cove Reconsideration

Chair Padula stated that the reconsideration is to eliminate one street light as there is already a street light at the beginning, one in the middle, and one in the cul de sac. He noted that the discussion was not to eliminate two street lights; the discussion was to eliminate one street light. Mr. Halligan and Mr. Rondeau stated that they were okay with eliminating one street light. Mr. David reviewed that the light to be eliminated is at the beginning.

Motion to Eliminate one street light, not in the cul de sac and not at the beginning, to allow for three street lights evenly spaced in the subdivision. Rondeau. Second: David. Roll Call Vote: Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No).

D. Meeting Minutes: April 26, May 10 & May 24, 2021

Motion to Approve the Meeting Minutes for April 26, 2021. Halligan. Second: David. Roll Call Vote: Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Approve the Meeting Minutes for May 10, 2021. Rondeau. Second: David. Roll Call Vote: Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Approve the Meeting Minutes for May 24, 2021. Rondeau. Second: Power. Roll Call Vote: Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No).

7:05 PM **PUBLIC HEARING** – Continued
 Site Plan – 12 Forge Parkway
 Site Plan Modification
 Documents presented to the Planning Board are on file.

Mr. Gene Sullivan, civil engineer on behalf of the property owner, confirmed this is for a Site Plan Modification and Special Permit. Chair Padula noted that is not the way it was advertised.

Ms. Love reviewed that the applicant is proposing a change in use. The proposed use is for outdoor storage containers to be stored in the parking area. Storage facilities require a Special Permit in the Industrial Zoning District. Since no stormwater report was submitted, BETA was not asked to review the plans. She stated that the applicant provided a response to several issues from the last meeting. The previously approved plan on May 18, 2020, allowed for 84 parking spaces; the revised plan is proposing 84 parking spaces. She stated that the applicant indicated they will stack a maximum of two containers. She recommended this be added as a

Special Condition. She stated that the Planning Board expressed concern about moving the containers in the parking area. She stated that the applicant removed fencing in the area to allow better access to the containers. As well, the applicant agreed to meet with an abutter regarding extending the fence; she stated that she received an email that the meeting took place, and the applicant will be extending the fencing.

Chair Padula requested that Mr. Maglio explain the work being done in the detention area. Mr. Maglio stated that he is not aware of any work going on right now. Mr. Sullivan reviewed last year's application to extend the parking lot. A new infiltration basin was created; it is above ground. When the ponds were opened, it was not as sandy as they would like. They are putting in a sandier material to make sure the basin performs as intended. Mr. Crowley confirmed that no more trees would be cut down. Mr. David stated that he visited the site today. He suggested installing arborvitaes or a tall fence or both. They need a fence for sight and noise.

Ms. Rachel Klawson, 19 Stone Ridge Road, confirmed that she, abutter John Gordon, and another condo owner met with Mr. Sullivan today. She stated Mr. Sullivan showed them where the fence will be extended around the basin, and she is happy with what he is recommending to provide more privacy and security. She expressed concern that the tenant/company is going to operate on the weekends creating activity and noise.

Mr. John Gordon, 17 Stone Ridge Road, stated that he is not happy about this. The two major issues are view and sound. A fence cannot be built tall enough regarding the view. He stated concern about the noise and mentioned forklifts, back up alarms on trucks, and containers being moved with metal-on-metal noise. No one wants that in their backyard. He requested Saturday hours be curtailed or eliminated. Mr. Sullivan stated the client said their hours were 8 AM to 6 PM. Mr. Gordon stated that this is not the intent of what this lot was to be used for; he wants the applicant to mitigate the noise. Mr. Rondeau suggested a 10 ft. fence and some arborvitaes which will grow to 20 ft. tall and block the noise. He asked about snow removal. Mr. Sullivan stated the fence will be an 8 ft. tall PVC fence. He stated that he is willing to plant arborvitaes along the parking area. Ms. Williams asked if there will be any stormwater analysis done regarding how the containers may affect the drainage. Mr. Sullivan stated there is a space between the containers for the water to get through. He does not foresee an interruption of the drainage. He noted the applicant is present at the meeting. He discussed snow removal. He confirmed the containers outside will be empty; the only containers with materials in them are stored within the building.

Chair Padula discussed the forklifts and trucks having back up alarms. He explained that as this is a Special Permit, the Planning Board can ask for special criteria to be added to the Site Plan to make it work. Therefore, if the Planning Board wants to request a 10 ft. fence, arborvitaes, reduced or eliminated Saturday hours, the Planning Board can request it. He stated that he may want a photometric plan to show there is no light spillage. Mr. G. Costas stated that the containers set directly on the pavement. Water would pass under the frame of the container. He explained their plan for snow clearing. He stated that the main focus of the business is near the warehouse. Ms. Love stated this Change of Use became a Special Permit because of the storage facility use in the Industrial Zone. Chair Padula confirmed with Mr. Costas that they do not store hazardous waste.

Ms. Kathie Eagan, President of the Board of Trustees of Stone Ridge, asked if there if there is any lighting in the parking lot that would be on throughout the evening. She confirmed with Mr. Sullivan that they would not be putting spot lights on the containers for security. She discussed the potential noise level. She said there are eight to sixteen units affected by this change in use; they are concerned about property values and aesthetics of the community. She asked for arborvitaes and noise abatements along the fence. Mr. Sullivan state they have committed to do that. He stated they provided a photometric plan. Ms. Klawson asked about the loading procedures, the use of the forklift, the amount of activity, and the container locations. She asked if there was anything that can be done about the Saturday activity. Mr. Sullivan stated that he could try to minimize the Saturday activity. Mr. Halligan asked about the seven additional loading dock doors and the flow of the trucks. Mr. Sullivan discussed that the seven loading docks doors were already approved;

however, they are not building them as they are not needed. He stated that this tenant is a more benign use than what was already approved.

Chair Padula asked the Planning Board members what they would like for approval as this is a Special Permit. Mr. Halligan stated that he is okay with the Saturdays as long as the applicant installs a 10 ft. fence and arborvitaes; Mr. Power agreed as it is an Industrial Zone next to a Residential Zone. Mr. Sullivan stated that he would install a 10 ft. fence. Ms. Klawson stated that Saturdays are a very big deal regarding the noise; it is very disruptive on a Saturday from 8 AM to 3 PM. Ms. Williams requested that the applicant provide additional analysis regarding the acoustics with the fencing and arborvitaes to achieve the intent of reducing sound impact. Chair Padula discussed that the height of the vehicles that make the noise will be below the 10 ft. height of the fence. Mr. David agreed with the installation of the arborvitaes and the 10 ft. fence. Mr. Sullivan suggested 6 ft. on center for the planting of the arborvitaes.

Motion to Close the public hearing for Site Plan – 12 Forge Parkway, Site Plan Modification. Halligan. Second: Rondeau. Roll Call Vote: Padula-YES; Halligan-YES; Rondeau-YES; Power-YES; David-YES. Vote: 5-0-0 (5-Yes; 0-No).

Chair Padula reviewed the conditions: 10 ft. fence, arborvitaes planted 6 ft. on center, no light spillage on residential properties, and the hours of operation for Saturday starting at 9 AM. This item will be voted on at the next meeting.

7:10 PM **PUBLIC HEARING** – *Continued*
Site Plan – 27 Forge Parkway
Site Plan Modification
Documents presented to the Planning Board are on file.

Chair Padula stated that this public hearing will be continued.

Motion to Continue Site Plan – 27 Forge Parkway, Site Plan Modification, to July 12, 2021. Rondeau. Second: David. Roll Call Vote: Padula-YES; Halligan-YES; Rondeau-YES; Power-YES; David-YES. Vote: 5-0-0 (5-Yes; 0-No).

7:15 PM **PUBLIC HEARING** – *Continued*
Olam Estates – 900 Washington St
Definitive Subdivision
Documents presented to the Planning Board are on file.

Chair Padula stated that this public hearing will be continued.

Motion to Continue Olam Estates – 900 Washington Street, Definitive Subdivision, to June 21, 2021. Rondeau. Second: David. Roll Call Vote: Padula-YES; Halligan-YES; Rondeau-YES; Power-YES; David-YES. Vote: 5-0-0 (5-Yes; 0-No).

Chair and Member Comments

Ms. Love discussed that the Planning Board will be able to hold their meetings in the Council Chambers at Town Hall beginning June 21, 2021. She discussed that the State extended the temporary orders for hybrid in-person/online meetings until September 1, 2021. She suggested offering Zoom as well when going to the Council Chambers. She stated that the Planning Board members need to consider continuing to receive electronically all the correspondence documents for the meetings. Members can bring their own electronics, or the Town can offer each member a Chromebook to access the electronic information. She stated that she can provide paper copies of the plans. She stated that it was recommended to allow the public to have access to the Planning Board meetings via Zoom. Discussion commenced about the hybrid in-person/Zoom

meetings. Ms. Love stated that the Planning Board has the option to choose for each meeting whether they want to meet in person or meet via Zoom. Planning Board members agreed that the Chair should decide whether each meeting should be held in person or via Zoom. Ms. Love asked members to notify her this week if they would like a Chromebook.

Mr. Rondeau asked how about the outcome for Panther Way regarding people getting blasted with sand during the wind. Mr. Maglio stated that he spoke with the applicant; the applicant indicated that he would take care of it. Mr. Maglio stated that he will ride by the location tomorrow to see the condition. Mr. Rondeau asked that the site be stabilized.

Ms. Love announced that the Housing Production Plan is still open for public comment. Public comment will close on June 25, 2021. She will have it on the June 21, 2021, meeting agenda under General Business.

Motion to Adjourn the Remote Access/Virtual Zoom Planning Board Meeting. Halligan. Second: Power. Roll Call Vote: Padula-YES; Halligan-YES; Rondeau-YES; Power-YES; David-YES. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 8:27 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary

Town of Franklin



Planning Board

**June 21, 2021
Meeting Minutes**

Chair Anthony Padula called the above-captioned meeting held in the Town Council Chambers at 355 East Central Street, Franklin, MA, to order this date at 7:00 PM. The public had the option of attending the meeting live at the Town Hall, or dialing into the meeting using the provided phone number, or participating by copying the provided link. Members in attendance: Joseph Halligan, William David, Gregory Rondeau, Rick Power, associate member Jennifer Williams. Members absent: None. Also present: Michael Maglio, Town Engineer; Amy Love, Planner; Matthew Crowley, BETA Group, Inc.; Maxine Kinhart, Administrative Staff.

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. Housing Production Plan Feedback

Planning Board members agreed to discuss this item last.

B. Decision: 12 Forge Parkway – Special Permit and Site Plan

Ms. Love stated that the Planning Board closed the public hearing on June 7, 2021. There were Special Conditions discussed: 1. Prior to endorsement, the applicant will add arborvitae around the parking area on the Site Plan. 2. Prior to endorsement, the applicant will add a 10 ft. fence in the details of the Site Plan and show the location of the fence on the Site Plan. 3. There is to be no light spillage onto the abutting property. 4. Saturday hours of 9 AM to 3 PM were discussed at the last meeting. She stated that the Planning Board is required to take a roll call vote. Planning Board members discussed Saturday hours.

Mr. Brian Poitras of GFI Partners, representing the ownership group, discussed the other tenant in the building and stated that he is not aware that the other tenant has any restrictions in their hours. Ms. Williams noted that the business is closed on Saturdays and Sundays. Mr. Gene Sullivan, civil engineer on behalf of the property owner, stated that it was his recollection of the previous meeting that the Pack-Rat tenant was going to do their best to schedule any and as many deliveries as possible on Fridays so there would be limited deliveries on Saturdays. They would police that. He stated that he thought if the fence and trees were put up, their hours would not be restricted, and they would do the best they could with managing the business to not have any impacts on the neighbors. Chair Padula stated that he thought the conversation just covered Saturday mornings; the company would open at 8 AM but would not do any moving of storage containers until 9 AM. Mr. G. Costas, Facilities Manager, stated that they can get everything out of the yard starting at 9 AM. He can guarantee they would not go into the yard before 9 AM; that can all be done on Friday nights. He asked that the trucks be allowed to pull out at 8 AM. Chair Padula confirmed that there would be no loading of containers before 9 AM on Saturdays. Mr. Costas stated that they can limit going into the yard area. Chair Padula stated that he was looking at the back-up alarms and forklifts as that is noisy; no yard work before 9 AM on Saturdays just in the storage yard. Mr. Costas stated that he can guarantee 100 percent no use in the storage yard before 9 AM. Chair Padula stated that is perfect.

Chair Padula reviewed the Special Conditions: 1. The applicant will add arborvitaes around the parking area on the Site Plan. 2. Prior to endorsement, the applicant will add a 10 ft. fence in the details of the Site Plan and show the location of the fence on the Site Plan. 3. There is to be no light spillage onto the abutting property. 4. Saturday hours start at 9 AM in the yard.

ROLL CALL VOTE:

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

(1) Special Permit: To allow a storage facility in the Industrial Zoning District, 185 Attachment 3 Section 2.11

Chair Padula read aloud the following.

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

Motion to Approve the project with the Standard Conditions of Approval. Vote: 5-0-0 (5-Yes; 0-No).

C. Final Form H: 1256 West Central Street

Mr. Crowley stated that they conducted a site visit last week to review the site in full compared to the plans. As stated on his Site Observation Report dated June 16, 2021, BETA’s site walk and review of the As-built plans confirmed the site to be constructed in general conformance with the approved plans with the following exceptions/notations: Items listed by the engineer on record on the as-built plan, the designer should confirm that the revised tree species are included on the acceptable planting list from the Best Development Practices Guidebook, the designer should confirm that the revised rain garden outlet orifice elevation does not adversely affect the drainage calculations, erosion control measures should be removed at the discretion of the Conservation Agent, and the As-built plan should be updated to show the drainage pipe from CB3 to the detention basin. Chair Padula confirmed that wood chips were used in the rain garden. Mr. Crowley state that wood chips were used in the basin instead of the loam and seed/New England wet mix. Mr. Maglio stated that he did not have an issue with that as far as being stabilized; possibly Conversation may have a comment. Ms. Love stated that the applicant will have to close out with Conservation.

Motion to Accept the Final Form H for 1256 West Central Street. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

D. Discussion: Prospect Farm Estates – Bellingham

Ms. Love stated that she wanted to make the Planning Board aware that a Public Hearing notice from the Bellingham Planning Board was received for a 23-lot Preliminary Subdivision plan off of Prospect Street in Franklin. All the buildable lots will be in Bellingham. She stated that she consulted with Town Attorney Mark Cerel. If the developer intends to keep the roadway private, there is no required action from the Franklin Planning Board. If the developer is constructing a public way to be accepted by the Town, then the applicant would be required to file a Subdivision with the Planning Board. The applicant will be required to file a Scenic Road permit.

Chair Padula asked how a developer could make a 23-lot subdivision a private way. Ms. Love stated that the first hearing is this Thursday. Mr. Halligan stated that Franklin will take the brunt of all the vehicle traffic and deliveries and get nothing out of it; it is like a Franklin subdivision on Bellingham land. Mr. Maglio stated that he believes they will be getting their water from Bellingham; he does not know about septic or if they will come to the Town Council in Franklin for sewer. Ms. Love stated that Section 300-10.B(4)(b), states that “roads shall not provide access to undeveloped land in other towns.” She stated that none of the bylaws would apply if it came as a private way. She asked if the Planning Board would like a letter sent to the Bellingham Planning Board addressing the issues so they are aware; she stated that she would write the letter for the Planning Board to review. Mr. Halligan recommended the letter be sent prior to Bellingham’s first public hearing. Ms. Love stated that she can get the letter to Bellingham’s planner by Thursday.

7:05 PM **PUBLIC HEARING** – *Continued*
Olam Estates – 900 Washington Street
Definitive Subdivision
Documents presented to the Planning Board are on file.
TO BE CONTINUED

Chair Padula read a letter from the applicant requesting a continuance of the public hearing. He stated that the applicant is providing the Planning Board with an extension. Ms. Love stated that she discussed with the applicant the possibility of withdrawal; the applicant asked that the public hearing be continued.

Motion to Continue Olam Estates – 900 Washington Street, Definitive Subdivision, to July 12, 2021. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Accept the Extension Deadline to September 1, 2021, for Olam Estates – 900 Washington Street, Definitive Subdivision. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

General Business (continued)

A. Housing Production Plan Feedback

Ms. Love reviewed that the Department of Planning and Community Development first presented the draft of the Housing Production Plan (HPP) to the Planning Board on May 24, 2021. A presentation was given to the Housing Trust and to the Economic Development Committee. The public outreach period will end on June 25, 2021. She stated that DPCD will develop a complete list of all comments received during the public comment period. Once the public comment period is over, all input received will be considered and a Final HPP will be developed. The final draft will be presented to the Planning Board and to the Town Council for review, consideration, and formal adoption. Once formally adopted by both elected bodies, the HPP will be submitted to the Massachusetts Department of Housing and Community Development for review and formal approval. She stated that she wanted to touch base with the Planning Board for any comments and/or suggestions.

Mr. Halligan asked if there were any comments received yet. Ms. Love stated that she has not seen/reviewed any comments yet. She stated that the EDC and Housing Trust were supportive of it. Mr. Halligan stated that he wants to know how the public feels about it; it is their town. Ms. Love stated that she has two comments: one from the Housing Trust and one from a resident. She noted that the Housing Trust public hearing was posted; no one from the public attended. Chair Padula and Mr. Halligan asked that if there is no input from the community, why are we doing this. Ms. Love stated that the State says that every town and city needs a HPP. She explained that the purpose of the plan is to assist the Town with maintaining its 10 percent affordable units and help to make progress in facilitating the development of diverse housing supply for Franklin's low- and moderate-income residents. It is to set the goals and strategies and encourage affordable housing in the Town which is very important. The plan from 2011 is the last plan, and it is supposed to be updated every five years. Mr. Halligan asked what made this rolling a few months ago. Ms. Love stated that it was picked up a few years ago and then we got busy with other things; then we started it back a few months ago. Mr. Halligan questioned starting something a couple of months ago and trying to implement something this massive so fast. He read aloud a section of the goals. Planning Board members discussed that the Town owns very little land, and some of it is not buildable. Mr. Halligan stated that he would like to study this a little longer rather than push it through so fast. Ms. Love stated that the public comment period has been open since May 15th. She did not determine the June 25th date; she can see if it can be open a little longer. She stated that they want to get as many comments now to work the final draft.

Ms. Love stated that providing the affordable housing is good for Franklin. Chair Padula stated that he read the whole thing, and it is not good for Franklin. He cannot see the urgency as Franklin is at 10.4 percent affordable right now. He does not see the urgency of having to change zoning; the big emphasis is putting affordables downtown. Increasing elderly housing is great. He does not agree with inclusionary zoning. He does not want to reduce the population of the city to bring it out to the suburbs to make our town the city. That is not why people chose to live here or move here. He stated that this covers so much; there is every scenario covered for affordables. The emphasis is on affordable housing and bringing it to downtown. He asked why is everything we write and every goal we have to bring to and make the downtown thrive. Mr. Halligan stated that he is on the CPC and they just voted to spend \$5 million to eliminate 58 homes because it was going to bring kids and people to Franklin. He asked why are we buying out land to not develop it and then creating development. He does not understand the logic.

Ms. Love stated that there is a guideline by the State for putting together a HPP. This plan does not get into specifics of zoning. It is a big overall plan that the Town has a goal to work towards. She stated that Franklin

is actually at 11.9 percent; however, they do not have the 2020 census yet. The main goal of this HPP is to stay above the 10 percent and the 40Bs and unwanted development. Chair Padula read aloud from page 83, the guidelines, paragraph one. He stated that this would change the Town's zoning to have cluster development and make apartments smaller. He stated that after reading this, he may welcome 40Bs. With the invitation of more and more affordable housing, we will be 20 percent if we implement something like this. And, this will increase our costs as we will have to hire more fire and police and we will become a city.

Ms. Williams stated that we are above the 10 percent. However, from this document it seems like we will have to accommodate an aging population whose income levels are going to decrease. It seems like there is anticipated need to stay above the 10 percent. The need for accessible units will also increase. It seems like based on the demographic data there needs to be a strategy in place to maintain the 10 percent. Chair Padula stated that he said that as far as the elderly, people who have lived here all their lives, we should cater to the elderly, and we should have places for them to go. He asked what happens to the towns that do not have their 10 percent. He stated that if a town does not have sewer and water and infrastructure, you cannot put in 40Bs. Mr. Rondeau stated that if the Town is at 11.9 percent, are there any other properties that have been approved but not developed. Ms. Love stated that there are about 34 to 36 units. She stated that some of the strategies and goals in the plan are to provide senior housing, housing for the disabled, and trying to promote this through the developer. She explained it is not counted until it is built.

Mr. Halligan asked what the number/price is for affordables. Chair Padula stated that in the HPP changing zoning is mentioned; it is also mentioned to incorporate affordable housing in subdivisions. He noted that 40Bs do not fall under the Planning Board. Mr. Halligan stated that he read in the document that 20 percent of the homes in Franklin are being rented. He asked how do we know that they are not being rented at an affordable rate. What is the rate? He stated that there are affordable homes being rented out. Ms. Love stated that if they are registered rental homes, they would be included. Mr. Halligan stated that there are many rentals that are affordable, we just do not know it. Ms. Love reviewed the State's calculation of affordable housing.

Ms. Kinhart stated that what makes it affordable is the Deed Rider. It has to have the Deed Rider going with it that restricts the affordable value of the condo or apartment or house. If it does not have the Deed Rider, it does not count as affordable. Mr. Halligan asked for the definition of affordable. Ms. Love discussed how the State classifies affordable under the SHI. Mr. Halligan asked for a scale of an affordable price. Ms. Kinhart stated there is a formula in every Deed Rider that sets the price of an affordable house. Ms. Love said that the State has to determine if the house is affordable at the price which it is being sold. Ms. Kinhart stated that she can show Mr. Halligan the Deed Rider and where the calculation is located. Mr. Halligan asked what is an affordable home in Franklin. Ms. Love confirmed Mr. Halligan was speaking about affordable units that count toward the Town's affordable housing. Mr. Halligan asked how do we determine affordable units on the SHI. Ms. Kinhart stated that the affordable unit is set by a calculation based on household size and the number of bedrooms. She stated that HUD every year puts out what the household size can earn; it is sent to the entire state. For instance, a one-person household income can earn about \$70,000 per year; a four-person household can earn over \$100,000 a year. Mr. Halligan asked what is an affordable apartment in Franklin; what is the minimum that would have to be paid on a unit? Ms. Kinhart stated that affordable housing is not extremely low-income housing. Most affordable units in the Town are for people at 80 percent of the median income. Mr. Halligan noted that in the document it mentions low-income. Ms. Love stated that different strategies will have to be developed to fill all those shoes. Mr. Halligan stated that you have to give a developer an incentive. Ms. Love stated that would come after this plan was accepted. She stated that with these goals and strategies implemented, we would start working toward different ideas such as that.

Chair Padula asked why this is not put on a ballot; why are the citizens of the Town not voting on this? Ms. Love stated that through the Planning Board and Town Council is the way it is to be accepted. It is not a ballot question. Chair Padula stated that the people in Town should have a say. Ms. Love stated that there is a public comment period. Mr. Halligan stated there is a lot of pieces and a lot of homework to be done; it

should not be rushed through. Ms. Williams stated that it has been advertised, and there has been a public comment period. Mr. Halligan stated that it is always a quiet issue until it is in your backyard. He wants to make sure it is done right. Chair Padula stated that he does not see any of this being built right now due to the cost of building materials. This would be tough for a developer. Mr. Halligan stated that we are at 11.9 percent; what is the forecast for hitting 10 percent. Ms. Love stated that they do not know; they do not have the 2020 census yet. She stated they are optimistic that with the 2020 census they will be over the 10 percent, and that will give them another ten years. She stated that these are goals and strategies to work toward. If this were to be implemented, then the real work begins. It is important to have an updated plan for the Town.

Ms. Love stated that she does not know if the public comment period will be extended past June 25th. She stated that the Planning Board will be able to make comments on the final draft. Mr. Halligan asked if the Planning Board does not vote in favor of it, does it still move forward. Ms. Love stated that she would have to ask. Chair Padula asked if something like this passes and is implemented and the Town is at its 10 percent, does the Planning Board have to vote on a project that includes affordable housing if we do not need it. Ms. Love stated no, that would be a zoning change. She stated the HPP does not change zoning. All zoning changes go through EDC and Planning Board. Chair Padula stated that with 40Bs, as long as the Town is at 10 percent, they are safe. They do not have to approve any affordable housing. Ms. Love stated that the only 40B that has not been built was approved when the Town was under 10 percent. She stated that the vote will come when there is a final draft before the Planning Board. She stated that the Planning Board members can submit comments to her if they would like to.

Chair and Member Comments

Mr. Rondeau asked about the outcome for Panther Way regarding people getting blasted with sand during the wind; he stated that the sand is still blasting residents as they walk by. Ms. Love stated that she would follow up.

Motion to Adjourn the Planning Board Meeting. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 8:15 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary