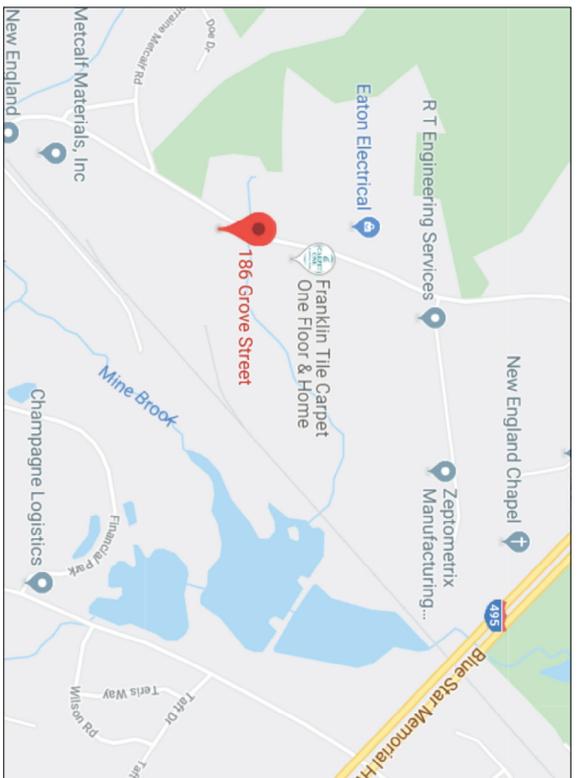
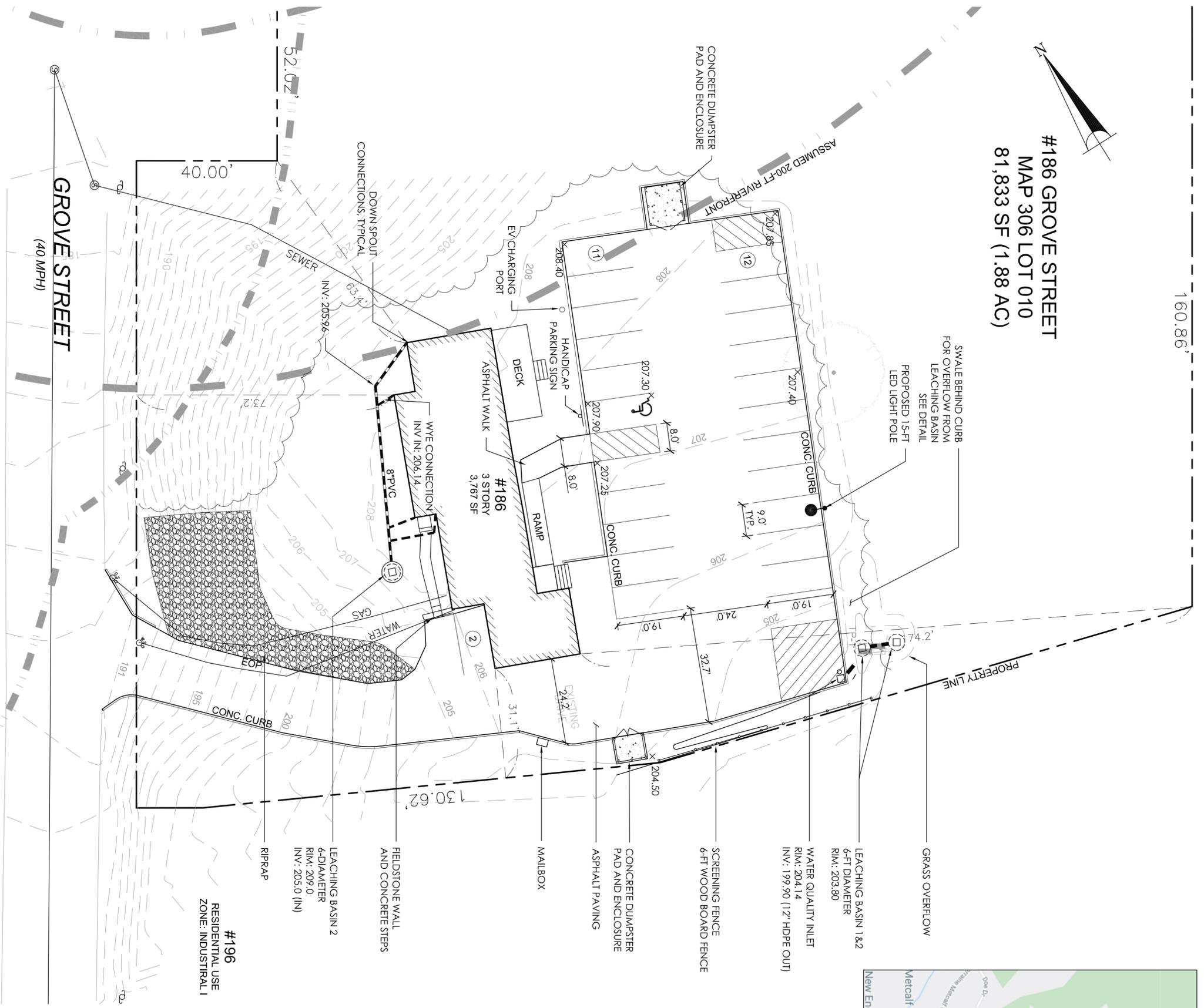
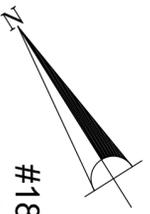
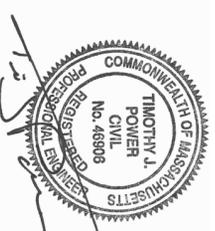


#186 GROVE STREET
 MAP 306 LOT 010
 81,833 SF (1.88 AC)



AS-BUILT NOTES:
 THIS AS-BUILT IS BASED IN PART ON THE SURVEY PREPARED BY FIELD RESOURCES INC., DATED SEPTEMBER 23, 2019, AND SUPPLEMENTED WITH AS-BUILT DATA PROVIDED BY JONES CONTRACTING ON MARCH 11, 2020 AND APRIL 23, 2020, AND FIELD MEASUREMENTS OBTAINED BY PVI SITE DESIGN, LLC DURING A SITE VISIT ON MARCH 4, 2020 AND OCTOBER 4, 2021.



PROJECT: PROPOSED SITE IMPROVEMENTS 186 GROVE STREET, FRANKLIN, MA CLIENT / APPLICANT: LANCONNECT SYSTEMS 10 LINCOLN RD, STE 103, FOXBORO, MA	CONSULTANT: PVI SITE DESIGN PVI Site Design, LLC Civil Engineering - Land Entitlements Master Planning - Project Management 339-206-1030
	ISSUED FOR RECORD OCTOBER 7, 2021 FINAL AS-BUILT PLAN SCALE: AS NOTED JOB NO: 001-002 FILE: 001-002_AS-BUILT.dwg DRAWN: TJP CHECKED: TJP SHEET NO: AB-1



TOWN OF FRANKLIN - SITE OBSERVATION REPORT

186 Grove Street - Phase II

Report No.:	4831 99 - 3	Date:	October 14, 2021	Arrive:	3:35 PM
Observer:	Matt Crowley, PE	Weather:	Clear, 70°	Leave:	3:50 PM

Owner:	No Shoes on Grove, LLC 186 Grove Street Franklin, MA 02038	Contractor:	Ten Four Landscape Construction 4 Walker Road Norfolk, MA
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Items Observed: **Conformance Observation – Submitted in conjunction with Applicant’s request for acceptance of Form H – Certificate of Completion**

OBSERVATIONS

Observation Requested By: Tim Power – PVI Site Design

Met/walked site with: N/A

Current Activity on Site: No current activity

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 Completion. The required Form H dated October 7, 2021, and As-Built Plan, dated October 7, 2021, were provided via email. BETA’s site walk and review of the As-built confirmed the site to be constructed in general conformance with the Approved Plans with the following exceptions/notations:

- The dumpster enclosure was installed at the boundary of the pad, where the detail shows the enclosure to be offset three feet from the front of the pad. BETA notes this is not anticipated to cause any operational issues.
- The silt sack in the previously installed leaching basin should be removed.
- A round grate (EJ, made in USA) has been installed on the new leaching basin. The contractor should provide a cut sheet to confirm it meets HS-20 loading per the Approved Plans.
- An electric vehicle charging station has been added

SITE PHOTOS



Parking area



Dumpster enclosure



Typical curb installation



Drainage grate



Swale area with leaching basins



Electric vehicle charging station



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

DATE: October 15, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 186 Grove Street
Final Form H

General

1. The applicant has submitted a Final Form H and Engineer's Certificate of Completion and a final as-built plan.
2. BETA has provided an onsite report with pictures verifying the site work is complete.

Planning Board should vote on the Final Form H acceptance.

SITE PLAN OF LAND
FORM H
ENGINEER'S CERTIFICATE OF COMPLETION
(to be executed by developer's engineer)

Site Plan known as 186 Grove Street, Franklin, MA

I hereby certify that all improvements required for the above referenced site plan have been completed in all respects in accordance with the Town of Franklin zoning requirements and the approved plans entitled Proposed Site Improvements prepared by PVI Site Design, LLC and dated Jan 6, 2021, as approved by the said Planning Board on December 12 2021

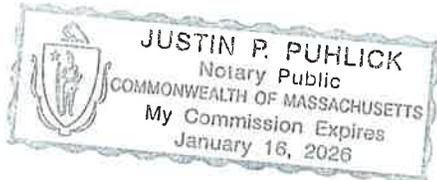
Signed this 1th day of October, 2021

By [Signature] Reg. C.E.

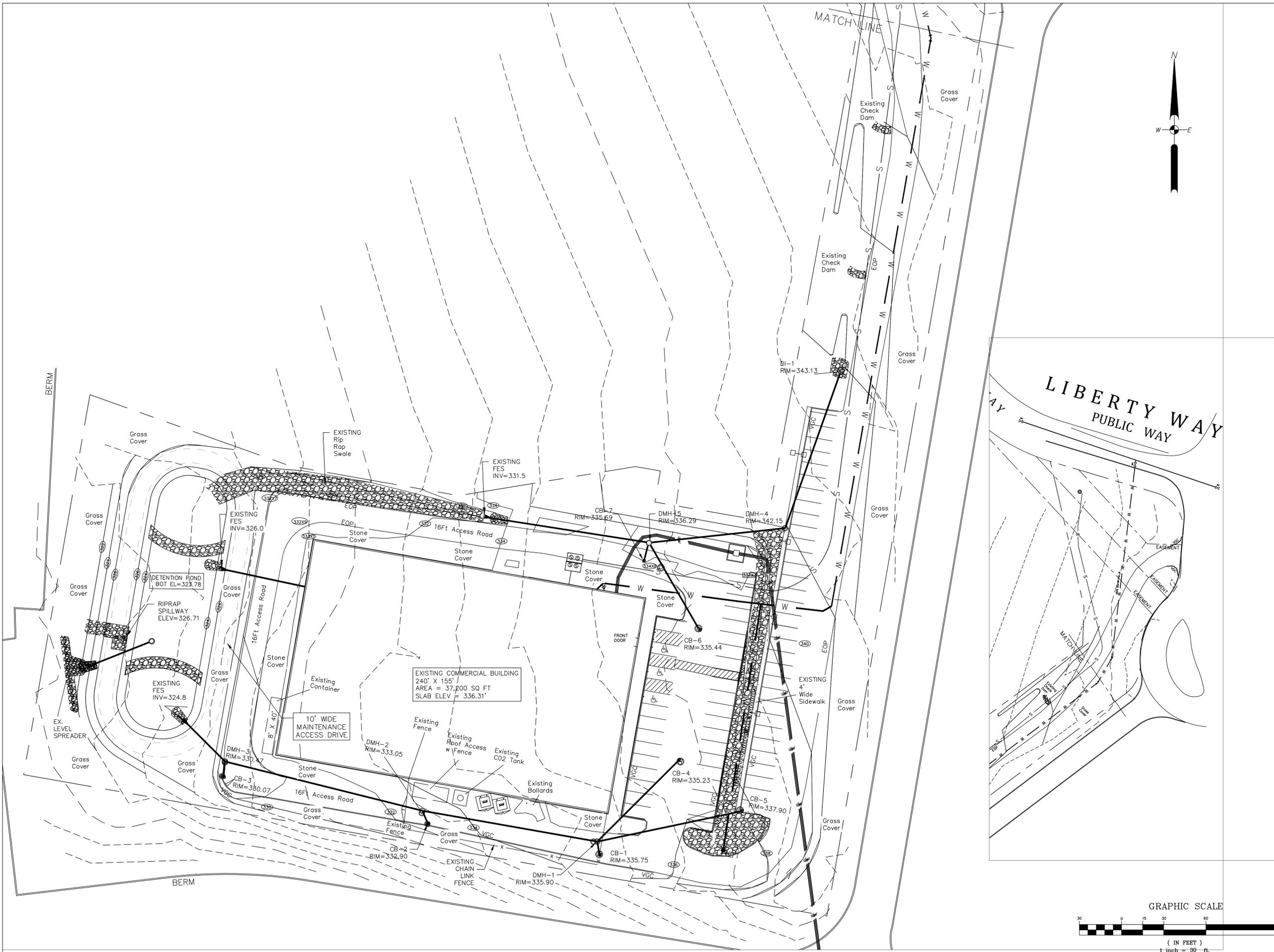
COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS. October 7, 2021

On this 7th day of October 2021, before me, the undersigned notary public, personally appeared Timothy Power (*name of engineer*), proved to me through satisfactory evidence of identification, which were Drivers License to be the person whose name is signed on the preceding document in my presence.



[Signature]
(Official signature and seal of notary)
Notary Public: Justin P. Puhlick
My Commission Expires: 1/16/2026



10/12/21	SHOW SECURITY FENCE	MMS
DATE	REVISIONS	APPV'D



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

PROJECT TITLE:
 AS-BUILT PLAN FOR
 CANNABIS CULTIVATION
 105 CONSTITUTION BLVD
 FRANKLIN, MA, 02038

PLAN TITLE:
 AS-BUILT PLAN

DATE: SEPTEMBER 5, 2021

SCALE: 1" = 30'

DRAWN BY: CHECKED BY: APPROVED BY:
 DH MMS MMS

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

SHEET:
 1 OF 1



TOWN OF FRANKLIN - SITE OBSERVATION REPORT

105 Constitution Boulevard

Report No.:	4831 71 - 32	Date:	October 14, 2021	Arrive:	3:10 PM
Observer:	Matt Crowley	Weather:	Clear, 70°	Leave:	3:30 PM
Applicant:	19th Fairway Development 42 Adin Street Hopedale, MA 01747	Contractor:	MSPE, Inc. 123 Old Westboro Road N. Grafton, MA 01536		

**Mark Santora
508-887-0170**

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

OBSERVATIONS

Observation Requested By: Stephen Savage

Met/walked site with: N/A

Current Activity on Site: N/A

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 Completion. The required Form H dated October 12, 2021, and As-Built Plan, dated September 5, 2021, were provided via email. BETA’s site walk and review of the As-built confirmed the site to be constructed in general conformance with the Approved Plans with the following exceptions/notations:

- The submitted As-built does not include all site features such as drainage inverts, final curb limits, shade trees, water gate boxes, and final contour information.
- A construction/storage container remains in the former laydown area. The construction team should clarify if this is to remain as a permanent accessory structure or is to be removed.
- Moderate erosion was observed in the stormwater basin adjacent to the roof drain outlet. It is anticipated that the erosion will be repaired and stabilized as part of general site maintenance.
- Vegetative cover at the site is primarily good, with limited areas of fair coverage. It is anticipated that areas requiring repair will be reseeded in the spring as part of general site maintenance, if required.
- Security fencing has been installed on the southerly side of the building to encompass the roof access stairs, dumpster area, and building entrance; however, a significant gap (>12”) is located beneath portions of the fence.
- Security fencing gates did not appear to have any locking mechanisms. The contractor should clarify the status of coordination with the Fire Department to provide locks on the gates.
- Dumpster enclosures have not been installed. BETA notes the dumpster areas are entirely located within the recently installed security fence and defers to the preference of the Board on screening.

Photos Attached:



Former laydown area with remaining storage container



Site driveway and typical vegetative cover



Upper parking area and site driveway



Moderate erosion at roof drain outlet



Security fencing with significant gap beneath



Security fence gates that do not appear to have locks



Dumpster area lacking enclosure



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

DATE: October 15, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 105 Constitution Blvd (formerly 4 Liberty Way)
Final Form H – Marijuana Cultivation

General

1. On February 11, 2019, the Planning Board approved an application for a Special Permit and Site Plan for 105 Constitution Blvd. The purpose of the Special Permit and Site Plan is to construct a Marijuana Cultivation facility, with parking spaces and drainage for the site.
2. The applicant is requesting acceptance for the above referenced Final Form H.
3. BETA has performed an on site observation and listed several outstanding items.
4. The As-Built plan should be re-submitted with the items listed that are missing.

RECEIVED
OCT 12 2021
PLANNING DEPT.

SITE PLAN OF LAND
FORM H
ENGINEER'S CERTIFICATE OF COMPLETION
(to be executed by developer's engineer)

Site Plan known as 105 Constitution Blvd, Franklin MA

I hereby certify that all improvements required for the above referenced site plan have been completed in all respects in accordance with the Town of Franklin zoning requirements and the approved plans entitled Site Plan for Commercial Building 4 Liberty Way (105 Constitution Blvd) prepared by Mark M Santora PE Inc and dated September, 2018, as approved by the said Planning Board on Feb. 11/2019.

Signed this 12 day of OCTOBER, 2021

By Mark M Santora PE # 40167 Reg. C.E.

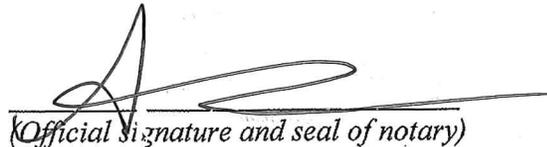


COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

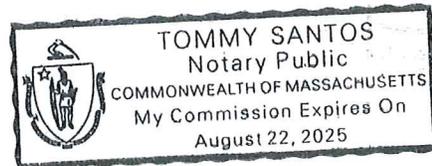
OCTOBER 12, 2021

On this 12 day of OCTOBER, 2021, before me, the undersigned notary public, personally appeared MARK M SANTORA (name of engineer), proved to me through satisfactory evidence of identification, which were MA DRIVERS LICENSE to be the person whose name is signed on the preceding document in my presence.



Notary Public:

My Commission Expires: AUGUST 22, 2025





COMMERCIAL STORAGE

94 eoc...

ICE CREAM







NOTE:
ALL SITE CURBING TO BE
VETICAL GRANITE.

WALKING PATH
SIDEWALK LEVEL
BENCH AREA
EXISTING
SIDEWALK

PROJECT:
94 EAST CENTRAL APARTMENTS
CAMFORD PROPERTY GROUP
94 EAST CENTRAL STREET
FRANKLIN, MA 02038

PROJECT NUMBER: 19092

DENNIS COLWELL
ARCHITECTS
132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035
P. 508.241.2122 F. 508.455.4466 WWW.DC-ARCHITECT.COM

STAMP:

ISSUE: LANDSCAPE PLAN
DATE: 05.13.21

DRAWING SCALE:
DRAWN BY: DES CHECKED BY: DMC

DRAWING TITLE:

DRAWING NUMBER:

Town of Franklin



Planning Board

**September 13, 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. (via Zoom).

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. Partial Form H: 105 Constitution Boulevard (formerly 4 Liberty Way)***Mr. Rondeau recused himself.***

On February 11, 2019, the Planning Board approved an application for a Special Permit and Site Plan to construct a marijuana cultivation facility with parking spaces and drainage for the site. Ms. Love stated that the applicant was before the Planning Board a few weeks ago for a Partial Form H; however, there were several outstanding items. BETA has performed an on-site observation and provided a report and pictures regarding the changes that have been made. Outstanding items include a temporary fence around the dumpsters; a permanent fence will be installed when materials are obtained. She stated that the Planning Board has not determined if they will allow the waiver for the landscaping; where loam and seed were to be placed, the applicant put in crush stone.

Chair Padula stated that waiving the landscaping for where the applicant put in crushed stone does not waive the applicant from landscaping for the whole project. Mr. Crowley stated that BETA returned to the site on September 9, 2021; the applicant had addressed the majority of the outstanding items. He reviewed his Site Observation Report dated September 9, 2021, provided in the meeting packet, and noted items were addressed by the applicant, except fencing. He noted the applicant installed all the trees and shrubs throughout the site; therefore, the main topic is the installed rip rap.

Chair Padula stated that he has no problem issuing a Partial Form H for the site. He stated that he is upset and asked that between the advisors, pre-construction meetings, and engineering department, how was the curbing in the back of the parking lot missed. He noted trees are supposed to be planted around the parking lot at every 30 ft., and a sidewalk was supposed to be 6 ft., not 4 ft. as approved. He asked how were all these items missed. He stated this will not happen again. Mr. Halligan noted the plans were very busy; he suggested having one plan sheet showing just curbing around the site.

Motion to Approve Partial Form H, 105 Constitution Boulevard (formerly 4 Liberty Way). Halligan. Second: David. Vote: 4-0-0 (4-Yes; 0-No).

Mr. Rondeau re-entered the meeting.

B. Endorsement: 27 Forge Parkway

Ms. Love stated that the applicant submitted plans for endorsement for the Limited Site Plan Modification for the loading docks. The conditions have been included on the back sheet of the plans.

Chair Padula stated that the plan indicated reinforced concrete for the curbing. Mr. Maglio stated that on sheet 8 of the plans there is detail for curb reinforcement. Mr. Halligan noted that the plans show rebar. Planning Board members reviewed the plans.

Motion to Endorse 27 Forge Parkway. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

7:05 PM **PUBLIC HEARING** – *Initial*
 176-210 Grove Street
 Site Plan Modification
 Documents presented to the Planning Board are on file.

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

Ms. Love stated that the applicant requested a modification to the approved Site Plan. The site is located in the Industrial Zoning district. The applicant is proposing to increase the impervious surface by 26,000 sq. ft. and add 92 parking spaces. The following letters have been received from other Town departments and outside peer review: letter dated August 25, 2021, from J.S. Barbieri, Deputy Fire Chief; letter dated March 20, 2020, from Mike Maglio, Town Engineer; and letter dated September 3, 2021, from Matt Crowley, BETA Group. She stated that the applicant is not within Conservation Commission jurisdiction. She recommended a condition that the Certificate of Vote, dated July 13, 2020, special conditions apply to this application. She stated that DPCD defers to DPW/Engineering and BETA Group to address drainage issues. She stated that DPCD recommends continuing the public hearing until all outstanding issues are addressed.

Mr. Maglio reviewed his comment letter dated September 8, 2021, which was provided in the meeting packet. He noted the proposed plan includes the addition of two fence gates at the rear of the new building; the applicant should describe how the proposed traffic flow will operate through the three sites, especially for truck traffic. He recommended that the applicant consider relocating the existing hydrant adjacent to building #210 to the far side of the access road rather than closer to the existing building. He had no comments on the drainage.

Mr. Garrett Horsfall of Kelly Engineering reviewed the proposed modification. He stated that there were 107 approved parking spaces. The proposed building tenant requested an increase in spaces; they are now providing 199 parking spaces. He reviewed the original plan's handicapped spaces and entries. He stated that this has all been shifted toward the main entry of the building. He noted that this proposal includes a slight widening of the loading area; the tenant had inadequate loading depth. He corrected that the increase in impervious is 9,000 sq. ft. He stated that the applicant would be re-striping and confirmed the grades as necessary which will be on the updated plans. Planning Board members asked questions. Mr. Horsfall reviewed the existing to proposed modifications as shown on the provided plans. He noted new pavement is shown in red; none of the building is being modification. He explained where the pavement is being extended. He discussed that the parking was previously approved; they are proposing to re-strip as this tenant does not need as many loading docks.

Ms. Williams asked if there has been a revised traffic study with the new proposed tenant. Another representative for the applicant who did not identify himself stated that the last study was for a 50 percent increase in traffic for a typical warehouse distribution. Mr. Halligan noted that the applicant provided money to the Town, and there is now an approved light at the area. Chair Padula noted that the delivery trucks will be the smaller UPS trucks. Mr. Crowley provided a review of the project as outlined in his peer review comment letter dated September 3, 2021. He reviewed the proposed drainage. He stated that test pits would be conducted during construction. He stated that there were no major issues from BETA.

Chair Padula requested the applicant provide the hours of operation; he would like to know when truck backup alarms would be going. Mr. Crowley discussed that the applicant is widening the driveway and will be installing curbing; however, there will be no curbing on the other side of the existing driveway area. Mr. Horsfall discussed where the curbing is proposed. Mr. Halligan requested that the applicant indicate the distances to the existing residential homes. A representative for the applicant indicated all loading will be done inside the building.

Motion to Close 176-210 Grove Street, Site Plan Modification. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Approve 176-210 Grove Street, Site Plan Modification, with the hours of operation printed on the approved endorsed plan. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

7:10 PM **PUBLIC HEARING** – *Initial*
 Eastern Woods – 725 Summer Street
 Definitive Subdivision
 Documents presented to the Planning Board are on file.

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

Ms. Love stated that the applicant submitted a preliminary plan for a conventional subdivision in December 2020; the applicant has changed the plans for this definitive subdivision. She stated that the applicant is proposing four lots coming in off of Falls Lane not Summer Street. They have requested the following waivers: §300.13.A.(1) - Sidewalks. Location: to allow no sidewalks to be constructed, and §300.10.G.(6) - Driveways: to allow access through the required frontage of a serviced lot. She stated that the applicant is required to file with Conservation Commission. She stated that letters have been received from the Town Engineer, BETA, Conservation, and Fire.

Mr. Maglio reviewed his comment letter to the Planning Board dated September 8, 2021, provided in the meeting packet. He reviewed that Fall Lane is a Town-accepted roadway. He stated that the proposed plan calls for wells and septic systems to be utilized for each house lot. He stated that the applicant is requesting a waiver to install no sidewalks. He noted that in the past, the Planning Board has granted waivers for one sidewalk for the substitution of vertical granite curb over sloped granite edging. He noted that the existing section of Fall Lane as well as the rest of the original subdivision has sloped granite edging installed with one asphalt sidewalk. He stated that based on the data from test hole #4, it appears a corner of the drainage basin may be in ledge, although infiltration is being attributed to the entire basin footprint. He explained that the drainage basin access is not adequate. The unpaved access road which crosses the adjacent property is proposed at a 14 percent slope. Additionally, the sediment forebay is at the bottom of a 15-ft. wall below the roadway with no way of accessing it for maintenance. He reviewed that the proposed drainage basin also does not have the minimum setbacks of 20 ft. from the maximum water elevation to the property line, and the toe of the basin's berm embankment is within 10 ft. of the

nearest property line. The emergency spillway elevation will experience an overflow during the 100-year storm event; the spillway should be designed so that it can contain the 100-year storm.

Chair Padula stated that if there is a slope that is to be maintained, the trees are not to be cut or removed until it is decided what needs to be done. He stated that the slant granite is supposed to be done in two pours not one pour; therefore, the plan details need to be changed.

Mr. Crowley reviewed some of his comments as provided in his letter to the Planning Board dated September 8, 2021. He reviewed that the proposed retaining walls height be lessened or the walls be re-located, if possible. The proposed wooden guardrail should be revised to be completely crash-worthy. The applicant may need to request an additional waiver for changing grades. He noted they have a waiver for a driveway easement; the easement should be relocated as close to the property line as possible. The Planning Board may wish to address the proposed lighting. He requested clarification on arborvitaes.

Chair Padula confirmed there is no fire suppression. Mr. Rondeau asked about the driveway slopes/elevation changes. Chair Padula asked about a leveling-off area before reaching the street when on the driveway.

Mr. Jeffrey Wilson, 24 Summer Heights Drive, stated that the proposed house aesthetics, the proposed setbacks from the road for the houses, and the lack of sidewalks are all different than the current neighborhood. He questioned the clearing on the applicant's property. Chair Padula stated that there is not much the Planning Board can do regarding an applicant clearing on their own property. He stated that the applicant has to straighten out the drainage. Mr. Halligan noted that as it is a dead-end road, no one will see that the new houses are located further back than the existing houses.

Ms. Amanda Cavaliere of Guerriere and Halnon, Inc. reviewed the plans and layouts and discussed the areas to be cleared. She reviewed that the current plan is for four lots rather than the original plan for 10 lots. The entire property is approximately 18 acres; about 14 acres would be used for the four lots, the drainage lot, and extending the road. The front portion and remaining land may go before the Planning Board as ANR lots. She noted that the houses would have septic systems, private wells, and roof recharge. She stated that they are aware they will be making some changes to the plans based on Town and BETA comments. They will be going before Conservation Commission. She confirmed that the proposed driveways are approximately 200 ft. to 350 ft.

Motion to Continue Eastern Woods, 725 Summer Street, Definitive Subdivision, to October 4, 2021. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

7:20 PM **PUBLIC HEARING** – *Continued*
Olam Estates – 900 Washington Street
 Definitive Subdivision
Documents presented to the Planning Board are on file.

Ms. Love stated that she received an email from the applicant today. The applicant filed with Conservation Commission; however, they have not submitted new plans to the Planning Department since the first meeting with the Planning Board held on February 8, 2021.

Mr. Jude Gauvin from Andrews Survey & Engineering noted staffing issues had delayed the continuance of this project. Subsequently, Andrews Survey & Engineering joined with DiPrete Engineering; DiPrete Engineering is now in control of the project. He stated that they addressed 95 percent of the comments from the Planning Board's last meeting and from BETA. They filed with Conservation Commission and are scheduled to present on September 23, 2021. A project engineer is completing the remainder of the

comments; they will issue revised comments and a revised plan set. They would like to return to the Planning Board on October 4, 2021, to continue the process. He stated that as there has been much time between the first meeting with the Planning Board in February and now, the applicant will send out new abutter notifications.

Chair Padula and Ms. Williams stated that re-notification to the abutters would be desirable. As well, Chair Padula requested a written extension to December from the applicant. The applicant stated the written extension and notification to the abutters will be done.

Motion to Continue Olam Estates, 900 Washington Street, Definitive Subdivision, to October 4, 2021. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Adjourn the Planning Board Meeting. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 8:09 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary

Town of Franklin



Planning Board

**September 27, 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 (via Zoom), 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.

7:05 PM PUBLIC HEARING – *Continued*

40 Alpine Row
Site Plan

Documents presented to the Planning Board are on file.

Mr. Halligan recused himself.

Attorney Craig Ciechanowski, representing the applicant; Mr. Brendan Carr, applicant; and Mr. Daniel Campbell, project engineer of Level Design Group, addressed the Planning Board. Attorney Ciechanowski stated that the changes to the plans would be reviewed. Mr. Campbell reviewed the modifications to the plan set and responses to comments to BETA. He noted that BETA responded with a few additional comments that will be addressed this week. Regarding the layout of the site, he stated that the parking spaces at the front of the building were modified, the curb radii was modified for fire truck access, and the parking spaces at the back of the building were angled. He reviewed the modified drainage at the rear of the building. He stated that BETA commented on the infiltration system in accordance with the Town's stormwater bylaw; the applicant will increase the infiltration capacity by increasing the number of chambers in the system. He stated that outstanding comments include construction of walls on the site.

Ms. Love reviewed her letter to the Planning Board dated September 16, 2021. In regard to comments from the July 26, 2021, Planning Board meeting, she stated that the applicant provided an Environmental Site Assessment. She noted that there was concern for a higher fence around the basketball court. The applicant removed the basketball court and added green space. She stated that the applicant has not provided the fire truck turning analysis. The fire department requested a 20 ft. width around the property; the applicant provided a 20 ft. width. She stated that the Design Review Commission recommendation has been provided. She noted that a revised landscaping plan has been submitted.

Mr. Maglio reviewed his letter to the Planning Board dated September 21, 2021. Based on the applicant's plans, the roadway in front of the proposed building appears to encroach onto private property. He stated that he will coordinate with the applicant on the layout of the proposed curb in this area. He discussed that a 5 ft. concrete sidewalk is proposed between the two commercial use buildings, but not along the front of the parking garage. He noted that the Town does not have a sidewalk along this side of the street. He stated that the curb radius at the eastern driveway extends into the adjacent property's frontage and should be shifted so that all work is within the frontage of the proposed site. Mr. Campbell stated that modifications will be made regarding the encroachment. Mr. Maglio stated that the sight distance at the eastern driveway does not appear to be sufficient at 73 ft.; it should be looked at to see if it can be increased. He stated that the proposed drainage piping is called out as plastic pipe (HDPE); reinforced concrete is required. He noted that the Town is working with the MBTA on another project; during discussions with the MBTA this property came up. He stated that it might be worth the applicant's effort to reach out to the MBTA because it might be required to have a license where the work is so close to the right of way. He noted that on the site drainage there may be some sheet flow to the right of way to the intersection; it should be reviewed to determine how much sheet flow is coming off the site.

Chair Padula stated that the bylaw requires a 6 ft. sidewalk. He discussed that the overflow drainage is going into the Town drainage. He asked if the Town has or should obtain an easement. Mr. Maglio reviewed that any missing easements for Town drainage and/or sewer lines that run across the site should be resolved as part of the approval process. Mr. Campbell agreed that easements should be provided as a condition of approval prior to a certificate of occupancy for the building. Chair Padula noted the pavement detail based on subdivision control. Mr. Campbell stated that from a pavement standpoint, it is a private parking lot. Chair Padula stated that for a Site Plan, the Site Plan regulations must be followed; it must be 2 ½ in. base and 1 ½ in. topcoat. Mr. Campbell stated that he would have to review this.

Mr. Crowley stated that the designer, Mr. Maglio, and Chair Padula have touched on the majority of his comments. He pointed out some additional items from his Site Plan Peer Review Letter dated September 23, 2021, which was provided in the Planning Board's meeting packet. Mr. Campbell stated they would be checking the topography on the site regarding drainage.

Mr. Rondeau asked about snow storage and the existing building. Mr. Campbell stated that snow storage would be in the islands around the lot; it is labelled on the plans. He explained that they would be doing some minor modifications to the exterior of the existing building; he confirmed that there will be sufficient parking spaces. Mr. David confirmed the basketball court was being eliminated. Mr. Campbell explained that the original proposed fence has now been removed and the area grassed. Mr. David asked for the height of the wall. Mr. Campbell stated it will vary in height; it will have a 4 ft. tall chain link fence on top of the wall. Mr. David stated that he would like to see a higher fence as he is concerned about kids. Mr. Campbell explained the wall/fence heights. He explained that there is some 6 ft. tall chain link fence on the MBTA property; that must remain as they cannot take it off the MBTA property. Chair Padula stated that this was two lots and asked if it was ever taken care of. Mr. Campbell stated it is now one owner. Mr. Campbell requested continuance to the next meeting as he is hoping to get the comments addressed in one week.

Motion to Continue 40 Alpine Row, Site Plan, to October 18, 2021. Rondeau. Second: Power. Vote: 4-0-0 (4-Yes; 0-No). Roll call vote: Padula-Yes; Rondeau-Yes; Power-Yes; David-Yes.

Ms. Williams entered the meeting.

Mr. Halligan re-entered the meeting.

7:10 PM **PUBLIC HEARING** – *Continued*
5 Fisher Street
Site Plan
Documents presented to the Planning Board are on file.

Mr. Daniel Campbell of Level Design Group, LLC, on behalf of the applicant, discussed modifications including accessible pathways and the landscaping plan. He stated that they have requested two waivers: parking spaces closer than 10 ft. to the property line and the total parking count of which they are shy approximately 13 spaces. He stated that they have retained McMahonAssociates to do a parking study associated with uses inside the building; they hope to have the study done by next week. He discussed the accessible entrances based on the proposed accessible pathways which will be provided in their response comments to BETA. He explained that they have added cleaning units to the existing drainage. He noted the infiltration system located in the rear.

Ms. Love reviewed her letter to the Planning Board dated September 22, 2021, which was provided in the Planning Board's meeting packet. She stated that the applicant received recommendation from the Design Review Commission. She recommended that if approved, a condition be added that the uses will file for a Special Permit once they are known. She stated that the Planning Board expressed concern with the Cape Cod berm in the parking area; this is still outstanding. She stated that the applicant has shown direction arrows on the plan. She noted that at the last meeting the Planning Board asked that the grease trap be shown on the Site Plan.

Mr. Maglio reviewed his letter to the Planning Board dated September 22, 2021, which was provided in the Planning Board's meeting packet. He reviewed some of the items including that the applicant should label the building numbers on the plan, show the location and sizing calculations for the grease trap on the plan, and show the test pit locations on the plan and provide test pit logs. He stated that the Stormwater Report addresses how the design complies with the Massachusetts Stormwater Standards, but the applicant should indicate whether the design meets Franklin's criteria for new and redevelopment projects. Chair Padula and Planning Board members asked questions. Mr. Maglio stated that anything with a commercial kitchen would require a grease trap.

Mr. Crowley stated that many of his comments were already covered. He noted that the applicant is proposing the use of extruded concrete curb on the site where reinforced concrete or granite is required. For the Planning Board's consideration, he noted that the area west of the existing building is pavement; it currently sheet flows off the site directly into the drainage ditch. The applicant is proposing to add striped parking spaces and reconstruct the pavement in that area. He stated that the Planning Board should opine if they want to have curbing along the entire pavement boundary rather than just adjacent to the parking spaces in that area. Chair Padula stated that he would not like to see sheet flow off the property; it should be mitigated on the property. Mr. Campbell stated that it does not sheet flow off the property; it sheet flows into the existing drainage ditch on the property. Discussion commenced regarding the sheet flow. The applicant discussed the curbing as indicated by Mr. Crowley.

Mr. Maglio discussed the Town's criteria for stormwater design for redevelopment projects; a percentage of TSS and/or phosphorus removal is required. Chair Padula further discussed that this infiltrates across the street; there is a well there. Therefore, this should be treated before it gets into the drinking water/well; this should be done during redevelopment time. Mr. Campbell explained the proposed system and how the water is being treated. He stated that it complies with Franklin's stormwater standards. Chair Padula stated that it does not; a parking lot without catch basins does not comply with Franklin's standards. He stated that the applicant must figure this out before returning to the Planning Board. Planning Board members asked questions and noted the requested waivers. Mr. Campbell discussed the waiver for the parking spaces closer than 10 ft. and a reduction in 13 spaces. Mr. Halligan stated that he

had no issue with the proposed waivers. Mr. Rondeau requested snow storage be put on the plans, asked about the locations of the transformers, and requested a current letter from the fire department be provided. Mr. David stated that he feels the same as other Planning Board members on the waivers. Mr. Crowley questioned that the applicant still has one proposed dumpster. Mr. Campbell reviewed the dumpster locations. Mr. Crowley discussed screening for the adjacent residents near the front of the site in regard to parking. Chair Padula stated that boxwoods or something would be needed to hide the cars. Mr. Campbell stated that they can look at plantings that are not too tall to block the sight view. Mr. Halligan asked for an explanation about the swale in the back. Mr. Campbell reviewed the process for the water currently and proposed.

Motion to Continue 5 Fisher Street, Site Plan, to October 18, 2021. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No). Roll call vote: Padula-Yes; Halligan-Yes; Rondeau-Yes; Power-Yes; David-Yes.

7:10 PM **PUBLIC HEARING** – *Initial*
Housing Production Plan
 Definitive Subdivision
Documents presented to the Planning Board are on file.

Motion to Waive the reading. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No). Roll call vote: Padula-Yes; Halligan-Yes; Rondeau-Yes; Power-Yes; David-Yes.

Ms. Love reviewed her letter to the Planning Board dated September 22, 2021, which was provided in the Planning Board's meeting packet. She stated that the Housing Production Plan (HPP) process started in May and a public comment period was open. It has been presented to Planning Board, CPC, Housing Authority, and Economic Development. She stated that they are at the final stages of the HPP; it includes all public comments received. The final draft is being presented to the Planning Board tonight. She reviewed 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. The HPP can be found on the Town's website. She stated that the first half of the HPP is factual data providing an overview of the Town of Franklin's housing, population, income, and area data. The HPP then provides goals and strategies to address affordable housing. The State requires the HPP be accepted by the Planning Board and Town Council before the State will accept the plan. She stated that the Department of Planning and Community Development is looking for the Planning Board to vote on acceptance of the plan. The Town Council will be voting on the Housing Production Plan on October 6, 2021.

Mr. Halligan stated that he had a question for Director of Planning and Community Development Bryan Taberner; however, Mr. Taberner was not present at tonight's meeting. Mr. Halligan stated that this is a plan for the future of Franklin. He wanted to confirm that even if the Planning Board and Town Council voted for the HPP, and the State accepted it, it does not mean that the items in the plan can be enacted immediately. He wanted to confirm that each item would have to be addressed through the Planning Board and Town Council in the usual process. Ms. Love confirmed that they would still have to go through, as they always do, any process for zoning changes and other changes needed in the Town to fit the plan. She stated that any zoning amendments would go through the same process as is currently in place. She stated that it may take one to three months for the State to approve the plan.

Chair Padula stated that if this does pass, and the Town decides to change the zoning, the Town Council can still over rule the Planning Board to change zoning as they are the zoning enforcement agent, and earmark five-story buildings for someone who promised to put in affordable housing. He does not want to see five-story buildings in the center of Town with no parking. He expressed concern that this is to assist the Town maintain its 10 percent. But, in the verbiage of the plan, it says they want to increase affordable

housing, not just keep it at 10 percent. Ms. Love stated that as new development in Town is added, the 10 percent starts dropping. So, increasing the affordable is always wanted because the Town is getting non-affordable in Town, as well. Planning Board members discussed the affordable percentage and what percentage is being aimed for, what is the goal. Discussion continued on how long such goals and strategies would take to be implemented. Concern was expressed regarding four- and five-story buildings being allowed. As well, it was questioned if the State take over and the boards would have no say. Chair Padula stated that he believes this is strictly a Town plan as to how they will handle affordable in the future. He noted that the Town still has to have the ability to supply a development with water/sewer. Mr. Halligan stated that he would support this as all the issues would be able to be addressed.

Mr. Maxwell Morrongiello, 127 Central Park Terrace, stated his support for the HPP and read his statement aloud discussing his reasons for supporting the HPP including helping those with disabilities, being a recipient of affordable housing, supporting family values, supporting inclusionary zoning, and respecting elders. He urged the Planning Board to vote yes on the HPP. Ms. Beth Wierling, 164 Main Street, stated that she is glad the Planning Board members changed their tune since the last time she was at the Planning Board meeting in June and members will be supporting the plan. She stated that Franklin has a lot to offer and everyone should be allowed to live here.

Motion to Close the public hearing for the Housing Production Plan, Definitive Subdivision. Halligan. Second: Power. Vote: 5-0-0 (5-Yes; 0-No). Roll call vote: Padula-Yes; Halligan-Yes; Rondeau-Yes; Power-Yes; David-Yes.

Motion to Approve the Housing Production Plan, Definitive Subdivision. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No). Roll call vote: Padula-Yes; Halligan-Yes; Rondeau-Yes; Power-Yes; David-Yes.

7:10 PM **PUBLIC HEARING** – *Initial*
Coutu Street Extension
 Definitive Subdivision Modification
Documents presented to the Planning Board are on file.

Motion to Waive the reading. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No). Roll call vote: Padula-Yes; Halligan-Yes; Rondeau-Yes; Power-Yes; David-Yes.

Ms. Love reviewed that the applicant received approval on March 6, 2006, for a two-lot subdivision, one buildable lot and one drainage lot. She noted that on page 4 of the Certificate of Vote, it states: no further subdivision will be allowed and the site will remain a two-lot subdivision allowing one buildable lot and one drainage lot. She stated that the applicant is requesting to modify the Certificate of Vote and create one additional buildable lot. The applicant has provided a revised subdivision plan showing the second buildable lot referred to on the plan as Lot 3.

Chair Padula noted that the plan shows two lots besides the applicants own home: Lot 1 is for drainage, Lot 2 is the existing house, and Lot 3 is being provided for a relative. Mr. Maglio stated that he has not reviewed this.

Mr. Rick Goodreau of United Consultants stated that if looking at the plan, the detention pond lot is not part of this application. The application entails the division of former Lot 1 as shown on the 2006 plan; that lot is being divided into Lots 2 and 3 as shown on the plan before the Planning Board. He reviewed the provided frontage and lot width as shown on the plan. He stated that there would be no ability to divide these for any further development. Chair Padula stated that the applicant could have gone for an 81-P. He discussed the cul de sac and asked if the Town would want the cul de sac conveyed to the Town.

Mr. Maglio stated no. He stated that there is a private road covenant from the previous plan. He stated that it is listed as private snow removal; he could look into it further to verify.

Motion to Close the public hearing for Coutu Street Extension, Definitive Subdivision Modification. Power. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No). Roll call vote: Padula-Yes; Halligan-Yes; Rondeau-Yes; Power-Yes; David-Yes.

Motion to Approve Coutu Street Extension, Definitive Subdivision Modification. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No). Roll call vote: Padula-Yes; Halligan-Yes; Rondeau-Yes; Power-Yes; David-Yes.

Public Comment

Ms. Jane Callaway-Tripp, 607 Maple Street, stated that she wanted to ask a question to the Planning Board. She stated that she is running for Town Council in November; however, she is still learning all the Planning Board rules. She stated that there was an article in the paper this week about Franklin roads regarding the Complete Streets agenda on Wednesday, September 22, 2021, by the EDC. She is wondering why the EDC is approving this. She stated that it is her understanding that the EDC can suggest things to be done within the Town, but does not have the authority to actually approve this. She asked if this should be coming in front of the Planning Board. If the Planning Board did approve it, it would then go before Town Council for final approval; this is when it would be put on an agenda and residents of the Town could weigh in. She is wondering why this was not brought before the Planning Board and the EDC is determining what will and will not be done. The entire project has not been brought before the residents. She stated that the roads are not that wide already; to reduce the road width to allow bike paths will create a dangerous situation. She discussed that taxpayer dollars could be better spent on fixing streets and creating sidewalks for children to get to school. She is concerned that the Planning Board was left out of the process and EDC overstepped their authority. She asked what the Planning Board's role is in this process and if the Planning Board was left out of the process as were residents.

Mr. Halligan stated that the EDC comes up with ideas that are then presented to the Town Council. Town Council then sends it to the Planning Board for approval and then it goes back to the Town Council for approval.

Mr. Maglio stated that Complete Streets is not a specific project. It is a grant program from MassDOT. In April, the DPW made a presentation to the Town Council about the funding program through the State. They award up to \$400,000 each year to different communities. The Town Council approved the Town policy for the Complete Streets in line with what had to happen with MassDOT. As part of the program, the first phase is to pass the policy and the second phase is to come up with a priority list of projects which the Town hired a consultant to help with. He stated that the EDC did not approve anything; it was just a public meeting to explain the program. It was not for any particular project, just a list of projects the Town would like to prioritize to submit to the State. The next phase is to apply for funding from the State on a case-by-case basis.

Ms. Callaway-Tripp stated that it was not a public outreach meeting as she did not even know about it until she read about it in the papers. She stated that there was not an email notification by the Town regarding this public meeting. The EDC decided to go forward without any residents having the right to choose. She stated that grants from the State are still the tax dollars from the taxpayers being used. She stated that residents should all be allowed to have a say in what is going on in this Town as we live here, and we are not. Residents have not been able to voice on this. She stated that this is not Boston, Cambridge, Needham, or Dedham; if you want to live in a city, then move. She stated that this is just getting pushed through and residents are not getting a chance to voice their opinions.

Chair Padula stated that he would hope that this would come before the Planning Board. He stated that he learned about this also through the Franklin Observer. He discussed that the Planning Board is supposed to be the sole board in charge of all ways, sidewalks, roadways, and any changes are supposed to come before the Planning Board because that is what the Planning Board does, infrastructure. Under subdivision regulations, the Planning Board is in charge of all ways and roadways in Town. It is incorrect that the Town can make changes to streets such as reducing width, eliminating sidewalks, and changing drainage a few years after the Planning Board has approved the subdivision plan. Any modifications made to the subdivision should go back to the Planning Board. Ms. Callaway-Tripp stated that this is not okay; it is time to go back to the way it used to be in running the Town and its boards correctly.

Mr. Power noted that members elected to Planning Board, Town Council, School Committee, etc., are representatives for the residents. He stated that people are getting a chance to be represented. Ms. Callaway-Tripp stated that in the past residents attended meetings. Now, she hears that people have stopped attending meetings because no one is listening and the people are not being heard. She stated that the Planning Board, Town Council, and School Committee are never going to make everyone in Town happy. However, the problem is that the majority of the Town is not happy 100 percent of the time. Accountability is gone and the board/committee members are not listening. She stated that people would start coming back if they would be listened to.

Motion to Adjourn the Planning Board Meeting. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No). Roll call vote: Padula-Yes; Halligan-Yes; Rondeau-Yes; Power-Yes; David-Yes.

Meeting adjourned at 8:35 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary