

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: December 13, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Franklin Downtown Community Engagement

The Town of Franklin is launching a community-driven process to identify a vision for the downtown, and make changes to the zoning for the area to unlock development potential and foster a vibrant, mixed use neighborhood. This will contribute to further revitalization of the downtown and surrounding areas while also expanding housing choices for existing and Franklin residents, particularly for renters, seniors, low-income households and other who currently have limited housing opportunities.

There are several steps in the process of rezoning downtown. One of the items, is to create a Steering Committee who will advocate for the downtown rezoning and work closely with MAPC. The Steering Committee will also provide input on content and support with outreach for the public events as directed by MAPC.

The Steering committee will consist of the Economic Development Committee (EDC), 2 Planning Board members and 1 Zoning Board of Appeals Member. The Committee will meet 4-5 times starting on January 5 through April. Meetings will primarily be held during the scheduled EDC meetings (Wednesday evening at 5:45PM).

DPCD asks that the Planning Board nominate 2 members to join the Steering Committee.



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

DATE: December 16, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 40 Alpine Row
Site Plan - Endorsement

General:

1. The Planning Board voted to approve the Site Plan for 40 Alpine Row on November 1, 2021.
2. BETA has reviewed the plans for endorsement. Special Conditions have been resolved as indicated on the Certificate of Vote (attached to this memo).
3. Paving throughout the site for the top/binder thickness should be 1.5"/2.5" and clearly identified on the plans.

Town of Franklin



TOWN OF FRANKLIN
TOWN CLERK

2021 NOV 16 A 8:22

RECEIVED

Planning Board

November 3, 2021

Nancy Danello, Town Clerk
Town of Franklin
355 East Central Street
Franklin, MA 02038

CERTIFICATE OF VOTE

Site Plan Modification

40 Alpine Row

Site Plan: "The Engineer Yard, Site Redevelopment, 40 Alpine Row"

Owner: Landscape Network, LLC
99 Highland Street
Franklin, MA 02038

Applicant: Walker Development & Construction, Inc.
5 Mount Royal Ave, Suite 40
Marlborough, MA 01752

Prepared By:
Surveyor/ Engineer: Level Design Group, Plainville, MA
Dated: June 21, 2021
Property Location: 40 Alpine Row
Map 279 Lot 181

Dear Mrs. Danello:

Please be advised that at its meeting on Monday, November 1, 2021 the Planning Board voted (4-0-1), 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 Certificate of Vote as well as the conditions of approval shall be referenced on the site plan.**

Sincerely,

Franklin Planning Board

cc: Owner/Applicant/ Applicant's Engineer

CERTIFICATE OF VOTE
Site Plan Modification
40 Alpine Row

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/applicant before or at the time of the pre-construction meeting. Should additional inspections be required beyond the original scope of work, the owner/applicant shall be required to submit fees prior to the issuance of a Final Certificate of Completion by the Planning Board (Form H). 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/applicant.
5. Prior to the endorsement of the site plan, the following shall be done:
 - The owner/applicant shall provide the entire list of conditions and this Certificate of Vote on the front page of the plans.
 - 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/applicant's application and plans shall have been paid in full.
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/applicant 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/applicant 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/applicant 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/applicant 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/applicant and shall never be the responsibility of the Town and the Town shall never be required to perform any service, repair or maintenance with respect to said areas, or any of the aforementioned systems within the subject property. The Town will never be required to provide snow plowing or trash pickup, with respect to the subject property.

10. **Prior to construction activities, there shall be a pre-construction meeting with the owner/applicant, and his contractor(s), the Department of Public Works and the Planning Board's Observation Contractor.**

CERTIFICATE OF VOTE

Special Conditions

40 Alpine Row

1. BETA recommends a condition that requires guardrail to be installed at all parking stalls adjacent to the railroad right-of-way or retaining walls.
2. Provide fencing for fall protection where walls exceed 30" in height and/or along the entirety of the railroad right-of-way where none exists today.
3. Final wall design to be provided at the start of construction to confirm parking stall lengths will not be impacted by the wall, fence or guardrail.
4. Final plans to provide a ramp at westerly accessible aisle prior to endorsement.
5. All easements to be in place to the satisfaction of the DPW prior to the issuance of a certificate of occupancy.
6. All roof top units should be screened in accordance with the Proposed Roof Plan, dated October 8, 2021.
7. Provide a detailed grading at bases of retaining wall at the time of construction adjacent to residential properties to ensure positive drainage.
8. Applicant will provide pavement per §300-10.F(4).
9. DPW and Applicant are to resolve the encroachment issue prior to the start of construction.

Town of Franklin

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Franklin, Massachusetts 02038-1352



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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: December 16, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Eastern Woods
Definitive Subdivision - Endorsement

General:

1. The Planning Board voted to approve the Definitive Subdivision for Eastern Woods on November 1, 2021.
2. Mike Maglio, Town Engineer has reviewed the plans for endorsement. Special Conditions have been resolved as indicated on the Certificate of Vote (attached to this memo).

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



PLANNING BOARD

Phone: (508) 520-4907

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TOWN OF FRANKLIN
TOWN CLERK

2021 NOV 16 A 8:22

RECEIVED

November 15, 2021

Nancy Danello, Town Clerk
Town of Franklin
355 East Central Street
Franklin, MA 02038

CERTIFICATE OF VOTE
DEFINITIVE SUBDIVISION
EASTERN WOODS

Subdivision Plan: Definitive Subdivision Plan of Land "Eastern Woods"

Applicant: Northeast Development Group
418 Old River Rd
Lincoln, RI 02838

Owner: Kyle McNamara
418 Old River Rd
Lincoln, RI 02838

Prepared By: Surveyor/Engineer Guerriere & Halnon, Inc. Franklin, MA 02038
Dated: August 17, 2021
Assessors Map 315 Lot 037

Dear Mrs. Danello:

Please be advised that at its meeting on Monday, November 1, 2021 the Planning Board, upon motion duly made and seconded, voted (5-0) to **APPROVE, with Standard and Special Conditions**, the above referenced Definitive Subdivision Plan. The Conditions of Approval are listed on pages 2-4, attached hereto. In addition, the Planning Board voted on waivers as detailed on page 3, attached hereto.

Sincerely,

cc: Building Commissioner, DPW/Engineering, Assessor, Applicant/Owner

CERTIFICATE OF VOTE
DEFINITIVE SUBDIVISION
EASTERN WOODS

1. The subdivision shall be built in accordance with the Subdivision Rules and Regulations (Chapter 300, SUBDIVISION OF LAND) of the Town of Franklin, except as stated otherwise in this Certificate of Vote. The approval of said plan shall not be construed to be an acceptance or dedication of any way shown on said plan. In the event the Town must perform any service, maintenance and/or repair in an emergency, the Town shall not be held responsible for any damage to any property and shall be reimbursed fully by the owner/applicant for any such work performed.

The Planning Board will use outside consultant services for inspection of all construction of ways and the installation of water, drainage, erosion control systems, landscaping, sidewalks, and appurtenances thereto. The owner/applicant shall pay for the Inspector's time and any tests through an Inspector fee. The Construction Inspector fee is due before or at the time of the pre-construction meeting. Inspections are further outlined in condition #10.

2. The owner/applicant shall deliver to the Board, for review and approval by the Board and by Town Attorney, easements granting the Town, its agents and personnel, the right to enter the premises within such easements for the purposes of inspecting, maintaining, and/or making emergency repairs to the ways and municipal facilities and utilities, including, but not limited to, water, drainage, and electricity. Said easements shall be approved and delivered to the Town, as set forth above, prior to the endorsement of the definitive subdivision plan sheets.
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 permits and approvals shall be obtained by the owner/applicant.
5. Prior to the endorsement of the definitive plan, the following shall be done:
 - **The owner/applicant shall make a notation on the plans, which 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 road construction 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/applicant's application and plans shall have been paid in full.
 - The owner/applicant shall submit the approved version of the plan on a CD, in AutoCAD (or compatible software), to the Department of Public Works for review and approval. A transmittal letter from the Department of Public Works verifying receipt of such information and compliance with Department of Public Works standards shall be submitted to the Planning Board. Failure to submit such information to the Department of Public Works and obtain the compliance letter shall be cause for the Planning Board to rescind approval or not to endorse said plans.
6. Prior to endorsement of its approval of said plan, the owner/applicant shall agree to complete, without cost to the Town, all improvements required by the Town and shall provide security that he will do so, either by covenanting not to sell or build upon any lots until completion of the improvements (which covenant must be referred to on the plan and registered or recorded with it) or by posting bond or other security which the Town can utilize in the event that the improvements are not completed within two years or by some combination of these.

7. Prior to any work commencing on the subject property, the following conditions shall be met:
 - The owner/applicant 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/applicant 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/applicant by the Board or its designee. Failure to complete such cleanup may result in suspension of construction of the subdivision until such public way is clear of debris.
 - The owner/applicant shall submit to the Board two (2) complete prints of the recorded plan, and three fifty-percent (50%) reduced prints. One copy of each of the above shall also be submitted to the Town Clerk.
8. The owner/applicant shall supply erosion control devices as necessary and as directed by the Town's Construction Inspector and Conservation Agent.
9. All roadways, utility, and other improvements within the subdivision shall be built within four (4) years of the date of plan approval per §300-8H(8).
10. **Prior to construction activities, there shall be a pre-construction meeting with the owner/applicant, and his contractor(s), the Department of Public Works and the Planning Board's Construction Inspector. Actual and reasonable costs of inspection consulting services shall be paid by the applicant before or at the time of the pre-construction meeting. Should additional inspections be required beyond the original scope of work, the applicant shall be required to submit fees prior to the issuance of a Final Certificate of Completion by the Planning Board.**
11. Approval of this Definitive Subdivision Plan is subject to the rules and regulations and approvals of the Conservation Commission, Board of Health, Police Department, Fire Department, and Department of Public Works.

All work, not explicitly waived in this Certificate of Vote, within **Eastern Woods**, shall comply with Chapter 300, Subdivision of Land, of the Code of the Town of Franklin.

WAIVERS
DEFINITIVE SUBDIVISION
EASTERN WOODS

Based on its finding that the requested waivers would be in the public interest and consistent with the intent and purpose of the Subdivision Control Law, the Planning Board, upon motion duly made and seconded voted at its November 1, 2021 Planning Board Meeting (5-0) to **APPROVE** the applicant's request for the following waivers:

1. **§300.13.A.(1) - Sidewalks. Location:** To allow a sidewalk on one side allowed where sidewalks are required on both sides of the road.
2. **§300.10.D.(5)** – Waiving the requirement that cuts/fills be no more than 5' in some areas
3. **§300.10.G.(6) – Driveways:** To allow access through the required frontage of a serviced lot.

SPECIAL CONDITIONS
DEFINITIVE SUBDIVISION
EASTERN WOODS

1. Final wall design and materials are to be approved by the Town and Structural Engineer.
2. Final plans shall depict limits of guardrail and fence railing around the pond maintenance access to the satisfaction of the DPW.
3. If earth removal is determined to exceed 1,000 cy, then an earth removal permit will be required by Zoning Board of Appeals.
4. Test pits are required at the start of construction to determine the extent of refusal.
5. Certificate of Vote and Special Condition to be on the first page of the Definitive Plan.

PROCEDURES
DEFINITIVE SUBDIVISION
EASTERN WOODS

A copy of this Certificate of Vote shall be filed with the Town Clerk, and one copy shall be mailed to the Owner/applicant. This decision may be appealed by any person aggrieved to the Land Court or to the Superior Court within twenty (20) days of its filing with the Town Clerk.

This Certificate of Vote shall become effective only upon the recording of a copy certified by the Town Clerk with the Norfolk County Registry of Deeds. A copy of the recorded Certificate of Vote shall be submitted to the Board within thirty (30) days of recording.

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Franklin, Massachusetts 02038-1352



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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: December 9, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 3, 5, 7 Fisher Street
Site Plan - Decision

The Planning Board closed the Public Hearing for 5 Fisher Street on December 6, 2021. The Planning Board should vote, with conditions, on 5 Fisher Street Site Plan.

Recommended Special Conditions:

1. BETA's letter dated December 2, 2021.
2. The Curbing plan submitted to the Planning Board should be included prior to endorsement. The Plan should include the color code details.
3. Applicant to submit a Limited Site Plan after 50% occupancy and provide parking calculations.
4. Standards conditions, shown below.

Standard Conditions

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/applicant before or at the time of the pre-construction meeting. Should additional inspections be required beyond the original scope of work, the owner/applicant shall be required to submit fees prior to the issuance of a Final Certificate of Completion by the Planning Board (Form H). 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/applicant.
5. Prior to the endorsement of the site plan, the following shall be done:
 - The owner/applicant shall provide the entire list of conditions and this Certificate of Vote on the front page of the plans.
 - 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/applicant's application and plans shall have been paid in full.
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/applicant 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/applicant 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/applicant 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/applicant 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/applicant and shall never be the responsibility of the Town and the Town shall never be required to perform any service, repair or maintenance with respect to said areas, or any of the aforementioned systems within the subject property. The Town will never be required to provide snow plowing or trash pickup, with respect to the subject property.
10. **Prior to construction activities, there shall be a pre-construction meeting with the**

owner/applicant, and his contractor(s), the Department of Public Works and the Planning Board's Observation Contractor.

Date: December 2, 2021 Job No.: 4830
To: Mr. Gregory Rondeau, Chairman
Cc: Amy Love, Town Planner
From: Matt Crowley, PE
Subject: **5 Fisher Street Peer Review**

Dear Mr. Rondeau:

BETA recently met in the field with the Engineer of Record, Dan Campbell, PE, and Town Engineer, Mike Maglio, PE, to discuss potential stormwater mitigation options for the proposed redevelopment of the driveway area on the northwest side of the site. With the understanding that the existing topography limits treatment options, the parties agreed that additional stormwater mitigation could be provided using sediment forebays and water quality swales. A revised Grading and Utilities Plan and Typical Details, revision date November 11, 2021, were provided and are consistent in concept with field discussions. BETA notes that the proposal will require flows from this area to discharge via sheet flow (i.e. no curb); however, will provide stormwater treatment where none exists today. With the assumption that the Board is satisfied with other discussion items noted in BETA's most recent review letter, dated November 12, 2021, BETA recommends the following conditions of approval:

1. Typical details and/or sections, specific to the subject site, shall be developed for the proposed water quality swale, pretreatment forebay, check dams, rip rap, and underdrains and included on the plans prior to endorsement.
2. Engineered retaining wall details stamped by a Massachusetts Registered Professional Engineer or Structural Engineer, as required, shall be provided prior to construction.
3. Details in full compliance with all applicable ADA and MAAB regulations shall be provided on the plans for all accessible ramp types (e.g. apex, parallel, etc.) prior to endorsement.
4. Accessible parking spaces and routes shall be provided throughout the development in full compliance with all applicable ADA and MAAB regulations based upon final building access points. Proposed accessible spaces and routes shall be depicted on a plan and submitted to the Board for approval prior to their construction.
5. The Applicant shall coordinate with the DPW to determine proposed uses that will require the installation of grease traps.
6. All easements for town sewer and drainage shall be in place to the satisfaction of the DPW prior to the issuance of a certificate of occupancy.
7. The plans shall be revised to provide a detail or clarification for how the proposed subsurface infiltration system weir will be incorporated into the system or downstream drainage manhole.
8. A comprehensive Stormwater Management Report, including all revised and supplementary information, as well as Watershed Plans incorporating the information requested in BETA's November 12, 2021 letter in comment SW8, shall be provided for the record.
9. The Engineer of Record shall provide calculations to demonstrate that the water quality unit proposed on the existing 24" drain line is adequately sized for the contributing impervious area.
10. The Applicant shall coordinate with the abutter at 256 West Central Street to provide screening in accordance with the requirements of Section §185-35, either on the owner's site or abutter's property.

Town of Franklin



Planning Board

**November 1, 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.

A. Endorsement: 176-210 Grove Street Site Plan Modification

Ms. Love stated that the applicant submitted Site Plans for Endorsement that included adding additional parking spaces. The applicant has added the Certificate of Vote and hours of operation to the front page of the plans. Chair Padula noted two discrepancies in the plans. He stated that for the bituminous paving the diagram showed 1.5 in. base and 1.5 in. finish; it should have been 2.5 in. base and 1.5 in. finish. The sidewalk detail was 5 ft. and the curbing detail showed a 6 in. reveal and it should be an 8 in. reveal of upright granite. He requested those items be changed on the plan.

Mr. Maglio discussed the curb reveals and the discrepancies. Ms. Love stated that she thinks the applicant went off the original approved site plan and they were just adding the additional parking. Mr. Crowley stated that if this is changed on the current plan, it will not match the original approved plan; he stated that he thinks the original plan showed 6 in. Chair Padula asked how come no one caught that. Mr. Maglio stated that 6 in. is industry practice. Chair Padula stated that the Town is allowed to make more stringent regulations, which they did, requiring a 7 in. reveal. On the new modification, it should be according to the regulations.

Chair Padula reviewed that the Planning Board is endorsing the Site Plan Modification for the increased parking. On that increased parking, that detail should be correct as it has not been done yet. Mr. Crowley confirmed that the applicant has not done the curb yet; they are working on the drainage. He stated there is about 300 ft. of curb that is being done. Chair Padula reiterated that the regulations should line up with the diagram.

Motion to Endorse 176-210 Grove Street, Site Plan Modification, with the changes indicated. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

B. Final Form H: 12 Forge Parkway

Ms. Love reviewed that the applicant submitted a Final Form H, engineer's certificate of completion, and a final as-built plan. BETA has provided an onsite report with pictures verifying the site work is complete.

Mr. Crowley discussed the ADA regulations for walkways/railings. He noted that there is a short section that is over the regulations. He stated that he spoke with Building Commissioner Gus Brown who noted that this is something he investigates as part of his final certificate of occupancy.

Ms. Williams questioned the change in slope regarding the ramp. Mr. Crowley stated that the lower portion of the walkway is less than 5 percent, so it is not considered a ramp.

Motion to Approve Final Form H for 12 Forge Parkway. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

C. 81-P ANR: Bent Street

Ms. Love reviewed that the applicant submitted a Form A application for an 81-P Plan review to accompany the plan of land for Bent Street and Emily Drive. They are two parcels with two different ownerships. The parcels are located in Rural Residential 1. The purpose of the plan is to combine Parcels A & B to form Lot 1 and combine Parcels C & D to form Lot 2. Lot 1 will become a conforming buildable lot and Lot 2 is conforming to zoning with an existing structure on the lot.

Chair Padula noted that on the Certificate of Ownership it does not indicate type of plan. He requested that Ms. Love circle ANR plan on the certificate.

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

7:05 PM **PUBLIC HEARING** – *Continued*
Washington Street
Site Plan Modification
Documents presented to the Planning Board are on file.
To Be Continued

Chair Padula stated the public hearing will be continued.

Motion to Continue Washington Street, Site Plan Modification, to December 6, 2021. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

7:15 PM **PUBLIC HEARING** – *Continued*
Eastern Woods – 725 Summer Street
Definitive Subdivision
Documents presented to the Planning Board are on file.

Ms. Love stated that the Planning Board has 90 days for a decision; that date is November 28, 2021. She stated that the applicant can provide a written extension to the Planning Board to extend this deadline, if needed. She reviewed that the definitive plans indicate the development will be serviced by private water and individual on-site subsurface sewage disposal systems. She noted the waiver request for sidewalks on one side of the road. She noted that should the Planning Board make a decision, some recommended conditions of approval have been provided

Mr. Maglio stated that he had one outstanding comment related to the proposed wall around the stormwater basin which will vary in height from 1 ft. to 10 ft. He stated that although he prefers to not see a retaining wall used in the final design of the basin, the revised design shifted the wall further away from the access path around the basin and added a guardrail for safety. While the plans indicate the design of the wall will be provided by others, he recommended that the final wall material selection and its design be approved by DPW prior to construction as the wall will eventually be owned by the Town. Chair Padula discussed the detail for the wall plans and having a structural engineer sign off prior to approving the site.

Ms. Amanda Cavaliere of Guerriere & Halnon, Inc. reviewed the procedure for approval of the wall. She stated that the wall would go through the Building Department for approval and be stamped by a structural engineer after approval by the Planning Board. Planning Board members asked questions about the process of approval of the retaining wall. Ms. Cavaliere confirmed the Conservation Commission granted a Negative Determination; therefore, no filing of a Notice of Intent is required.

Chair Padula confirmed that slant granite was approved for the subdivision, and he would like to keep it all the same to match the existing subdivision. Ms. Cavaliere confirmed they would be putting in slant granite. Mr. Rondeau confirmed that the applicant would not be clear cutting the entire land parcel, and this should be conditioned. Chair Padula confirmed that they would not be taking out any root systems that are holding back banks; an earth removal permit from ZBA would be required.

Mr. Crowley stated that he had similar comments to Mr. Maglio regarding the walls. He noted that they have changed some of the access to the retention basin; the final plans should have fencing and guardrails to the satisfaction of the DPW. Ms. Cavaliere confirmed the street light concern has been resolved. Mr. Crowley confirmed a waiver was not required for the street lights. He noted that the test pits should be verified at the start of construction. Ms. Cavaliere stated that they should be out of the ledge range, but would be doing additional testing.

Motion to Close the public hearing for Eastern Woods, 725 Summer Street, Definitive Subdivision. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Approve Eastern Woods, 725 Summer Street, Definitive Subdivision, with the following conditions: test pits for ledge; detail for retaining wall from licensed structural engineer; Waivers: 1. §300.13.A.(1) - Sidewalks. Location: To allow one sidewalk to be constructed, 2. §300.10.G.(6) – Driveways: To allow access through the required frontage of a serviced lot, 3. §300.10.D.(5) – Proposed grades within the right-of-way to be no more than five feet above or below existing grades; if earth removal is determined to exceed 1,000 cy, then an earth removal permit will be required from ZBA. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

7:05 PM **PUBLIC HEARING** – *Continued*
 15 Freedom Way
 Site Plan Modification
 Documents presented to the Planning Board are on file.

Ms. Love reviewed that the applicant filed a Site Plan Modification to add 82 parking spaces. The applicant is providing a total of 216 parking spaces where 275 are required. She stated that the applicant currently has three handicap parking spaces. The required amount based on 216 parking spaces is seven spaces. It was recommended that the applicant add four additional handicap spaces by the front door; the applicant has provided four handicap spaces. The applicant has added 10 trees to the Site Plan, provided a

photometric plan, and acknowledged that 26 spaces will be more than 300 ft. from the entrance of the building.

Mr. Maglio reviewed that his previous comments have been resolved; he has no outstanding issues. He noted that the detail for the reinforced concrete curb on the plans shows a 6 in. reveal.

Mr. Mark Sotir of Barrett Distribution asked if they could use monolithic berm for the curb. He stated that plow drivers prefer the berms rather than curbs in the parking lot. Chair Padula stated that waivers for Cape Cod berm are not something that the Planning Board does; the Planning Board prefers the upright granite. He stated that with Cape Cod berm, eventually the plows start to destroy it. Mr. Sotir asked if curb stops are allowed. Chair Padula discussed where curb stops are recommended and stated that they are the applicant's prerogative to use.

Mr. Crowley stated that his comments have been addressed. He noted that on the plan submitted October 19th the dimensions of the parking spaces were not correct. He notified the design engineer who had the plan modified and sent to BETA. The new plan is dated October 26th depicting everything at the correct dimensions. Chair Padula stated that before endorsement this would be straightened out and the spaces would be 9 ft. x 19 ft.

Ms. Love confirmed the photometric would be incorporated in the plans. Mr. Halligan requested that any change in tenant requires the applicant to return for a Limited Site Plan. Ms. Williams asked about the snow storage location. Mr. Crowley stated that it will have to be monitored as general site maintenance; it should be adequate.

Motion to Close the public hearing for 15 Freedom Way, Site Plan Modification. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Approve 15 Freedom Way, Site Plan Modification. Halligan. Chair Padula noted three conditions: parking change to 9 ft. x 19 ft. and 24 ft. backup area; curbing will be upright granite or reinforced concrete and reveal will be at least 7"; and any changes to tenant will require applicant to return to the Planning Board for a determination of parking. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

7:10 PM **PUBLIC HEARING** – *Continued*
40 Alpine Row
 Site Plan
Documents presented to the Planning Board are on file.

Mr. Halligan recused himself.

Ms. Love reviewed comments from the September 27, 2021, Planning Board meeting. She stated that there was an issue with encroachment onto private property; the applicant is to work with DPW to resolve this. The Planning Board requested the pavement be 2.5 in. per §300-F(4), of the Subdivision Rules and Regulations. The Planning Board should determine the minimum width of the sidewalk of 4 ft. or 5 ft. She reviewed the list of recommended conditions as outlined in her memo to the Planning Board dated October 27, 2021; she noted that BETA may have a few revisions to said conditions.

Chair Padula reviewed the bylaws for Commercial I and II; the recommended is 6 ft. However, the applicant is showing a 5 ft. sidewalk. He reviewed that this was not added for Downtown Commercial when it was a new zone; it should have been included. Therefore, the wording should be changed in the zoning.

Mr. Crowley reviewed his Site Plan Peer Review report dated October 28, 2021. He reviewed some of his recommended conditions, including but not limited to, the requirements for the guardrail along the retaining wall. He stated that he believed the design engineer was going to investigate if there were any additional measures to improve sight distance. The final wall design should be provided at the start of construction. Rooftop units should be screened in accordance with the proposed roof plan, and relocate the two parallel parking spaces to provide continuous access of the commercial space to the rear spaces on the property.

Chair Padula asked if a structural engineer stamped diagram would be required for the retaining wall. Mr. Crowley stated yes for anything over 4 ft. Planning Board members asked questions. In response to questions, Mr. Daniel Campbell of Level Design Group, on behalf of the applicant, noted that the concrete patio space is for use by the residential space, not the commercial area. There are elevators and staircases within the residential space to get to the patio area. He reviewed the sidewalk area in front of the existing building being converted to commercial use. He stated that he would be happy to speak to Mr. Maglio and the Town regarding crosswalk access and curb cuts; he noted that there is a moratorium on cutting into the road for the next few years. Mr. Crowley confirmed that as sight distance is limited, there is more available to make a right-hand turn; the left turn is where the sight distance is shorter. Mr. Campbell reviewed the sight distance situation.

Mr. Maglio stated one of his concerns is that it looks like the Town road is encroaching on private property; it will probably be staked out prior to construction. He would like this issued conditioned by the Planning Board to be resolved before any construction would start. He suggested any landscaping remain low as to not impair sight distance. Mr. Campbell confirmed the patio is for tenants only. It is a place to sit; it has a planting bed around it. He stated that there is a staircase as a fire egress. It is not intended for open access.

Chair Padula stated that this would be conditioned upon easement to the Town, the 2.5 in. pavement, before construction and the building permit issued structural engineer will sign off for the retaining wall, and rail/fence on top of the retaining wall. He stated that the Design Review Commission provided a recommendation.

Motion to Close 40 Alpine Row, Site Plan. Rondeau. Second: David. Chair Padula stated that conditions to be added are that before construction the Town easements will be discussed and there will be an agreement in place; the asphalt diagram will be changed to 2.5 in. base and 1.5 in. finish; structural engineer will sign off on the wall construction and the retaining walls; there will be a 5 ft. sidewalk in front of the site and granite curbing; and the recommended conditions #1-8. Vote: 4-0-0 (4-Yes; 0-No). Voted to approve Rondeau, seconded David, (4-0)

Mr. Halligan re-entered the meeting.

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

Chair Padula stated there was a request for a continuation of the public hearing. Ms. Love noted the applicant is providing an extension to January 1, 2022, for a decision date.

Motion to Continue Olam Estates for 900 Washington Street, Definitive Subdivision, to December 6, 2021. Halligan. Second: Rondeau. 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 8:03 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary

Town of Franklin



Planning Board

**November 15, 2021
Meeting Minutes**

Chair Gregory Rondeau 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: Gregory Rondeau, Chair; William David, Vice Chair; Beth Wierling, Clerk; Jennifer Williams; Rick Power; Jay Mello, associate member. Members absent: None. Also present: Amy Love, Planner; Michael Maglio, Town Engineer; Matthew Crowley, BETA Group, Inc.

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

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

A. Swear in New Members

Town Clerk Nancy Danello performed the swearing in of new Planning Board members.

B. Election of Officers

Motion to Elect Gregory Rondeau as Chair by David. Second: Wierling. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Elect William David as Vice Chair by Rondeau. Second: Williams. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Elect Beth Wierling as Clerk by Power. Second: Williams. Vote: 5-0-0 (5-Yes; 0-No).

C. ANR Signing

Motion to Approve 81-P ANR Signing Authority. Wierling. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

D. 2022 Meeting Dates

Motion to Accept 2022 Planning Board Meeting Dates. Power. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

E. Elect Member to CPC

Motion to Elect Rick Power as Planning Board member to the Community Preservation Committee by Williams. Second: Wierling. Vote: 5-0-0 (5-Yes; 0-No).

F. Final Form H: Brookview

Ms. Love reviewed that the applicant has submitted a Final Form H and Engineer's Certificate of Completion and a final as-built plan. She noted that BETA provided an onsite report with pictures verifying the site work is complete.

Mr. Maglio deferred to Mr. Crowley for comments. Mr. Crowley stated that in February there were a few comments outstanding; all items have since been addressed. He addressed questions from Planning Board member regarding the provided photographs. He clarified the completed drain work. He stated that all the water is going where it is supposed to be going; he is not aware of any drainage issues out there.

Motion to Approve Final Form H: Brookview. Rondeau. Second: Wierling. Vote: 5-0-0 (5-Yes; 0-No).

G. Endorsement: Coutu Street Extension

Ms. Love stated that the applicant submitted a Definitive Subdivision Modification for endorsement. The applicant added the Certificate of Vote to the front page of the plans.

Motion to Endorse and sign the plans for Coutu Street Extension. Wierling. Second: Williams. Vote: 5-0-0 (5-Yes; 0-No).

H. 81-P ANR: Spring Street

Ms. Love reviewed that the applicant submitted a Form A application for an 81-P Plan review to accompany the plan of land for Spring Street. The parcels are located in Rural Residential 1. The purpose of the plan is to create Lot 2 as a buildable lot; Lot 2 conforms to zoning.

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

7:05 PM **PUBLIC HEARING** – *Initial*
 Scenic Road Permit
 Spring Street
 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).

Director of Public Works and Tree Warden Brutus Cantoreggi addressed the Planning Board. He stated that Spring Street is designated as a Scenic Road. He stated that usually if a tree needs to come down, the determination is under the Tree Warden; however, as this is a scenic road, there are additional powers of the Planning Board which affect trees and stonewalls. He stated that a public hearing is required; he reviewed the procedures for determining a decision.

Ms. Michelle Badolato of the National Grid Forestry Department addressed the Planning Board. She stated that 13 trees on Spring Street have been identified for removal. Several of the trees are dead, in decline, or have other defects such as having been hit by cars or snowplows. She stated that removing the trees would be beneficial to the utility and the public roadway as they pose a hazard. She noted that National Grid will be installing new taller poles to provide power to the solar farm at the end of Spring Street. The removal of said trees will help to improve the reliability to the customers being fed from the line and the safety of the line. She stated that she submitted maps and photographs, as well.

Mr. Cantoreggi stated that he walked the area, and there are trees that should be removed. He noted that he is tough with his decisions to remove trees. He stated that for mitigation there will possibly be trees planted in that area or in other areas of Town. He explained how drought and gypsy moths have had an effect on some trees. He confirmed that all trees noted to come down are in the public right of way. He explained that when ash trees die, they do not remain upright for long before they come down.

Ms. Badolato confirmed that 16 trees are to come down. She stated that for any private trees, National Grid will deal with the homeowners before they do any work. She discussed the ash trees and explained the emerald ash borer damage.

Motion to close the public hearing. Wierling. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Mr. Cantoreggi stated that he closed his public hearing.

Motion to Approve Scenic Road Permit, Spring Street, for removal of the trees as needed. 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.

Mr. Daniel Campbell of Level Design Group, on behalf of the applicant, addressed the Planning Board. He stated that they have responses to comments from the last public hearing held approximately one month ago. He stated that in his view there is one outstanding issue. He provided a brief overview of the project. He noted that 5 Fisher Street is a conglomeration of buildings. He reviewed the portions of the structures that will be demolished for the redevelopment of the complex. He discussed the proposed parking lot renovation. He discussed where current pavement would be removed, drainage added, and repaving done. He stated that the portion to the rear is a new parking lot; a new subsurface drainage system will be installed with new pavement and curbing. He stated that curbing on the property is intended to be precast concrete. He noted a location on the property that currently does not have curb. He stated that they are permitting the uses that they intend for inside the structure. He stated that two waivers are requested. He stated that they are 12 spaces short in overall parking spaces, and there are parking spaces within 10 ft. of the right of way. He stated that from Mr. Crowley’s letter there are two comments that need to be addressed. He reviewed the handicap spaces as proposed. He stated that he hopes the Planning Board will review the handicap spaces at the 50 percent occupancy meeting as the uses are determined. He stated that the last item involves that there is no curbing on one side; he noted that this is a redevelopment project and discussed the current drainage flow. He stated that Mr. Crowley suggested a grass swale.

Planning Board members asked questions. Mr. Campbell discussed that the retaining wall in the existing area is fully detailed. Some of the remaining retaining walls need additional geo-tech work. He stated that at this time, no improvements along Fisher Street are proposed. He reviewed the accessible pedestrian access and sidewalks. He noted that there is pedestrian access along Fisher Street and West Central Street. Ms. Williams stated that she challenges the design team to address areas where minimums are not being met and areas of the sidewalk that need improvement from a safety and accessibility standpoint. Mr. Campbell stated that the fence is coming down in a majority of areas; the whole replacement of the parking lot is not on the plans. Mr. Maglio stated there are no immediate plans by the Town to do the sidewalk; however, they can take a look at it to see if something can be done. Mr. Campbell discussed the clustering the parking spaces and making one handicap ramp. He reviewed the location of the handicap spaces and noted that the majority of the entrances are located near the handicap spaces. He stated that all handicap spaces required have been provided. He reiterated that this would be something to be discussed when they return for the 50 percent occupancy meeting based on the building tenants. He confirmed the parking spaces in the rear and the screening shrubbery. He stated that it is 32.5 ft. from the backside of the parking lot to the edge; therefore, no guardrail is proposed.

Mr. Maglio reviewed comments related to stormwater as outlined in his memo dated November 10, 2021, provided in the meeting packet. He discussed that there are currently no stormwater controls along the west side of building #5 where the pavement slopes directly to the drainage channel that runs through the site. The Planning Board has previously recommended installing a closed drainage system to address the

runoff in this area. An alternative that may be considered is installing a grass-lined swale or sediment forebay at the edge of the pavement to treat the runoff before discharging directly into the drainage channel. This would provide water quality treatment without requiring the installation of a closed drainage system.

Mr. Crowley reviewed his comments. He stated that the bylaw is rather vague on direction of whether or not a curb is required throughout the entirety of the site. He stated that historically, the Planning Board has required this to be done. However, with new Planning Board members, it may be worthy of a discussion to determine if that is what they want the continued policy to be, or if they feel they have a different interpretation of the bylaw. Chair Rondeau stated that he would like to see the curbing as that way they can contain it, and maybe put in a grass swale. He stated that the Planning Board wants to treat this project as they treat everyone else. He requested that maybe the applicant can come up with some options for the handicap spots, if necessary. He stated that he does not think the 12 parking spots are an issue. He requested these details be worked out with DPW, and the applicant return to the Planning Board.

Mr. Campbell asked to discuss the curbing along the edge. He stated that he understands the concerns about the well; however, all has been working without any contamination. He stated that he understands the request to put in a grass swale; however, it still precludes having curbing on that side. He stated that there could be curbing along the top portion; it is not required by the bylaw, but he could accommodate the request. He reiterated that to get the grass swales to work, there would be no curbing along the rear. Discussion commenced on the swales and curbing. Chair Rondeau stated that he requests the applicant, DPW, and BETA work out a plan/options and return to the Planning Board. Mr. Campbell, in response to a question, stated they have evaluated parking as a whole. He stated they have provided trucking and vehicle pathways. He reviewed the plan to control the traffic with trucking and directional modifications.

Motion to Continue 5 Fisher Street, Site Plan, to December 6, 2021, at 7:15 PM. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

7:15 PM **PUBLIC HEARING** – *Continued*
120 Constitution Boulevard
 Site Plan Modification
Documents presented to the Planning Board are on file.

Ms. Love reviewed that this item has been on the agenda before; however, the applicant has not made a presentation. The item has been continued each time; therefore, tonight will be the applicant's first presentation to the Planning Board.

Ms. Katie Enright of Howard Stein Hudson, on behalf of the applicant, addressed the Planning Board for a parking lot expansion. She reviewed that it is an existing one-story building just under 30,000 sq. ft. within the industrial park in the Industrial Zoning district. She reviewed the sloping of the area. She stated that it was originally constructed with 23 parking spaces. She stated that the current tenant is utilizing all the existing spaces. She noted that there is still additional building that could be rented. She discussed that they are proposing to increase the parking from 23 spaces to 69 spaces; a parking waiver is requested as 75 parking spaces are required. She reviewed the topography of the area and the location of the proposed increased parking spaces. She stated that soil testing was done and the water table is high. She reviewed the proposed drainage system based on the high-water table. She stated that they looked at low-impact development practices and propose a combination of traditional pavement and porous asphalt which she reviewed. She stated that they are proposing to add lighting to the parking lot, are protecting the street trees, and will possibly add additional plantings. They are not proposing any upgrades to the building. She

stated they have received and responded to BETA's comments; they will continue to work with BETA and they plan to return to the Planning Board.

Planning Board members asked questions. Ms. Enright confirmed there is only one tenant in the building at this time; that tenant utilizes all the existing parking. She confirmed the last parking space is about 150 ft. from the entrance. Ms. Wierling stated that she is not a fan of using porous pavement; the Planning Board has not seen it used too much except for emergency access areas. Ms. Enright stated that the high water table and topography are reasons that they are proposing the porous pavement. She explained that the porous pavement has to be maintained differently as the areas have to be vacuumed or power washed, and the areas have to be treated with a sprayed salt-free mixture. She stated that these porous areas do not ice up as much, and there is an operating maintenance plan for the area. Planning Board members discussed the possible use of porous pavement, the precedent for its use, and the regulations.

Mr. Maglio reviewed several comments related to stormwater as outlined in his memo dated September 24, 2021, provided in the meeting packet. He stated that while DPW is not opposed to the use of pervious pavement on private sites, long-term maintenance and performance is a concern. Mr. Crowley reviewed his comments which included if the proposed parking would be adequate for the use of the site, a few additional trees are needed for the parking spaces being proposed, and snow storage needs to be shown on the plan. He stated that the porous pavement has been noted already; he confirmed that the precedent of the Planning Board is to not allow it. He stated that he provided general notes about updating the stormwater report for items such as data for the two- and ten-year storms.

Chair Rondeau requested alternatives for the porous pavers. He reiterated that it has not been the Planning Board's precedent to allow it. Ms. Enright confirmed the direction the Planning Board was providing.

Ms. Karen Miller, 246 Washington Street, stated that she has been hearing discussions about increased parking for projects in this section of Town. She asked that in terms of traffic, is all this being looked at cumulatively. Chair Rondeau stated that he believes it is all taken into consideration when a traffic study is done. Mr. Crowley confirmed it is all included in a traffic study.

Motion to Continue the public hearing for 120 Constitution Boulevard, Site Plan Modification, to December 6, 2021, at 7:20 PM. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

Chair Rondeau called a five-minute recess.

7:20 PM **PUBLIC HEARING** – *Initial*
 585 King Street
 Special Permit & Site Plan
 Documents presented to the Planning Board are on file.

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

Attorney Edward Cannon on behalf of the applicant, Mr. Josh Berman of Marcus Partners, Mr. John Kucich of Bohler Engineering, and Mr. Jeffrey Dirk of Vanasse & Associates, addressed the Planning Board. Mr. Cannon reviewed that the applicant is proposing to construct a warehouse/storage facility; storage facilities require a Special Permit in the Business Zoning District. Mr. Kucich reviewed the location of the property which consists of five parcels and is approximately 28.9 acres. He stated that the site is mostly undeveloped today, it is encumbered by power lines, and there are wetlands on the property. A 293,000 sq. ft. warehouse facility with approximately 42 dock positions and 51 trailer parking spaces is proposed. The site would have 298 parking stalls on three sides of the building. Access into the site would be through a new driveway to the facility. He stated that they need to cross the wetland to get into the site;

they have filed an ANRAD with the Conservation Commission. There will be a sidewalk from the building which will connect into the existing sidewalk. There will be full access around the building which has been vetted by the Fire Department. Employee traffic/parking is separated from truck traffic/parking. He stated that they are fully compliant with local and state stormwater requirements. Water, gas, electric, and telecommunications will service the site. They are proposing an onsite septic system. He stated that this will go through the full peer review process with BETA.

Mr. Dirk reviewed traffic components and the traffic study. He narrated a slideshow presentation. He discussed the transportation impact assessment summary. He reviewed that the analysis concluded that the project will not result in a significant impact on motorist delays or vehicle queuing over existing or anticipated future conditions without the project, with all movements shown to continue to operate at acceptable levels. No apparent safety deficiencies were noted with respect to the motor vehicle crash history at the study area intersections. He reviewed the site location map, exiting conditions, study area, and trip generation summary. He reviewed his recommendations for site access which included, but were not limited to, the project site driveway being incorporated into the traffic signal system at the King Street/Constitution Boulevard intersection and vehicles existing the project site should be placed under stop sign control. He discussed that they will replace the current signal in front of the fire station with a full signal system.

Mr. Maglio reviewed his comments as outlined in his memo dated November 8, 2021, provided in the meeting packet. He noted that the proposed development includes modifications to the King Street traffic signal and lane widening along King Street. He stated that if the Planning Board decides to approve the project, he requests that it be conditioned that the offsite improvement plans be reviewed, approved, and permitted by DPW prior to issuance of a building permit. Mr. Crowley stated that BETA is reviewing both the site and traffic designs; they will issue at least the site comments this week.

Chair Rondeau confirmed that the applicant has seen the letter from the Fire Department. He confirmed that the applicant projects about 290 total vehicle/truck trips in and out per day. Planning Board members asked questions. Mr. Dirk stated that queuing has been taken into consideration within the analysis. Mr. Cannon stated additional detail can be provided regarding how it was determined that the closet neighbors would not be impacted by noise or vibrations.

Ms. Karen Landers, 117 Union Street, asked if there was a tenant in mind for the warehouse and what kind of trucks will be used. Mr. Berman responded that there is currently no tenant, and tractor trailer trucks would be used.

Ms. Karen Miller, 246 Washington Street, questioned that if there is no current tenant in mind, how is it known what kind of trucks would be used. She stated that she is a close neighbor. She stated that this land was rezoned a few years ago; she stated that the Town Council assured them that their neighborhood would not be ruined. She stated that the homes at the end of Taft Drive will be overlooking this warehouse. She stated that trucks do make noise and the houses that are close will hear it. She noted that there are no sidewalks on that side of King Street. She discussed the great amount of traffic and the number of accidents in the area.

Mr. Richard Chestercove, 627 King Street, stated that he abuts the property. He asked about the noise factor of the traffic that goes in and out. He stated that tractor trailer traffic that comes off Rt. 495 cannot make the turn onto Constitution Boulevard. He asked if the road going to be wide enough.

Ms. Love stated that questions on the Zoom chat included what type of warehouse and hours of operation. Mr. Berman stated that as they do not know who the tenant will be, they do not know those answers. Ms. Williams asked if the Town has plans to add sidewalks to that side of the street. Mr. Maglio stated they

have no immediate plans to do so; he noted that much of that area is MassDOT. He explained that it will be a combined effort between the Town and MassDOT to coordinate all the traffic signals. Mr. Dirk stated that they will be rebuilding the corner. Ms. Williams noted that it appears that the entire area is being cleared as it is now a forest. She asked about mediation or remediation for the area. Mr. Cannon stated that the first hearing with the Conservation Commission is upcoming in which those issues will be addressed.

Ms. Love stated that Mr. Blake Peters, 16 Taft Drive, stated that he was on the certified list of abutters; however, he was not part of the final list provided by the Planning Board. He asked if there was a reason that it was reduced. Mr. Cannon stated that it was his mistake; he explained the confusion and stated that he filed an amended abutter's list. Chair Rondeau confirmed that hours of operation will be discussed at a later meeting.

Motion to Continue 585 King Street, Special Permit & Site Plan, to December 20, 2021, at 7:05 PM. Wierling. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Adjourn the Planning Board Meeting. Rondeau. Second: Power. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 10:27 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary