



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

DATE: September 28, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 81-P ANR – Cottage St

The DPCD has reviewed the above referenced 81-P (ANR) application for the Monday, October 4, 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 Cottage Street, dated September 22, 2021.
2. The purpose of the plan is to divide Parcel 296-174-000 into two (2) buildable lots.
3. The plan meets current zoning requiremnts.

PLANNING BOARD
FRANKLIN, MASSACHUSETTS

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

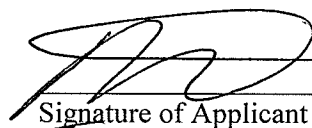
To the Planning Board of the Town of Franklin, Massachusetts:

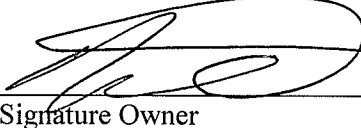
The undersigned, believing that the accompanying plan of land in the Town of Franklin does not constitute a subdivision within the meaning of the Subdivision Control Law, for the reason outlined below, herewith submits said plan for a determination and endorsement that Planning Board approval under the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

1. Name of Applicant: Timothy D Keator
Address of Applicant: 10 Worsted Street Franklin MA 02038
Phone No.: 617-519-1491 Email: tim.keator@fairwaymc.com
2. Name of Owner (if not the Applicant): _____
Address of Owner: _____
Phone No.: _____ Email: _____

Name of Engineer: Christopher C. Charlton, PLS

4. Deed of Property recorded in _____ with Norfolk Registry, Book 39533, Page 355
5. Location and Description of Property: Corner of Saxon and cottage streets Franklin MA 02038
6. Assessor's Map & Lot: Parcel ID 296-174-000-000
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 yes
 - 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: _____


Signature of Applicant
Timothy D. Keator
Print Name of Applicant


Signature Owner
Timothy D. Keator
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: 0 Cottage Street

Date of Plan: 9-22-2021 Map/Parcel#:

Prepared by: Christopher C. Charlton, PLS

Applicant Name & Address: Timothy D Keator 10 Worsted St. Franklin MA 02038

SECTION B:

Name of Record Owner(s): Timothy D Keator

Address of Record Owner(s): 10 Worsted Street Franklin MA 02038

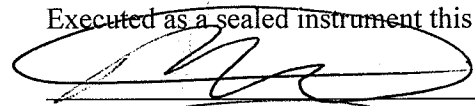
**Attach Property Deed matching the owner name's listed above.

*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 22 day of Sept. 2021



Signature of Applicant

Timothy D. Keator

Print name of Applicant



Signature of Owner

Timothy D. Keator

Print name of Owner

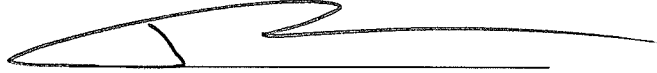
***Must be Notarized on back page

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

2021

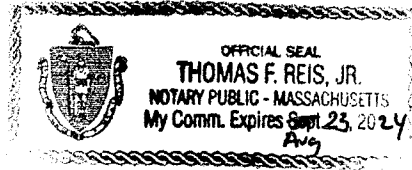
On this 22 day of Sept 2021, before me, the undersigned notary public, personally appeared Timothy D Kector (name of owner), proved to me through satisfactory evidence of identification, which were _____ to be the person whose name is signed on the preceding document in my presence.



(Official signature and seal of notary)

Notary Public:

My Commission Expires: 8/23/24





COUNTY OF NORFOLK
COUNTY OF PRESIDENTS
REGISTRY OF DEEDS

NORFOLK REGISTRY DISTRICT OF THE LAND COURT

WILLIAM P. O'DONNELL
REGISTER OF DEEDS
ASSISTANT RECORDER OF THE
LAND COURT

July 26, 2021

Timothy Keator
10 Worsted Street
Franklin, MA 02038

Dear Friend of the Registry:

Enclosed please find a copy of the deed to your property recently recorded at the Norfolk County Registry of Deeds. Please keep this copy as part of your records for personal reference. For further security and convenience, your original deed has been digitally scanned and is contained in our computer system for instant retrieval.

Please note the Norfolk County Registry of Deeds is one of the registries that still mails back original documents. Your original will be sent back to the address requested at the time of recording by the filer of this document. The Norfolk County Registry of Deeds produces record books that are available at the Registry building from these original documents.

If you would like to stay up to date on upcoming Registry of Deeds events, programs and real estate information you can sign up for our Registry email updates at www.norfolkdeeds.org, like us on Facebook® at www.facebook.com/norfolkdeeds or follow us on Twitter® at www.twitter.com/norfolkdeeds. Our Customer Service Center is also available to assist you at 781-461-6101.

It is a pleasure to serve you as Register of Deeds of Norfolk County.

Sincerely yours,

William P. O'Donnell
Register of Deeds

Enclosures – 39533-355

649 HIGH STREET, DEDHAM, MASSACHUSETTS 02026
TELEPHONE: 781-461-6116 FAX: 781-326-4246
EMAIL: registerodonnell@norfolkdeeds.org

www.norfolkdeeds.org

CC BY 75C



facebook.com/NorfolkDeeds



twitter.com/NorfolkDeeds



youtube.com/NorfolkDeeds



linkedin.com/company/Norfolk-County-Registry-of-Deeds



[@NorfolkDeeds](https://www.instagram.com/NorfolkDeeds)

Property Address: off southerly side of Cottage Street, Franklin, MA (Norfolk County)

QUITCLAIM DEED

MASSACHUSETTS ELECTRIC COMPANY, a Massachusetts corporation, having an address at 40 Sylvan Road, Waltham, Massachusetts 02451 (the "Grantor"),

for consideration paid and in full consideration of Two Hundred Two Thousand Dollars (\$202,000.00), grants and conveys to

TIMOTHY KEATOR, an individual having an address of 10 Worsted Street, Franklin, Massachusetts 02038 (the "Grantee"),

WITH QUITCLAIM COVENANTS,

a certain parcel of land situated on the southerly side of Cottage Street and bounded as follows:

Northerly by said Cottage Street, about two hundred twenty (220) feet;

Easterly by a way called Saxon Street, about one hundred ninety-six (196) feet;

Southerly by land now or formerly of Patrick Cherella, about two hundred twenty-five (225) feet;

Westerly by land now or formerly of Louis Pieri, about one hundred ninety-two (192) feet.

This conveyance is further made subject to and together with the benefit of any and all rights, easements, liens, covenants, restrictions or encumbrances of record in so far as the same are now in force and applicable.

This conveyance does not constitute all or substantially all of the assets of the Grantor in the Commonwealth of Massachusetts.

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 06-21-2021 @ 10:01am
Ctl#: 201 Doc#: 80082
Fee: \$921.12 Cons: \$202,000.00

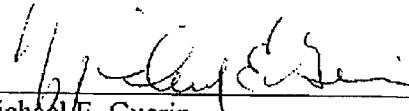
WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

Being the same premises described in that certain deed from Jacob F. Geb to The Union Light and Power Company, dated June 2, 1927 and recorded with the Norfolk County Registry of Deeds in Book 1888, Page 278. The Union Light and Power Company merged with the Worcester Suburban Electric Company as of July 31, 1945. The Worcester Suburban Electric Company merged with Worcester County Electric Company as of February 9, 1951. The Worcester County Electric Company merged with Massachusetts Electric Company as of January 19, 1961.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed by its duly authorized representative as of the 14 day of June, 2021.

MASSACHUSETTS ELECTRIC COMPANY

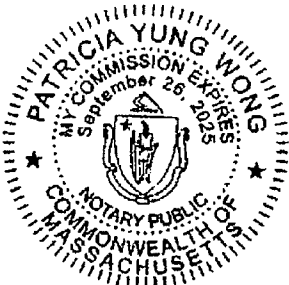
By: 
Michael E. Guerin
Authorized Representative

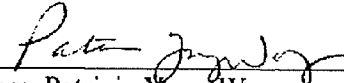
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 14th day of June, 2021, before me, the undersigned notary public, personally appeared Michael E. Guerin, Authorized Representative of Massachusetts Electric Company, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document(s), and acknowledged to me that he signed it voluntarily for its stated purpose on behalf of Massachusetts Electric Company.

Before me,




Name: Patricia Yung Wong
Notary Public
My commission expires: September 26, 2025

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

September 24, 2021

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

JBE Project No. 13153.2

**Re: Site Work Certification Letter, Starbucks
The Central Square Development
340 E Central Street, Franklin, MA
Tax Map 285, Lot 009**

Dear Mr. Padula:

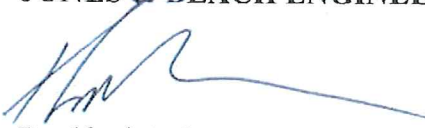
This letter serves as certification that all of the site work for the Starbucks phase of "The Central Square Development" project has been substantially completed in accordance with the approved site plans and in accordance with the Town of Franklin Regulations and design specification.

During the construction process UTS of Massachusetts Inc. was periodically onsite to perform all of the required geotechnical testing. JBE personnel, along with the Town's Site Inspectors, Vanasse Associates Inc, and Fortney and Weygandt Inc. have periodically inspected the site from the start of construction to the recent substantial completion. The second phase of the site including Buildings A, B, & D has begun construction and are under various stages of completion.

Based on our onsite observations, weekly photo log submissions from Fortney and Weygandt Inc., as-built information, as-built photos, the results of the geotechnical testing, and utility testing Jones & Beach Engineers, Inc., certifies that the substantially completed site work is in compliance with the Towns regulations and design specifications for the anticipated opening of Starbucks. We further certify that the site does not impact the safety and welfare of those that will be accessing or occupying the Starbucks. This certification has been issued on the basis of the information at hand as stated above for the opening of the proposed Starbucks, and does not serve as a certification to all aspects of the project as a whole.

Please feel free to contact our office if you have any questions or need any additional information.

Very truly yours,
JONES & BEACH ENGINEERS, INC.


Bradford A. Jones
Vice President


Michael Kerivan
Project Engineer, PE

SITE PLAN OF LAND

**FORM H- PART 1 of 2
ENGINEER'S AND OWNER'S CERTIFICATE
OF PARTIAL COMPLETION
(to be executed by developer's engineer)**

Site plan known as Proposed Development Central Square

ENGINEERS CERTIFICATION:

I hereby certify that the work/improvements shown on the above referenced site plan and performed or constructed to date have been completed in all respects in accordance with the Town of Franklin zoning requirements and the approved plans entitled:

Proposed Development Central Square prepared by Jones and Beach Engineers Inc. and dated 12/22, 2020, as approved by the said Planning Board on 10/07/20.


Signed this 27 day of September, 2021

By M.R.D. Z. Z., Reg. C.E.

COMMONWEALTH OF MASSACHUSETTS

Essex, SS.

On this 27 day of September 2021, before me, the undersigned notary public, personally appeared Michael Kerwan (name of engineer), proved to me through satisfactory evidence of identification, which were Driver License to be the person whose name is signed on the preceding document and acknowledged to me that he/she signed it voluntarily for its stated purpose.


(Official signature and seal of notary)

Notary Public:

My Commission Expires: 9/23/22



SITE PLAN OF LAND
FORM H- PART 2 of 2
ENGINEER'S AND OWNER'S CERTIFICATE
OF PARTIAL COMPLETION

Site plan known as _____

Site Address: _____

OWNER'S CERTIFICATION:

By signing this form, I am agreeing to the list of outstanding items as attached and defined by the Town Engineer, that must be completed at the above referenced site prior to the issuance of a Certificate of Final Completion by the Planning Board; I also agree to complete work by the required date listed next to each outstanding item. If these items are not completed by the date stated, I acknowledge that I am aware I will be fined \$300 for each offense as stated in §185-31 of the Code of the Town of Franklin and is enforceable by the Building Commissioner or his designee.

A separate form including the following information shall be attached to this document: outstanding items and date of required completion for each item and shall be signed by the Owner's Engineer and the Owner and approved by Town Engineer.

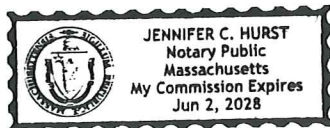
I will return to the Planning Board for the issuance of a Certificate of Final Completion by _____, 20____ or be fined \$300 for each offense as stated in §185-31 of the Code of the Town of Franklin as enforced by the Building Commissioner or his designee.

Signed this 27th day of September, 2021

By Joseph Halligan, Owner

Norfolk, SS.

On this 27 day of September, 2021, before me, the undersigned notary public, personally appeared Joseph Halligan (name of owner), proved to me through satisfactory evidence of identification, which were valid ma license to be the person whose name is signed on the preceding document and acknowledged to me that he/she signed it voluntarily for its stated purpose.



Jennifer C Hurst
(Official signature and seal of notary)
Notary Public: Jennifer C Hurst
My Commission Expires: June 2, 2028



TOWN OF FRANKLIN - SITE OBSERVATION REPORT

340 East Central Street

Report No.:	4831 96 – 37	Date:	September 27, 2021	Arrive:	1:45 PM
Observers:	Matt Crowley, PE	Weather:	Cloudy, ~70°	Leave:	4:00 PM

Applicant: **340 East Central Street, LLC
7 Swain Drive
Hampton Falls, NH 03844**

Contractor: **Trainor Construction
9 Walnut Knoll
Canton, MA 02021**

Items Observed: **Conformance Observation – Submitted in conjunction with Applicant’s request for acceptance of Form H – Certificate of Partial Completion**

OBSERVATIONS

Observation Requested By: Jay Williams – Fortney Weygandt

Met/walked site with: Jay Williams – Fortney Weygandt

Current Activity on Site: Installation of dumpster enclosure and construction fencing

Observed Construction: BETA arrived on site to perform a construction observation in conjunction with the Applicant’s request for acceptance of Form H – Certificate of Partial Completion. It is anticipated that the required Form H and as-built plan will be provided in the future. BETA notes that the applicant is only seeking occupancy for a portion of Building C; therefore, BETA did not perform a detailed review of areas that remain under heavy construction (Buildings A, B, and D). BETA’s site walk confirmed the site to be constructed in general conformance with the Approved Plans with the following exceptions/notations:

- The pylon sign at the site entrance has not been installed.
- A guy wire is located in the pedestrian path across the site driveway. The contractor has indicated that once the pylon sign has been installed the guy wire will be relocated to the island outside of the pedestrian path.
- The striped crosswalk has not been installed across the site driveway.
- The striped crosswalk across the site driveway between Building C and Building A has not been installed. Since Building A is still under construction, BETA does not recommend for this striping to be installed at this time.
- An additional sidewalk ramp has been installed on the east side of the site driveway near the approved ramp that connects to the crosswalk leading to Building C. This ramp should be removed/modified as it currently encourages pedestrians to enter the driveway where no pedestrian path exists. The grades of the approved portion of the ramp in this area should also be reviewed as it appears that stormwater runoff from the driveway will be directed onto the ramp.
- Installed granite curbing needs to be pointed.

- Several blunt ends in the curbing are located within the site driveway islands. BETA notes they are primarily on the “downstream” side of traffic, except for the median island; however, the curbing at this location is concrete with chamfered edges.
- A concrete pad with bike rack has been added to the landscape area located to the southwest of Building C. The contractor has indicated this feature was detailed on the Architectural Plans.
- The transition from the proposed accessible ramp to the east of the access driveway does not have curbing and is constructed of bituminous pavement. The contractor has indicated this is temporary and that a separate future contract will reconstruct the curb line and sidewalk across the frontage of the site.
- Top course pavement has not been installed along the site driveway from the south side of Building A to the connection the Big Y parking lot. Drainage and utility structures in this area are currently set approximately 1.5” above the binder grade and the contractor has indicated that cold patch will be installed around castings to form smooth transitions and that temporary weep holes will be installed at catch basins. All parking areas in the area of Building C have been paved with top course.
- Construction fencing in the area of Building D was only partially installed at the time of BETA’s visit. It is anticipated crews will continue to complete installation. Construction fencing will also be required for the areas of Building C that are still under construction.
- The electric vehicle charging station has not been installed.
- A conventional concrete patio was installed in place of stamped concrete at the southwest corner of Building C and a fence has been installed around its perimeter. The contractor noted these features were detailed on the Architectural Plans.
- The dumpster enclosure material has been revised from pressure treated timber to PVC. The contractor indicated this substitution was made due to material availability and long-term durability. BETA notes the dumpster enclosure was under construction at the time of the site visit and was approximately 75% complete.
- Directional signs have been added along the site driveway for the Starbucks drive-thru.
- Although not detailed on the plans, a striped crosswalk should be considered, in coordination with the Engineer of Record, between the ramps located at the southeast corner of Building C. BETA notes that crosswalks are located between all other ramps on the site.
- A sidewalk has been added on the north side of Building C. BETA notes the added sidewalk is an access improvement and that a detectable warning panel should be installed at the easterly ramp.
- The orientation of the light pole on the north side of Building C is set approximately 45° offline. The contractor indicated the pole was damaged during construction and a replacement has been ordered.
- The locations of the accessible ramps at the front of Building C have been modified; however, BETA notes they are still in full compliance with Architectural Access Board requirements.
- Only 15 parking spaces are located on the easterly row of the parking lot, where 16 were proposed.
- The stop sign at the site entrance connecting to Big Y has not been installed.
- The proposed sewer pump generator near Building C does not appear to be installed.
- DMH-526 has a foreign made casting installed where domestic is required. BETA also notes there are several DMH covers with a 24” cover (i.e. will provide less than the standard 24” clear opening) that were

installed. BETA does not anticipate any adverse safety or maintenance issues with the alternate castings (expect for the foreign made casting) and has requested cut sheets for the installed products.

- Several catch basins, including CB-108 and CB-110, are not located on the curb line. The contractor should confirm that final grading was performed in such a manner to ensure that stormwater is directed to the structures.
- Catch basin hoods have not been installed.
- The cross slope of a limited portion of the driveway near CB-108 is approximately 12.8%. Although BETA does not anticipate any adverse safety issues at this location, driver comfort may be affected, and the pavement may be more susceptible to plow damage.
- The location of CB-107 has been modified slightly and is located closer to the interior of the site. BETA notes that the new location will provide greater capture of stormwater at the site driveway.
- The control panel for the sewer pump station has not been installed. The construction team has been actively working with the Town's Water and Sewer Superintendent and it is BETA's understanding that a temporary operation plan is being put in place.
- The lilac and serviceberry trees (6 in total) planted in proximity to Building C do not appear to meet the approved sizing of 2" to 2.5" caliper. All other shade trees are in full compliance with sizing requirements.
- The four white spruce proposed to the east of Building C have not been installed.

Photos Attached:

Site Photos



Site driveway and Building C



Building C parking area



Typical landscape island



Guy wire (to be relocated) in pedestrian path along frontage of property. Crosswalk has not been striped.



Area that BETA does not recommend installing crosswalk until Building A has been constructed.



Area with additional ramp to site driveway that lacks pedestrian path.



Grading may direct stormwater onto ramp



Blunt end on median island



Bike rack added within landscape island



Temporary bituminous transition from ramp to existing curb cut along frontage of property.



Site driveway paved to binder course with raised castings



Limits of construction fencing at time of visit.



Concrete patio and fence installed at Building C



Dumpster enclosure currently under construction



Typical drive-thru directional signage



Damaged light pole to be replaced



Sidewalk added to north side of Building C with ramp that lacks detectable warning.



Accessible parking at front of Building C



Foreign made casting that requires replacement with domestic casting



Catch basin not installed against curb line and with steep cross slope of pavement



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

DATE: September 30, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 340 East Central St
Partial Form H – Starbucks

General

1. The applicant is requesting acceptance for the above referenced Partial Form H. The Partial Form H is only for Starbucks, not the entire building or site.
2. BETA has performed an on site observation and provided an extensive report.
3. The Board should keep in mind the safety items that are still outstanding on the site.



Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

www.gandhengineering.com

Est. 1972

Whitinsville Office
1029 Providence Road
Whitinsville, MA 01588-2121
Phone: (508) 234-6834
Fax: (508) 234-6723

Milford Office
333 West Street
P.O. Box 235
Milford, MA 01757-0235
Phone: (508) 473-6630
Fax: (508) 473-8243

Franklin Office
55 West Central Street
Franklin, MA 02038-3807
Phone (508) 528-3221
Fax (508) 528-7921

F-4241

September 29, 2021

Department of Planning & Community Development
Attn: Ms. Amy Love
355 East Central Street
Franklin, MA 02038

Re: **Request for Field Change – 5 Forge Parkway**

Dear Amy:

As the applicant's representative, Guerriere & Halnon, Inc. hereby requests the Boards consideration for proposed field change at the property located at 5 Forge Parkway. The enclosed sketch depicts the following proposed changes to the previously endorsed plans dated August 5, 2019 entitled "*Site Plan Modification Additional Parking and Odor Mitigation System – 5 Forge Parkway, Franklin Massachusetts*":

- Addition of 71'x16' chiller unit (including concrete pad) in the southeast parking area necessary to operate the biobed, that was recently installed in accordance with the previously endorsed plans. This unit will reduce the parking area by (8) spaces previously approved, but does not impact the total amount of parking spaces required per zoning.
 - Reason for Change: Necessary to improve efficiency of odor mitigation system, balance the air exchange and improve odor control for the biobed.
- Installation of (3) equipment pads at the front northeast corner of the building necessary for the recently upgrade HVAC system.
 - Reason for Change: Necessary to operate the recently installed HVAC system.

Thank you in advance for your consideration and we look forward to meeting with you on October 4, 2021 for further discussion under General Business. Please contact us at our Franklin office at (508) 528-3221 if you have any questions or require additional information.

Sincerely,
Guerriere & Halnon, Inc.

Amanda Cavaliere
Franklin Office Manager
Enclosures

NOTES

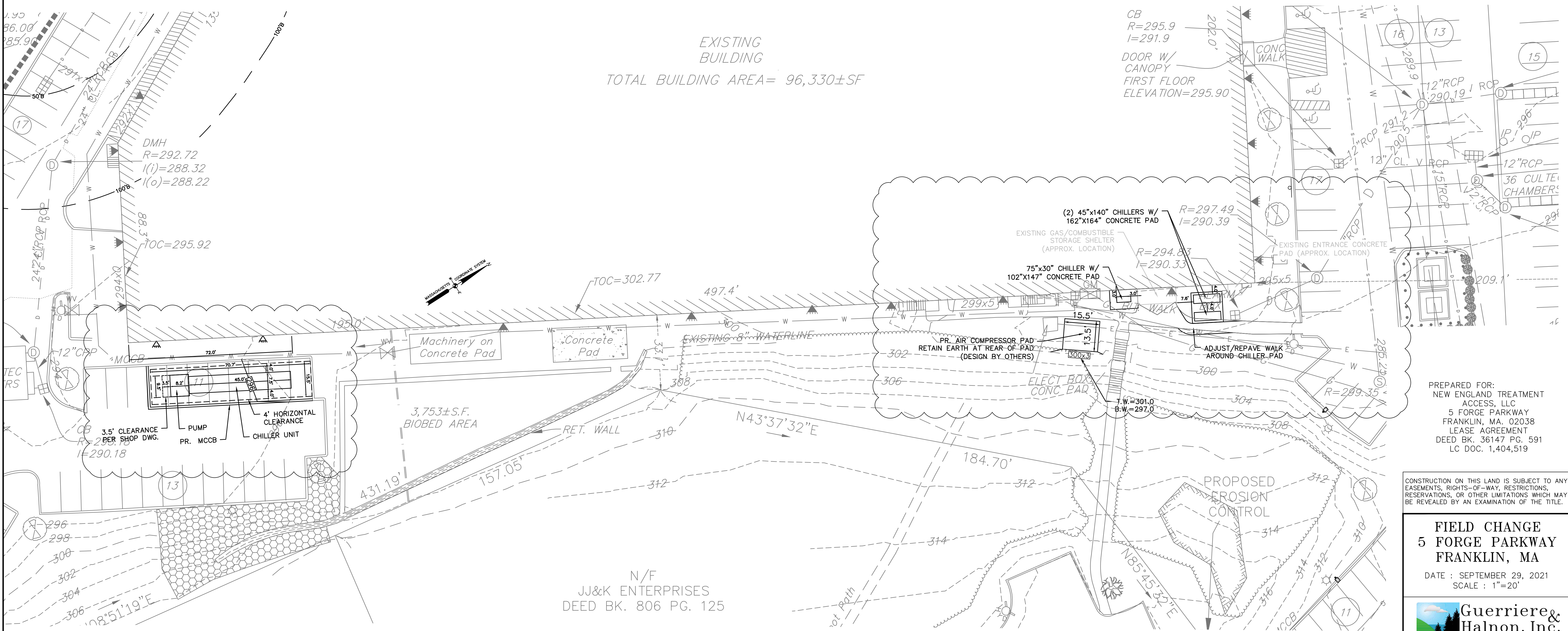
THE PURPOSE OF THIS PLAN IS TO SHOW A FIELD CHANGE TO A PLAN ENTITLED "SITE PLAN MODIFICATION ADDITIONAL PARKING AND ODOR MITIGATION SYSTEM 5 FORGE PARKWAY, FRANKLIN, MASSACHUSETTS," DATED 6/13/2019 AND APPROVED BY THE PLANNING BOARD AT ITS JULY 22, 2019 MEETING.

PLAN CHANGES:

PROVIDE ADDITIONAL CONCRETE PADS FOR MECHANICAL EQUIPMENT NECESSARY TO THE OPERATION OF THE FACILITY. THE ADDITION OF THESE NEW PADS RESULTS IN THE REDUCTION OF TOTAL PARKING SPACES BY 8, AND REQUIRES THE ADJUSTMENT OF AN EXISTING WALKWAY. THE SITE STILL MEETS THE REQUIRED NUMBER OF PARKING SPACES (SEE PARKING TABLE)

2019 PARKING TABLE			
USE	AREA (SF)	SPACE/SF	CURRENT PARKING PROVIDED
OFFICE	8,000SF	1 SPACE/250 SF	32 SPACES
MANUFACTURING	50,000 SF	1 SPACE/400 SF	125 SPACES
WAREHOUSE	2,950 SF	1 SPACE/1,000SF	3 SPACES
TOTAL	60,950 SF		160 SPACES
2021 PARKING TABLE			
USE	AREA (SF)	SPACE/SF	ADDITIONAL PARKING PROPOSED
OFFICE	5,000SF	1 SPACE/250 SF	20 SPACES
MANUFACTURING	20,000 SF	1 SPACE/400 SF	50 SPACES
WAREHOUSE	10,000 SF	1 SPACE/1,000SF	10 SPACES
TOTAL	35,000 SF		80 SPACES

TOTAL PARKING REQUIRED BASED ON CURRENT USES = 240 SPACES
 2019 TOTAL PARKING PROPOSED = 249 SPACES
 2021 TOTAL PARKING PROPOSED = 241 SPACES (FIELD CHANGE)



EXISTING BUILDING
 TOTAL BUILDING AREA= 96,330±SF

PREPARED FOR:
 NEW ENGLAND TREATMENT ACCESS, LLC
 5 FORGE PARKWAY
 FRANKLIN, MA. 02038
 LEASE AGREEMENT
 DEED BK. 36147 PG. 591
 LC DOC. 1,404,519

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

**FIELD CHANGE
 5 FORGE PARKWAY
 FRANKLIN, MA**

DATE : SEPTEMBER 29, 2021
 SCALE : 1"=20'

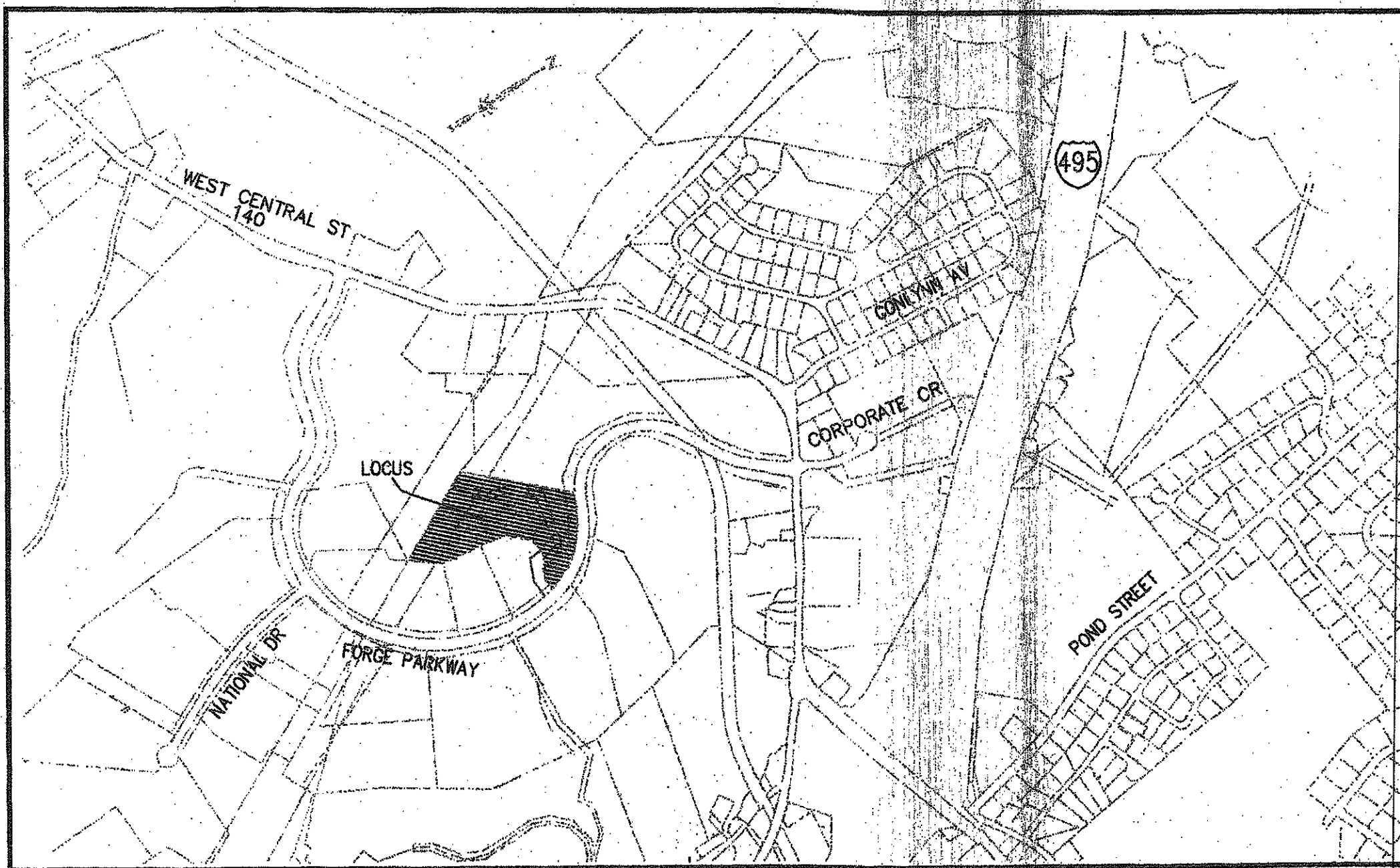
Guerriere & Halnon, Inc.
 ENGINEERING & LAND SURVEYING
 55 WEST CENTRAL ST. PH. (508) 473-6630
 FRANKLIN, MA 02038 FX. (508) 473-8243
 www.gandhengineering.com

FIELD CHANGE SKETCH
 SCALE : 1"=20'

N/F
 JJ&K ENTERPRISES
 DEED BK. 806 PG. 125

F4241

F4241



VICINITY MAP

SCALE: 1"=800'

INDEX

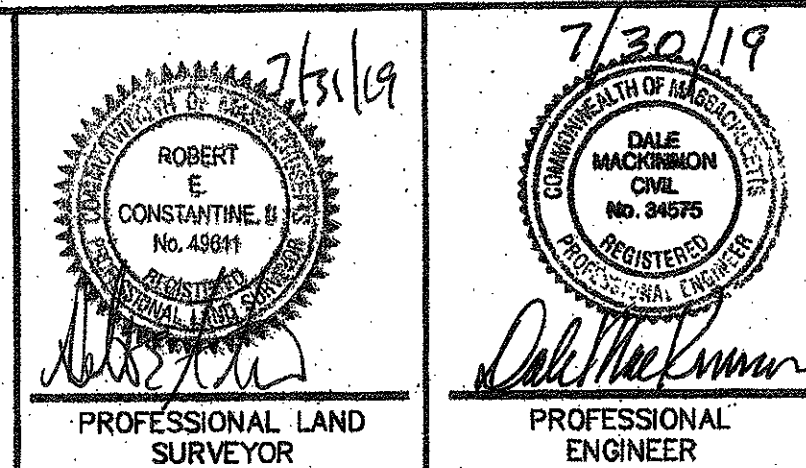
1. COVER SHEET
2. EXISTING CONDITIONS
3. SITE LAYOUT & LANDSCAPING
4. GRADING, DRAINAGE & EROSION CONTROL
- 4A. PHOTOMETRIC PLAN
5. CONSTRUCTION DETAILS
6. CONSTRUCTION DETAILS

SITE PLAN MODIFICATION ADDITIONAL PARKING AND ODOR MITIGATION SYSTEM 5 FORGE PARKWAY FRANKLIN, MASSACHUSETTS

UTILITIES ARE PLANTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. LACKING EXCAVATION, THE EXACT DEPTH OF UNDERGROUND FEATURES CANNOT BE DETERMINED COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS, IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 10 AS AMENDED MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL-BIGSAFE AT 811.

OWNER(S)
J D FAMILY TRUST
CURTIS PATALANO &
JAMES DADDARIO, TRUSTEES
20 MARVIN AVENUE
FRANKLIN, MA 02038
A.M. 275 LOT 19
DEED BK. 30785 PG. 574
LC DOC. 1,271,200

TENANT/APPLICANT
NEW ENGLAND TREATMENT ACCESS, LLC
5 FORGE PARKWAY
FRANKLIN, MA. 02038
LEASE AGREEMENT
DEED BK. 36147 PG. 591
LC DOC. 1,404,519



APPROVED DATE: 7/22/19
FRANKLIN PLANNING BOARD

J. J. Connell
Jeff Kahan

SIGNATURE DATE: 8/5/19
BEING A MAJORITY

Tel: (508) 520-4907

Fax: (508) 520 4906

CERTIFICATE OF VOTE
Site Plan
5 Forge Parkway

1. The Planning Board will use outside consultant services to complete construction inspections upon the commencement of construction. The Franklin Department of Public Works Director, directly and through employees of the Department of Public Works and outside consultant services shall act as the Planning Board's inspector to assist the Board with inspections necessary to ensure compliance with all relevant laws, regulations and Planning Board approved plan specifications. Such consultants shall be selected and retained upon a majority vote of the Board.
2. Actual and reasonable costs of inspection consulting services shall be paid by the owner/applciant before or at the time of the pre-construction meeting. Should additional inspections be required beyond the original scope of work, the owner/applciant shall be required to submit fees prior to the issuance of a Final Certificate of Completion by the Planning Board (Form II). Said inspection is further outlined in condition #1.
3. No alteration of these plans shall be made or affected other than by an affirmative vote of the members of the Board at a duly posted meeting and upon the issuance of a written amended decision.
4. All applicable laws, by-laws, rules, regulations, and codes shall be complied with, and all necessary licenses, permits and approvals shall be obtained by the owner/applciant.
5. Prior to the endorsement of the site plan, the following shall be done:
 - The owner/applciant shall make a notation on the plan that references the conditions and dates of this Certificate of Vote.
 - A notation shall be made on the plans that all erosion mitigation measures shall be in place prior to major construction or soil disturbance commencing on the site.
 - All outstanding invoices for services rendered by the Town's Engineers and other reviewing Departments of the Town relative to their review of the owner/applciant's application and plans shall have been paid in full.
 - The owner/applciant shall submit a minimum of six copies of the approved version of the plan.
6. All required improvements specified in this Certificate of Vote shall be constructed within a one-year period unless the Board grants an extension. No final Certificate of Occupancy shall be issued until all requirements of the approved plan have been completed to the satisfaction of the Board unless the applicant has submitted a Partial Certificate of Completion for the remainder of the required improvements. The applicant's engineer or surveyor, upon completion of all required improvements, shall submit a Certificate of Completion. The Board or its agent(s) shall complete a final inspection of the site upon filing of the Certificate of Completion by the applicant. Said inspection is further outlined in condition #1.
7. Prior to any work commencing on the subject property, the owner/applciant shall provide plans to limit construction debris and materials on the site. In the event that debris is carried onto any public way, the owner/applciant and his assigns shall be responsible for all cleanup of the roadway. All cleanups shall occur within twenty-four (24) hours after first written notification to the owner/applciant by the Board or its designee. Failure to complete such cleanup may result in suspension of construction of the site until such public way is clear of debris.
8. The owner/applciant shall install erosion control devices as necessary and as directed by the Town's Construction Inspector.
9. Maintenance and repair of the parking area, water supply system, sewer pipes, electric distribution system, and stormwater system shall be the responsibility of the owner/applciant and shall never be the responsibility of the Town and the Town shall never be required to perform any service, repair or

Tel: (508) 520-4907

Fax: (508) 520 4906

10. Prior to construction activities, there shall be a pre-construction meeting with the owner/applciant, and his contractor(s), the Department of Public Works and the Planning Board's Inspector.
11. Applicant to provide details of additional work associated with the new entrance on the final Site Plans.
12. Recharge chamber system #1 at the rear of the property has been revised to ensure the peak elevation does not exceed the top of stone elevation for all storm events. The system has been revised and assumes free discharge through a proposed 24" drainage line; however, the system will be restricted by an existing downstream 12" pipe prior to discharge. BETA will monitor during construction.

OWNER(S)
J D FAMILY TRUST
CURTIS PATALANO &
JAMES DADDARIO, TRUSTEES
20 MARVIN AVENUE
FRANKLIN, MA 02038
A.M. 275 LOT 19
DEED BK. 30785 PG. 574
LC DOC. 1,271,200
TENANT/APPLICANT
NEW ENGLAND TREATMENT ACCESS, LLC
5 FORGE PARKWAY
FRANKLIN, MA. 02038
LEASE AGREEMENT
DEED BK. 36147 PG. 591
LC DOC. 1,404,519

KEY SHEET

SITE PLAN MODIFICATION ADDITIONAL PARKING AND ODOR MITIGATION SYSTEM 5 FORGE PARKWAY FRANKLIN MASSACHUSETTS

00	6/13/19	INITIAL SUBMITTAL	MAH
01	7/15/19	PER CONSULTANTS COMMENTS	MAH
02	7/22/19	ADDED CERTIFICATE OF VOTE	DB

Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

Town of Franklin



TOWN OF FRANKLIN
TOWN CLERK

2019 JUL 24 A 11: 25

Planning Board

RECEIVED

July 24, 2019

Teresa M. Burr, Town Clerk
Town of Franklin
355 East Central Street
Franklin, MA 02038

CERTIFICATE OF VOTE
Site Plan Modification
5 Forge Parkway

Site Plan: "Site Plan Modification Additional Parking and Odor Mitigation System"

Owner: New England Treatment Access, LLC
5 Forge Parkway
Franklin, MA 02038

Applicant: J.D. Family Trust
46 Marvin Ave
Franklin, MA 02038

Prepared By: Guerriere & Halnon, Inc., 55 West Central St, Franklin, MA
Surveyor/ Engineer: June 13, 2019
Dated: June 13, 2019
Property Location: 5 Forge Parkway
Map 275, Lot 019

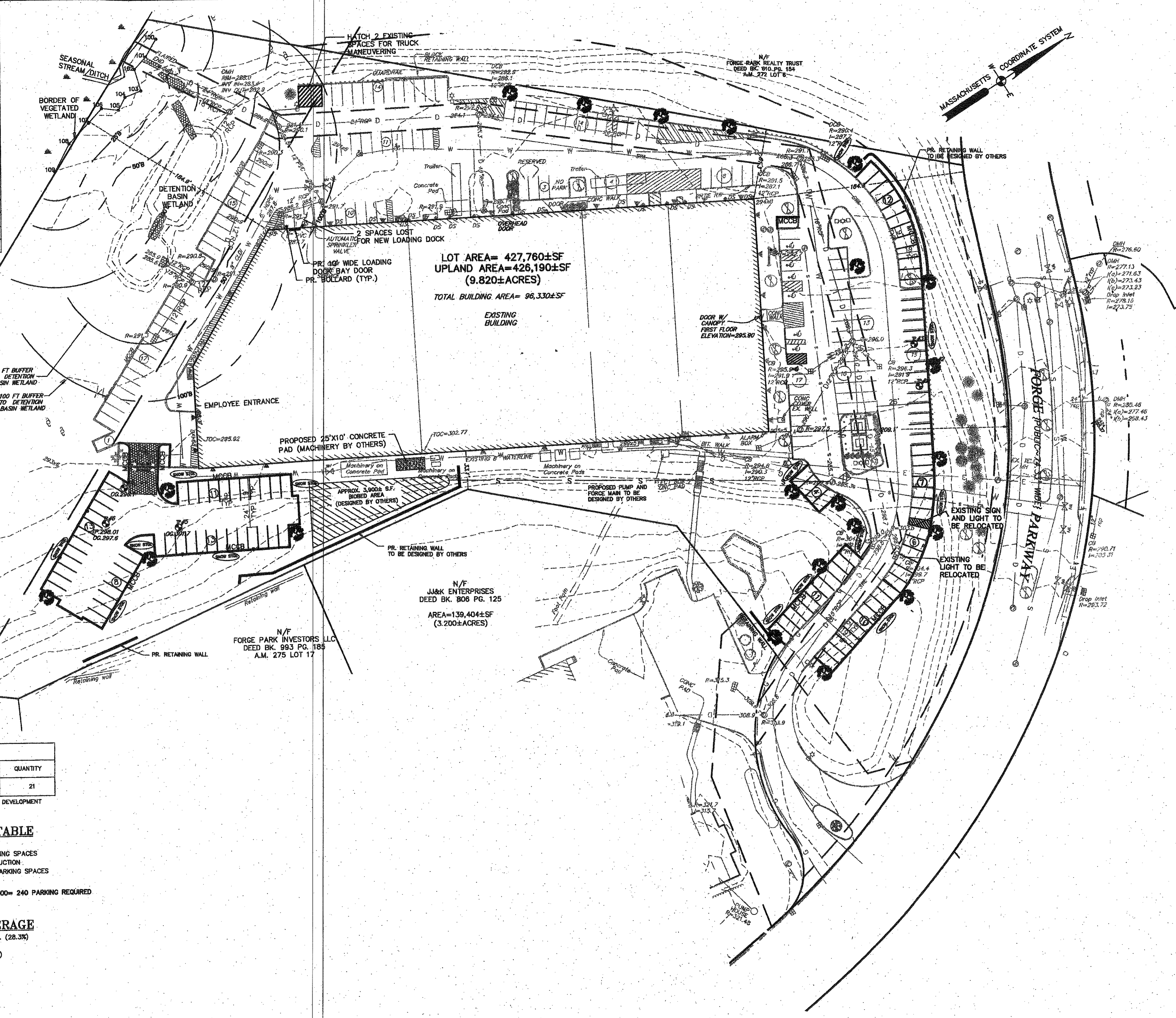
Dear Mrs. Burr:

Please be advised that at its meeting on Monday, July 22, 2019 the Planning Board voted (5-0-0), upon motion duly made and seconded to APPROVE, with conditions, the above referenced Site Plan. The Conditions of Approval are listed on page 2-3, attached hereto. Both the Certificates of Vote as well as the conditions of approval shall be referenced on the site plan.

Signed by:
Anthony Padula
Anthony Padula, Chairman
Franklin Planning Board

cc: Owner/Applicant/ Applicant's Engineer
Building Commissioner/DPW-Engineering
BETA
File

LEGEND	
---	BUFFER ZONE
---	CONTOUR LINE
OHW	OVER HEAD WIRE
---	RIP RAP
---	TREE LINE
---	DRAIN LINE
---	GUARD RAIL
---	FENCE
---	WET LAND FLAG
---	CATCH BASIN
---	SEWER MAN HOLE
---	DRAIN MAN HOLE
---	ELECT. MAN HOLE
---	FIRE HYDRANT
---	WATER SHUT OFF
---	LIGHT POLE
---	BUMPER/BOLLARD
---	WATER VALVE
---	GAS METER
MCCB	MODIFIED CAPE COD BERM
---	ELECTRIC METER
---	UTILITY POLE
---	BANKING
---	WET LANDS
---	SIGN
---	EXISTING PARKING
---	DOWN SPOUT
---	DOGWOOD TREE
---	MAPLE TREE
---	PINE TREE
---	DECIDUOUS TREE
---	OAK TREE
---	FLAG POLE
---	MODIFIED CAPE COD BERM
---	SPOT GRADE
---	FLOOD LIGHTS
---	LIGHT POLE
---	WALL PAC



DATE: 7/31/19
 DATE: 7/30/19
 APPROVED DATE: 7/22/19
 FRANKLIN PLANNING BOARD

Signature: John Connors
 Signature: [Signature]
 SIGNATURE DATE: 8/5/19
 BEING A MAJORITY

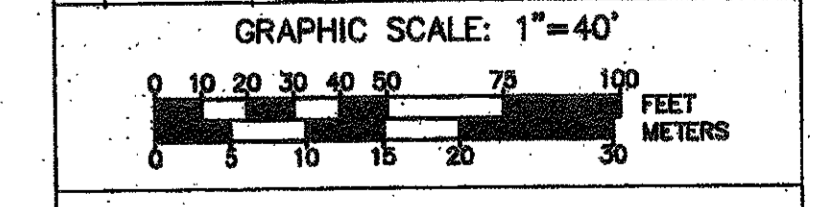
- NOTES
- CONSTRUCTION ON THIS LOT IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
 - "WARNING" EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. CALL "DIG SAFE" 1-888-DIG-SAFE (1-888-344-7233). EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

OWNER(S)
 J D FAMILY TRUST
 CURTIS PATALANO &
 JAMES DADDARIO, TRUSTEES
 20 MARVIN AVENUE
 FRANKLIN, MA 02038
 A.M. 275 LOT 19
 DEED BK. 30785 PG. 574
 LC DOC. 1,271,200

TENANT/APPLICANT
 NEW ENGLAND TREATMENT ACCESS, LLC
 5 FORGE PARKWAY
 FRANKLIN, MA. 02038
 LEASE AGREEMENT
 DEED BK. 36147 PG. 591
 LC DOC. 1,404,519

SITE LAYOUT AND LANDSCAPING
SITE PLAN MODIFICATION
ADDITIONAL PARKING AND ODOR MITIGATION SYSTEM
5 FORGE PARKWAY FRANKLIN MASSACHUSETTS

DATE	DESCRIPTION	BY
06/13/19	INITIAL SUBMISSION.	MAH
07/15/19	PER CONSULTANT COMMENTS	MAH
07/22/19	ADDED CERTIFICATE OF VOTE DB	



Guerriere & Halnon, Inc.
 ENGINEERING & LAND SURVEYING
 55 WEST CENTRAL ST. PH. (508) 473-6630
 FRANKLIN, MA 02038 FX. (508) 473-8243
 www.gandhengineering.com

PLANTING LEGEND

SYMBOL	NAME	SIZE	QUANTITY
---	LITTLE LEAF LINDEN TILIA CORDATA	4" MIN. 2.5" CAL.	21

PLANTINGS SHALL COMPLY WITH THE TOWN OF FRANKLIN BEST DEVELOPMENT PRACTICES GUIDEBOOK

2019 PROPOSED PARKING TABLE

EXISTING SPACES = 163 PARKING SPACES
 2019 PROPOSED PARKING SPACES ADDED= 95 PARKING SPACES
 2019 REMOVAL OF 9 EXISTING SPACES FOR CONSTRUCTION.
 TOTAL PROPOSED SITE SPACES PROVIDED 2019 = 249 PARKING SPACES

INDUSTRIAL BUILDING 1 SPACE PER 400 SF.
 TOTAL FOOTPRINT OF EXISTING BUILDING = 96,248±SF./400= 240 PARKING REQUIRED
 TOTAL PARKING PROVIDED= 249 PARKING SPACES

PROPOSED IMPERVIOUS COVERAGE

EXISTING AND PROPOSED PAVEMENT = 120,979.65±SF. (28.3%)
 EXISTING BUILDING = 96,330± SF (22.6%)
 BUILDING PLUS TOTAL PAVEMENT = 217,309±SF. (51%)

Town of Franklin



Planning Board

**August 9, 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, dialing into the meeting using the provided phone number, or participating by copying the provided link. Members in attendance: Joseph Halligan, William David, Rick Power, associate member Jennifer Williams. Members absent: Gregory Rondeau. Also present: Amy Love, Planner; Michael Maglio, Town Engineer.

7:00 PM Commencement/General Business

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

A. Pre-Final: Housing Production Plan

Director of Planning and Community Development Bryan Taberner stated that this item is under General Business tonight. In two weeks, he would like to return to the Planning Board and have a public hearing on the Housing Production Plan. Tonight, gives the Planning Board the opportunity to discuss the issues and their recommendations. The draft plan was reviewed and had a public review period; a lot of different comments were received. He stated that through the course of several meetings, the plan was presented to other organizations. There has been a lot of discussion on it, and most people have not had suggested changes. He stated that all the comments received during the public comment period went into a new attachment provided at the back of the document. This current document is a preliminary final document as it can still be changed. It is available on the Town's website.

Mr. Halligan stated that as it is such a large document, he has not yet studied all of it. He will need another week or so to go through it. He has no comments at this time. Ms. Williams stated that from the comments provided in the attachment, there seems to be a lot of support. She stated that she is still in support of many of the initiatives. Mr. David stated that he is still reading the document and has no comments. Mr. Power stated agreement with Ms. Williams. He stated that the comments he read were constructive and positive; it seems like the community-at-large is for this. He stated that he needs more time to go through it again, as well. Chair Padula stated that he is in agreement with the rest of the Planning Board regarding needing more time with the document. He stated that he began reading it and has gone through a lot, but has some left. He stated that he has some questions. He stated that the document refers to low low income, low income, and moderate income; these terms are not defined as to what they actually are. He stated that all in all, this is to increase the affordable in Town. He stated that the Town usually goes by 40Bs, and the Town maintains their 10 percent. He stated that he thinks this should be a ballot question, and all the people in Franklin should be able to vote on this as they are all taxpayers and property owners. A few board members should not be voting on this as it is a broad change for the Town. He stated that the Planning Board needs more time with the document.

Mr. Taberner stated that the Town Council and the Planning Board need to adopt the plan before it gets sent to the State; a positive majority vote of both boards is needed to send it forward. Chair Padula confirmed that this is not a time sensitive issue. Mr. Taberner stated that the longer it goes, the more outdated the information becomes. He noted that new Census data will be coming out soon.

Planning Board members agreed to continue this item to August 23, 2021. Ms. Love stated that no vote was needed as the item is under General Business.

B. Limited Site Plan Modification: 27 Forge Parkway

Ms. Love confirmed that she has no comments. Mr. Maglio reviewed his letter to the Planning Board dated August 3, 2021, which was provided in the meeting packet. He reviewed his comments including that the plan calls for a 6" curb to be installed along the loading area, but it does not specify what material is to be used. Additionally, the relocated asphalt parking island calls for asphalt curb. Typically, the material for proposed curb should either be reinforced concrete curb or granite. The project calls for an increase in impervious surface for the new loading docks with no accommodation for the increased stormwater runoff. The new pavement area should meet the current stormwater standards. Chair Padula noted that the Fire Department in their letter to the Planning Board dated August 4, 2021, stated they had no comments.

Ms. Love confirmed that BETA supplied new comments after the meeting packet was prepared. There was some communication between the applicant and BETA. Revised plans have come in based on BETA's comments. Chair Padula stated that the Planning Board did not have the opportunity to read the new comments provided by BETA. Chair Padula confirmed with the applicant that reinforced concrete would be used.

Mr. Mark Santora, engineer, stated that the owner requested that he come before the Planning Board for two items: the landscape plan and the proposed fencing for screening. He reviewed the provided landscape plan. He stated that this is a cannabis growing facility. The owner has concerns about growing grass around the building as they do not want to have any possibility of cross contamination or bringing in seeds or invasive species when walking into the building. They have requested the plantings and landscape features be moved from around the building to the perimeter of the site. He confirmed no landscape has been installed at this time. He reviewed the fencing for screening. He stated that they do not want anyone to have any unauthorized access to the rooftop. He discussed the new proposed fence location. Planning Board members asked questions. Mr. Santora stated that they are requesting decorative crushed stone around the building instead of mulch. The outer perimeter would remain the same. He stated that the balance of the plantings would stay about the same. Mr. Maglio stated that he has been out to the site, but not recently. Mr. Santora stated they are very close to complete and would be bringing forward a Form H.

Chair Padula stated that he would like to see the report from BETA. He stated that he went to the site today and was disappointed. He reviewed his concerns which included, but were not limited to, the following. He stated that he does not have a problem with the proposed gate as long as it is monitored and goes through the Fire Department. He stated that there is no way he will go for a fence on the roadway that circles the building without the fire chief's approval. He said that the site is full of silt. There is silt in the detention basins, and there are no silt socks in the catch basins; it is a mess of clay. The sidewalk is supposed to be 5 ft.; it became 4 ft. on the approved plan which was a mistake, and today it is a 37" sidewalk. He explained that curbing is not included in the sidewalk measurement. And, the sidewalk is pitching the wrong way. The catch basin in the middle of the roadway is not on the print. The drainage swale on the roadway in to the site is non-existent. He stated that there is probably an acre of rip rap on the islands around the parking lot, and there is a stairway as the parking lots are at two different levels. There is supposed to be a concrete curb. The stairway detail is not on the plans. He does not think all

these items will be prepared for a Form H for the next meeting. Chair Padula stated they are going to wait for BETA's responses. He noted that there are other grow facilities in Franklin and none had a problem with landscaping or seeds. Chair Padula advised the Planning Board members to make a site visit.

Mr. Santora stated that the catch basin drawings have changed and he has been before the Planning Board to get the changes approved. Mr. Santora stated that Mr. Crowley is aware of the three-foot sidewalk; if it has to be added to, it will be. He stated that the catch basins and pond will be cleaned out; the silt socks were in until a few days ago. Mr. Halligan stated that he is okay with the changes being proposed tonight; however, BETA needs to review and check off what needs to be done. Chair Padula stated that he is going to wait for BETA's report. He stated that the applicant will need a letter from the Fire Chief regarding the modification presented tonight. Mr. Santora stated that he would be happy to meet Planning Board members at the site.

C. 105 Constitution Boulevard, Field Change

Item not discussed.

7:05 PM

PUBLIC HEARING – Initial

Bylaw Amendment 21-874

Parking Downtown Commercial and CI Zoning Districts

Documents presented to the Planning Board are on file.

Motion to Waive the reading. Halligan. Second: David. Vote: 4-0-0 (4-Yes; 0-No).

Ms. Love stated that the Town Council referred to the Planning Board a change in the parking for the Downtown Commercial (DC) and Commercial I (CI) zoning districts. DPCD has drafted a proposed Zoning Bylaw Amendment that if approved would reduce the required amount of parking spaces in the DC and CI zoning districts. Current parking regulations for the DC and CI zoning districts, contained in Section 185-21(B) of the Town's Zoning Bylaw, are as follows: 1.5 parking spaces per housing unit; 1 parking space per 500 sq. ft. of gross floor area of non-residential development. She stated that the recommendation is to reduce the parking space requirement from 1.5 spaces to .5 spaces. She stated that DPCD reviewed the most recent Site Plan and Special Permit applications before the Planning Board that are located within the DC and CI zoning districts and areas around these zones and have developed the table provided in the meeting packet summarizing the related parking requirements. She stated that the Planning Board should decide if they will recommend or not recommend the zoning amendment to the Town Council. Mr. Taberner outlined the proposed changes.

Planning Board members asked questions. Mr. Power asked what was the catalyst for this change. Chair Padula stated that at a Town Council meeting about 2.5 months ago one of the Town Councilors recommended this change. Chair Padula explained that this parking space recommendation of .5 is based on unit, not number of bedrooms. Ms. Williams noted that most likely even commuters who now work from home would require at least one car per unit; therefore, .5 spaces per unit would not cover what is needed. She asked if any research has been done on this or is it a best guess. She suggested at least one space per unit and adjust the verbiage of the need based on type of unit/number of bedrooms. Chair Padula stated that he is not for this particular bylaw.

Mr. Halligan stated that this amendment was put in place to get some excitement for development in the downtown. It opens up doors for developers to want to explore the area. He stated that it is very hard to keep quality tenants downtown. He stated that we need to attract excitement uptown. He agreed with Chair Padula that when it is a special permit, the Planning Board gets the power to determine how many spaces are required. He does not think .5 parking space works, but it can increase interest. Mr. Power agreed that something needs to be done for the downtown, but he does not think this is the catalyst to do

it. Making the parking requirement less is only going to exacerbate the parking issue. Chair Padula stated that he would rather have it in the bylaws; then, with a special permit they can reduce it if the project warrants. Ms. Williams asked if one parking spot could be proposed. Discussion commenced on the number of parking spaces that should be proposed. Mr. David questioned what other towns have for parking requirements. Chair Padula stated that he would be amenable to one space, but he believes it should be left at 1.5 spaces. Mr. Halligan stated that he had a conversation with Town Attorney Mark Cerel on this item; he would like Mr. Cerel to attend the next meeting to review this. Mr. Taberner stated that this public hearing can be continued to the next meeting. He stated that if the requirement is made to be .5 spaces, it would be difficult for the Planning Board under a special permit to increase that number. Discussion commenced regarding if the verbiage should be changed and the need for development in downtown.

Motion to Continue Bylaw Amendment 21-874, Parking Downtown Commercial and CI Zoning Districts, to August 23, 2021. Halligan. Second: David. Discussion: ► Ms. Jane Callaway-Tripp, 607 Maple Street, stated that reducing the parking requirement to .5 spaces does not make any sense as she does not know anyone with half a car. There are buildings that will have residential units and businesses at the bottom. There also has to be a certain number of handicap spots available. She stated that for every single and multi-family dwelling in Wrentham they have two parking spots, in Medway they have 1.5 parking spots, in Bellingham they have 2 spots and in Walpole they have 2 spots plus there is one space for every four units for guest parking. She stated the problem with downtown is that it does need some revitalization. The reason people do not go downtown is that currently there is not enough parking; and, there is nothing downtown that is family oriented. She stated that this will help to revitalize the downtown; but revitalize it for who? She stated that passing this as a .5 parking space requirement opens the floodgates for more people; having more people downtown is not going to bring life to downtown as there is no space. ► A resident who did not identify herself stated that she was in agreement with Chair Padula for keeping the requirement as it is currently at 1.5 spaces. ► Mr. Stephan Accad, 43 Alpine Place, stated agreement with Chair Padula regarding keeping the parking at 1.5 spaces. He noted that for instance, people will need at least one car per unit in order to go grocery shopping. ***Vote: 4-0-0 (4-Yes; 0-No).***

7:15 PM

PUBLIC HEARING – *Continued****Site Plan – 27 Forge Parkway***

Site Plan Modification

Documents presented to the Planning Board are on file.

Chair Padula confirmed with Mr. Maglio that the Planning Board is going to vote on this Site Plan Modification contingent upon the drainage; so, we are not going to endorse it until the drainage is sufficient. Mr. Maglio confirmed this item regards the solar canopy. He stated that his last comment letter was from July 21, 2021, and his main concerns were the solar canopies covering the existing bioretention areas on the site. He stated that Matt Crowley of BETA provided a comment letter on July 27, 2021, asking for a planting plan for the shade tolerant species. A representative from Ecology Energy discussed the downspout system. Mr. Maglio stated that regarding the stormwater basins, BETA's concerns were that there are no existing plants in the basins. He does not know what was originally approved on the site modification from years ago; he will have to go back to review that. Representative stated that they would like to keep it as is; it is currently rip rap and rocks. After discussion, Chair Padula asked if it was possible to do the perforated subdrain. Applicant stated that he supposed it was possible, but it would be a different scope. Discussion commenced on the canopies covering the bioretention areas. Chair Padula stated that he was leaving it up to Mr. Maglio and BETA. Mr. Maglio stated that he could look at the original approved plans of 12 years ago to see if any plantings were supposed to go in. Ideally, stormwater standards call to make some kind of stormwater improvements; so, it would be good to see some kind of benefit from this project. A representative stated they are not increasing runoff.

Motion to Approve Site Plan - 27 Forge Parkway, Site Plan Modification for Solar Canopies contingent upon the drainage plans. David. Second: Power. Vote: 4-0-0 (4-Yes; 0-No).

Motion to Adjourn the Planning Board Meeting. Halligan. Second: David. Vote: 4-0-0 (4-Yes; 0-No). Meeting adjourned at 8:32 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary

Town of Franklin



Planning Board

**August 23, 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, 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: Amy Love, Planner; Michael Maglio, Town Engineer; Matthew Crowley, BETA Group, Inc.

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

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

The meeting began with no audio; however, when audio returned, Chair Padula provided a recap of the few minutes for which there was no audio.

A. Special Permit Modification: 1256 West Central Street

Chair Padula stated that criteria for this marijuana facility was for it to be by appointment only for the first four weeks to determine how traffic could be handled. If there were not any traffic problems, the Planning Board would lift the by appointment only criteria of the Special Permit. He stated that traffic concerns were discussed during the start of this meeting for which there was no audio. He stated that the police chief gave a recommendation; however, he questioned that recommendation as the facility has not really opened, yet.

Mr. Halligan stated that they were in a catch-22 situation regarding appointments and assessing traffic. Ms. Williams mentioned that the applicant claimed they were going to have a traffic person attending to the parking lot; she asked if that was part of the approval or just an offering by the applicant. Mr. David stated that the decision for the Special Permit was made two years ago when there were only 40 cannabis stores; now there are 150 stores. However, this is the first in Franklin. He asked that if the Planning Board does not require the 30 days of by appointment only and it becomes very busy, is there an overflow parking lot? He thinks it should be tried as by appointment only. Chair Padula stated this criterion is written in a least two other approvals. Mr. Rondeau stated that the 30 days by appointment only should stay in place as it was part of the criteria to be used to evaluate. Chair Padula reiterated that this is a Special Permit condition; he reviewed the process for a Special Permit modification. Mr. Halligan reiterated his suggestion that for weekdays it should be by appointment only but not for the weekends for the first 30 days, so then the Planning Board can make a rational decision on what works. He asked who is going to monitor the traffic.

Mr. Patrick Sullivan, attorney representing the applicant Chirag Patel, stated that the applicant wanted to provide comments from a business perspective. Mr. Patel discussed the appointment only system. He referenced the Brockton dispensary. He stated that he thinks the Franklin location with 96 parking spaces

does not need the appointment only system. He noted his discussion with Police Chief Thomas Lynch. He reviewed their hours of operation. He advocated for the ability of the customer to come in as they have a waiting queue inside the building. He stated that he wanted to have this conversation to review this request with the Planning Board to see what they thought. In response to Chair Padula's question about if there was overflow parking, Mr. Patel reviewed the current tenants in the building in regard to parking spaces.

Chair Padula noted that changing the Special Permit criteria requires a public hearing; this is not a field change. By the time the public hearing is ready, it will be 30 days. Discussion commenced regarding the need for a public hearing. Ms. Love reviewed the Special Permit. Chair Padula stated that Ms. Love can speak with Town Attorney Mark Cerel to determine if the Planning Board can modify a Special Permit without a public hearing. Ms. Love stated that she spoke with Mr. Cerel; it is a Planning Board determination whether they would want to consider this under General Business or with a public hearing. Chair Padula stated that the Planning Board has never modified a Special Permit under General Business. Ms. Love reviewed the fees and process for a public hearing.

Mr. Rondeau stated that after 30 days, he would like to hear back from the Police Department to see how it is all working. Chair Padula suggested letting the applicant apply for a modification; if the Planning Board wants to, they can waive the fee. Mr. Sullivan confirmed that the Planning Board wants the applicant to file for a public hearing, and the Planning Board would waive the fee. Chair Padula stated yes. Ms. Love confirmed that the Planning Board requested the applicant return 30 days after opening, not 30 days from today. Chair Padula noted the majority of the Planning Board agreed to having the applicant return to the Planning Board 30 days after opening regarding their request.

B. Pre-Final Draft: Housing Production Plan

Ms. Love reviewed that this item was before the Planning Board two weeks ago with the first pre-final draft of the Housing Production Plan. No changes have been made in the last few weeks. If the Planning Board provides the go ahead, the next step is to move the item to a public hearing. After that, the Town Council would have a public hearing before the plan gets submitted to the State with both boards' acceptance of the plan. She reviewed that DPCD has presented the Housing Production Plan to the Planning Board on the following dates: May 24, 2021, June 21, 2021, and August 9, 2021. Based on feedback, there has not been a significant number of changes.

Ms. Williams stated that she is in support of this. She noted that the biggest increase in population is for 65 and older. She noted that the Town may be under 10 percent housing affordability by 2030. Chair Padula stated that this should be tabled until after the election. He stated that he thinks this should have been a public vote. Mr. Rondeau stated that housing for the elderly and veterans, etc. is needed; he noted that there are three or four developments on the table right now that provide affordable housing. He stated that what is on the books right now needs to be managed. He stated that he thinks that the State requires this document to be produce if a town is not at their 10 percent; Franklin is well over 10 percent. He would also like this item tabled until after the election. Chair Padula reiterated that this should be taken after the election. He noted that it is a very long document. He discussed some of the findings in the document and noted that he did not like the type of wording for changing zoning and increasing density in buildings; he did like the wording for buildings for the elderly, special needs, and taking care of residents of Franklin. He asked how many towns are at their 10 percent. He discussed how many affordable housing approvals there are currently in Franklin.

Director of Planning and Community Development Bryan Taberner stated that there are existing approved 40Bs; he explained that any approved 40B was approved before the Town was at 10 percent or it was a friendly 40B that the Town approved. When the census information comes back, if the Town is at 10 percent, the Town does not have to worry about any 40Bs. He explained a 40B is not on the inventory

until it is actually built. He stated that this plan is about what the Town needs. The plan provides some concepts to consider to increase the affordability of housing in Franklin. He stated that housing has never been less affordable than it is today. Housing costs are going up; however, income is not keeping up with the cost of housing. There is the need for housing to be looked at. This plan is suggested mitigation and suggested strategies; it does not mean that the Town has to do anything. He stated that it is a good place to start to discuss. For instance, if you do not want multi-family housing in Town, talk about it. Nothing is set in stone with this plan. He stated that if the Planning Board were to adopt it, they are adopting the concepts. There will be public hearings on just about every issue implemented on a document like this. He discussed that the idea of this being voted on by the public sounds great; however, the State has a procedure for plan approval. It does not require a whole-town vote. Just like there does not need to be a whole-town vote on a Master Plan; there is a public process that is gone through. It is up to the Planning Board on whether or not they want to support this document. He can provide any information that the Planning Board may want. He thinks they should be discussing strategies and goals as outlined in the document. He does not know that it will do the Town any good to wait on this document until after the election. However, it is the Planning Board's decision if they would like to continue this item again.

Mr. Halligan stated that the Town has done a great job of keeping Franklin over 10 percent. The document has value to the Town, but maybe it would have had more value 20 or 30 years ago. How much land is currently remaining in Franklin for development that would help drive up these numbers? Mr. Taberner discussed land availability. Part of the project is looking at all the zoning districts near the downtown as well as adjacent districts up to the Residential IV. He stated that they are trying to identifying what is best for the Town in those areas. He noted inclusionary zoning or any kind of zoning change would require substantial debate in a public process; nothing gets forced through. He discussed that there are not many Town-owned properties that can support affordable units. He discussed the number of possible housing units in Town in the future and the need to have 10 percent of those be affordable. He reviewed inclusionary zoning in the document and said that it is a recommended and incentivized approach.

Mr. Halligan stated that we have a great Town; however, the land cost is very expensive as is the cost of labor and materials. How is this going to work with the cost of land in today's environment? Mr. Taberner stated that when they started working on this document a few years ago, it was different. Land costs have gone up greatly. He discussed possible reduced parking in the downtown. He stated that these are the types of issues that are considered a regulatory incentive. He discussed that the Municipal Affordable Housing Trust has provided money to some developments. He noted that Franklin has a good location and school system and that people want to move here; we need to look at ways to make it a little easier for a person who grew up here to stay here and buy a home. Mr. Halligan asked if the Town would not be better off trying to attract more commercial/industrial to try to offset the tax base for the existing residents in Town rather than trying to attract new residents. Mr. Taberner stated that there is very little zoned industrial land and a lot of it is wetland and protected. He stated Forge Park only has one empty lot; Franklin Industrial Park just developed their last vacant lot.

Ms. Williams discussed that pages 40-41 of the document outline the goals and summarize the general hope for what the plan would achieve; the strategies that are action items that would make the goals happen can all be debated. The 10 percent is only a small part of the goals. She stated that looking at the graphics, the younger demographic is decreasing and housing affordability has decreased drastically. Unless that changes, we are changing the fabric of the community and not attracting new homebuyers and young families. She stated that all these goals are positive for the Town and through discussion these goals can be implemented; she thinks the goals are great and that focus should be on pages 40-41.

Ms. Beth Wierling, 164 Main Street, stated that she looked up the subsidized housing inventory numbers for surrounding towns: Bellingham at 12.6 percent, Wrentham at 11.3 percent, Medway at 11.5 percent,

and Norfolk at 6.05 percent. She stated that she submitted a letter in support of the Housing Production Plan which she read aloud. She discussed a personal housing situation regarding affordable housing; Franklin needs more affordable housing. She stated that she is not sure what difference it makes to wait until after the election regarding this plan.

Mr. Power stated that he is in support of the plan; he would rather be proactive and listen to feedback from residents in support of the plan. The elderly, veterans, and young people who grew up here and want to stay here cannot afford to live here. He stated that we need to look at the needs of the community; we do not need to wait on this. Mr. Halligan noted that developers cannot afford to buy the land; even if this passes, it starts with the land costs. He stated that we would have to cut the tax base, cut the water bills in half, and cut the cost of the land. He said that we cannot vote just because it feels good; we have to vote based on the realities. He stated that he is not against it, but the costs have to be studied. He stated that he has asked what is considered affordable, but no one will give him that answer. Mr. Rondeau stated that in the last year everything has been artificially inflated, and it will correct itself. Mr. Halligan reiterated that the Town already has affordable developments on the books; why are they not being built?

Ms. Love stated that this is a Housing Production Plan to help maintain and stay over the 10 percent; we do not know what the census will reveal and if the Town will drop below the current 11.9 percent. This is a five-to-ten-year plan; this to start talking about goals and strategies. She stated that if this gets pushed out until after November, she does not see what the changes will be. She explained that the Planning Board would vote to push this to a public hearing. Mr. Halligan said that he would be in favor of pushing it to a public hearing.

Chair Padula asked Mr. Taberner for clarification about adding inclusionary zoning and affordable housing to subdivisions. He stated that he believes under subdivision control law, affordable housing cannot be forced upon it. Mr. Taberner stated that the Town could pass bylaws to require there be a certain number of affordable units in certain circumstances; however, the Town really has that in the open space bylaw. He stated that we cannot force a builder that is not in a subdivision that has been passed in that format to give affordable units. Chair Padula stated that if it is a conventional subdivision, the developer cannot be forced to put in affordable units.

Motion to Move the Pre-Final Draft: Housing Production Plan to a public hearing. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

C. Partial Form H: 105 Constitution Boulevard

Mr. Rondeau recused himself.

Ms. Love reviewed that on February 11, 2019, the Planning Board approved an application for a Special Permit and Site Plan for 105 Constitution Boulevard. The purpose of the Special Permit and Site Plan was to construct a Marijuana Cultivation facility with parking spaces and drainage for the site. The applicant is requesting acceptance of a Partial Form H. The applicant has not provided an as-built plan for review. BETA has performed an onsite observation and provided an extensive report. The applicant had numerous field changes throughout the construction of the project; the field changes should be reflected on any as-built plans submitted. She noted that at the last Planning Board meeting the applicant brought forth a field change in landscaping and revised fenced area; the Planning Board did not make a decision on this field change.

Mr. Maglio stated he had no comments.

Mr. Crowley reviewed his Site Observation Report dated August 18, 2021, which was provided in the meeting packet. He stated that since the time of the site report, the contractor has performed some

additional work on the site. He noted some updates of that work including but not limited to: most of the construction equipment and debris has been removed from the site and is in the staging area, the sidewalk at the front of the building has been modified to provide an accessible ramp but associated striping is needed, and the structure in the retention basin has been modified as per the approved plans. He noted the largest outstanding item is that 330 ft. of curb along the driveway entrance must be installed. He reviewed other outstanding items including, but not limited to, that the sidewalk between the upper and lower parking areas was installed at a width of 38 in. where 48 in. was proposed. He noted that rip rap was installed in some of the landscaping areas in lieu of loam and seed. He noted that once the site is stabilized, the concrete fence will need to be removed. He stated that the stairs that access the roof are not currently enclosed. He noted that one additional parking space was provided in the upper lot to make up for one space that was eliminated in the lower lot.

Chair Padula asked questions and made comments including about the accessible space where the curb cut is, if the applicant hydroseeded on top of the silt, the green space was changed to rip rap, why is it not a 5 ft. sidewalk and it is pitching the wrong way. Mr. Crowley discussed the ramp location and noted it has to be striped. He stated that the applicant did muck-out the pond and provided video inspections. He stated that the approved sidewalk was 4 ft. width. He said that the contractor stated an additional pour will be done to extend the sidewalk width to the approved 4 ft.; the pour will have to go around the light columns. Chair Padula confirmed the columns will be in the sidewalk.

Mr. Mark Santora, project engineer, reviewed the design intent to tip to road to collect water to the swale and discharge to a drop inlet in the shoulder. Currently, the water is all being collected in the swale and meets stormwater management. Chair Padula explained that the approved plan called for curbing. Mr. Santora respectfully disagreed; he stated that curbing was never intended to go there. This is the original design of the plan. All of the water gets treated. He stated that they would like to keep it as it is. Chair Padula stated that this is usually when an applicant would come in for a modification. Mr. Santora stated that this is the original plan intent; he noted he drew the plan. He noted that everything was updated to granite. Chair Padula asked if Mr. Santora had a waiver for no curbing in his plan. Mr. Santora stated no; he explained the proposed curbing and drainage throughout the site for collection of water and treatment. He stated that as the design engineer the swale was designed to collect the water. Chair Padula stated that swales are not usually approved by the Planning Board; it is not in the Town's bylaws. He does not know how without a waiver this even got considered. He stated that there are multiple issues with this site. He confirmed the applicant is looking for a temporary Form H. He reviewed some of the outstanding public safety issues. He stated that the curbing issue is up to the Planning Board. He stated that he was going to look at the original plan to see how it was approved.

Mr. Crowley discussed the grade of the road and swale. He stated that it was a shallow swale and some of the stone seemed to be above the grade of the roadway. He stated that he would need to look at the as-built plans. Chair Padula stated that even if the Planning Board approved a rip rap swale and pitching the road to one side, they would have approved curbing for the opposite side. Mr. Santora stated that there are many areas in the site that do not have curbing and that was how it was approved. Chair Padula stated that he does not have the approved plan in front of him to review. There seems to be a number of unfinished issues on this site. He stated that on a temporary Form H, if something from a public safety perspective is not finished, the Planning Board does not allow it or sign the temporary.

Ms. Williams stated that another important public safety issue is that there is no security to the stairs on the roof. Mr. Santora said that a temporary fence will be installed on Wednesday; a permanent fence is scheduled for later installation. He reviewed his conversation with the Deputy Fire Chief. Ms. Love stated that she has not yet heard from the Deputy Fire Chief on this issue. Mr. Halligan asked about a picture on page 13 of the provided Site Observation Report and noted it did not seem like there was any concrete in

the curb. Mr. Santora reviewed where the concrete is located. Mr. Halligan discussed the 38 in. sidewalk and said that a mistake was made. He asked if the applicant needs to fill in a 12 in. piece of sidewalk.

Chair Padula stated that the entire sidewalk should be ripped out as it is pitching the wrong way by 2 in. He stated that a landscaping plan was required for this project. Mr. Santora stated that it did not state whether it was mulch or stone on the plan; he discussed rip rap performed well during heavy rains. He noted that a 3:1 slope is usually rip rap. It protects the surface and will never erode. Mr. David noted that when he did a site visit no one could use the sidewalk because there were vehicles over it. Mr. Santora asked if the Planning Board would like curb bumpers or a widened sidewalk. Ms. Williams discussed the requirements of the sidewalk. Chair Padula stated that the bylaw is 5 ft; he is not sure how this got missed. He explained the subdivision and zoning regulations; both mention the sidewalk width, materials, and pitch. He said that the pitch is always out to the street or parking lot; a sidewalk can never pitch toward the grassy area. Mr. Santora stated that it does pitch to a catch basin; it does not puddle or create any problem for the public.

Motion to Deny the Partial Form H: 105 Constitution Boulevard. David. Second: Halligan. Vote: 4-0-1

Mr. Rondeau re-entered the meeting.

D. 81-P ANR: 725 Summer Street

Ms. Love reviewed that the applicant submitted a Form A application for an 81-P Plan Review to create two buildable lots shown with adequate frontage and lot area on Summer Street. The Planning Board previously approved a similar ANR plan in June 2021. The current plan shows where the lot line has changed. The lots shown on the plan conform to zoning.

Chair Padula confirmed this meets the Planning Board's criteria.

Motion to Approve 81-P ANR: 725 Summer Street. Power. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

E. Meeting Minutes: July 12 & July 26, 2021

Motion to Approve the Meeting Minutes for July 12, 2021. Power. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Approve the Meeting Minutes for July 26, 2021. David. Second: Power. Vote: 5-0-0 (5-Yes; 0-No).

7:05 PM **PUBLIC HEARING** – *Continued*
 40 Alpine Row
 Site Plan
 Documents presented to the Planning Board are on file.
 To be continued.

Chair Padula read aloud the request from the applicant to continue the public hearing.

Motion to Continue 40 Alpine Row, Site Plan, to September 27, 2021. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

7:10 PM **PUBLIC HEARING** – *Continued*
 5 Fisher Street
 Site Plan

Documents presented to the Planning Board are on file.
To be continued.

Chair Padula read aloud the request from the applicant to continue the public hearing.

Motion to Continue 5 Fisher Street, Site Plan, to September 27, 2021. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

7:15 PM **PUBLIC HEARING** – *Continued*
Bylaw Amendment 21-874
Parking Downtown Commercial and CI Zoning Districts
Documents presented to the Planning Board are on file.

Ms. Love reviewed the letter from the Department of Planning and Community Development to the Planning Board dated August 18, 2021, regarding proposed changes for parking in Downtown Commercial and Commercial I. Current parking regulations for the DC and CI zoning districts are as follows: 1.5 parking spaces per housing unit; 1 parking space per 500 sq. ft. of gross floor area of non-residential development. The proposed changes are: .5 parking spaces per housing unit; 1 parking space per 500 sq. ft. of gross floor area of non-residential development. She noted that comments from the August 9, 2021, Planning Board meeting include: 1. The Planning Board asked if they can increase the amount of parking for a Special Permit. Attorney Cerel has said that the Planning Board cannot increase parking. The Planning Board may waive parking to decrease the amount of parking spaces, but not require over the bylaw. 2. The Planning Board asked if they can change the proposed number of parking spaces. The Planning Board can recommend to Town Council a change in the proposed parking spaces per housing unit. 3. A letter was submitted to the Planning Board from resident Joel D’Errico which is included in the meeting packet. 4. The Planning Board should decide if they will recommend or not recommend the zoning amendment to the Town Council.

Ms. Jane Callaway-Tripp, 607 Maple Street, read a prepared statement indicating her reasons why this is not needed. She stated that the downtown has already been revitalized twice. She stated that this is not addressing why the downtown is drowning but just wasting taxpayer money. She stated that she understands the thought process to reduce the parking space requirement; however, where is the foot traffic? The downtown is being geared to business people and college students, and this is partly the issue. The downtown should be geared to the 30,000 plus residents who reside in this town; not focusing on bringing in more people to the town. The problem is lack of parking in the downtown area and that the business there are not family oriented. She reviewed how the downtown used to have family-oriented businesses. She stated that there is not enough parking to support the businesses we have already. The new proposed parking will open the floodgates to developers and reduce the available parking for families. It is unrealistic to think that people moving into new residential units downtown will not have/need a car. What about clothes and food shopping and visiting friends and families; a car will be needed. Why is no one asking the residents of Franklin what they would like in the downtown area. She stated that she has asked people on social media and the responses she received indicate that what the Town is trying to do with this parking is not what the people want. She requested the Planning Board vote no on this item. She noted that a Special Permit can be requested on an individual basis for any developer that would like to reduce parking to .5 spaces.

Mr. Rondeau stated that he would like to keep the current requirement at 1.5 parking spaces. He noted that the Planning Board can always reduce the parking through Special Permit. Mr. David agreed with Mr. Rondeau. Chair Padula explained that he was clear at the last meeting that it should be left at 1.5 parking spaces. He recalled the timing and reasons it was dropped down to 1.5 parking spaces for development. He noted that there are currently many small businesses in the downtown. He noted most of

downtown property is privately owned. The parking should be left as it is; if it is brought down to .5 spaces, the Planning Board can never make an applicant go up in the parking space requirement.

Ms. Williams stated that the spacing per unit seems arbitrary without definitions of what the units are and the number of bedrooms. She suggested a more definitive number of spaces based on the type of unit. She noted that the Planning Board can decrease the number of spaces on an individual basis. Mr. Halligan stated that at first, he was in favor of the .5 spaces to get some excitement in Town. At that time, he had thought that under a Special Permit the Planning Board would be allowed to increase the parking, if needed, based on the number of bedrooms. However, he learned from Town Attorney Mark Cerel that this is not the case; parking requirements could only be decreased and never go up. He stated that through a Special Permit a developer can already get .5 parking spaces. Therefore, he has changed his thoughts based on this information; he agrees with other Planning Board members to keep it at 1.5 parking spaces.

Motion to Close the public hearing for Bylaw Amendment 21-874 Parking Downtown Commercial and CI Zoning Districts. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Recommend keeping the bylaw amendment at 1.5 parking spaces in downtown for the Downtown Commercial and CI Zoning Districts. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Adjourn the Planning Board Meeting. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 9:30 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary