



*Rezoning Franklin Center for economic growth and diverse housing opportunities*

**The Town of Franklin is working with the Metropolitan Area Planning Council (MAPC) on Franklin For All, a community-driven process to establish a vision for Franklin Center and make recommendations for rezoning the area to best achieve the vision.**

## GET INVOLVED!

Franklin For All seeks to engage a variety of stakeholders, including Franklin residents (particularly existing residents living in Franklin Center), business owners, property owners, service providers, affordable housing advocates, and local developers to identify priorities for the future of this area. This work will be guided by a Steering Committee of local stakeholders.

The Town and MAPC will engage the community through various focus group meetings and a minimum of two public forums. **We need you to share your knowledge of Franklin Center and hopes for the future.** Here is how you can connect with the planning process:

- **Join us at one of our public forums!** The first forum will have a hybrid format and will take place on **Monday, March 7, 2022, at 7PM** at the Franklin High School Auditorium and on Zoom. Register at [mapc.ma/franklin-forum1-reg](https://mapc.ma/franklin-forum1-reg).
- **Sign up for our email list** at [mapc.ma/franklin-for-all-news](https://mapc.ma/franklin-for-all-news) for updates on engagement events and plan progress.
- **Visit the project webpage** at [www.mapc.org/franklin-for-all](https://www.mapc.org/franklin-for-all) to view materials and draft content as they are produced.
- **Email [planning@franklinma.gov](mailto:planning@franklinma.gov)** if you have questions about this project or ideas for enhancing Franklin Center.

## WHY ARE WE DOING THIS WORK?

Franklin is fortunate to have a compact downtown with an MBTA Commuter Rail Station, a museum, a performing arts theater, Dean College, and a mix of restaurants and retailers. There are also events throughout the year, including the Strawberry Stroll and the Harvest Festival, that draw large crowds to the area. In recent years, significant time and resources have been devoted to enhancing the area with a focus on improving vehicular circulation and safety, improving roadways, fostering a pedestrian environment, improving the overall appearance of downtown, and stimulating private sector investment.

**Franklin For All seeks to build on existing assets of Franklin Center** (including the Downtown Commercial District and surrounding neighborhoods) **and overcome barriers that are preventing the area from fully realizing its potential as a vibrant, mixed-use destination.** More people living in a walkable downtown means more spending at local businesses, less car trips and greenhouse gas emissions, and more interactions amongst residents which fosters a strong sense of community. By modifying zoning, we can remove restrictions which may be holding back high-quality projects and encourage development that directly meets the community's vision for Franklin Center.



The purpose of this work is to **unlock development** that will:



- **Promote economic growth**



- **Support local business**



- **Expand housing choices**

- **Take advantage of new infrastructure**

- **Provide community benefits**

- **Foster vibrant mixed-use neighborhoods**

## WHAT WILL THIS WORK INCLUDE?

Franklin For All includes several components:

### Fall 2021 (complete)

Background research and analysis of existing zoning to identify barriers that may be limiting development of high-quality projects in desired locations

### Winter 2021-2022

Public engagement to establish a vision for Franklin Center

### Winter and Spring 2022

Creation of potential development scenarios, including visualizations and build-out figures, and draft zoning recommendations that align with the Franklin Center vision

### Spring and Summer 2022

Public engagement to review draft zoning recommendations

*A follow-up phase of this work will include the actual rezoning of Franklin Center.*

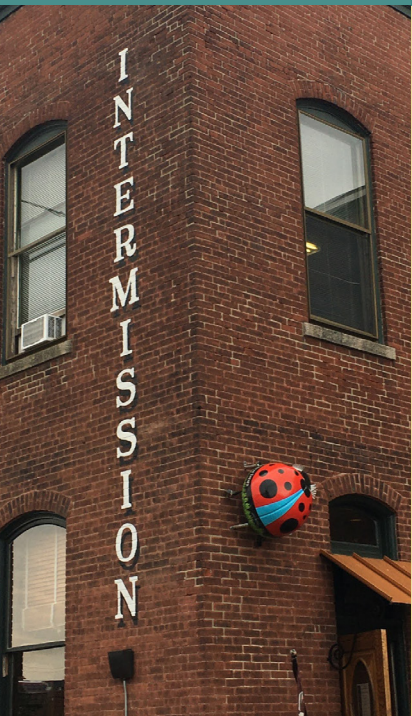


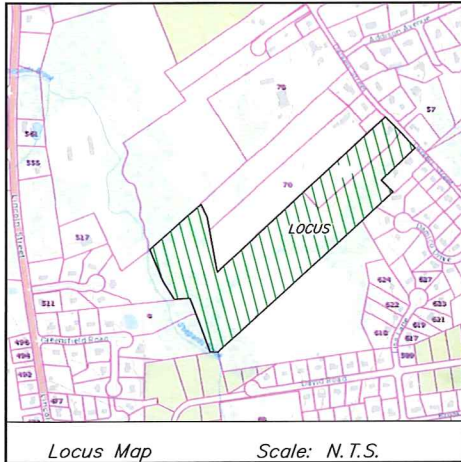
Photo by Steve Sherlock



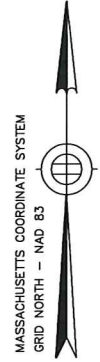
[www.mapc.org/franklin-for-all](http://www.mapc.org/franklin-for-all)

Register for the March 7 forum at:  
[mapc.ma/franklin-forum1-reg](http://mapc.ma/franklin-forum1-reg)

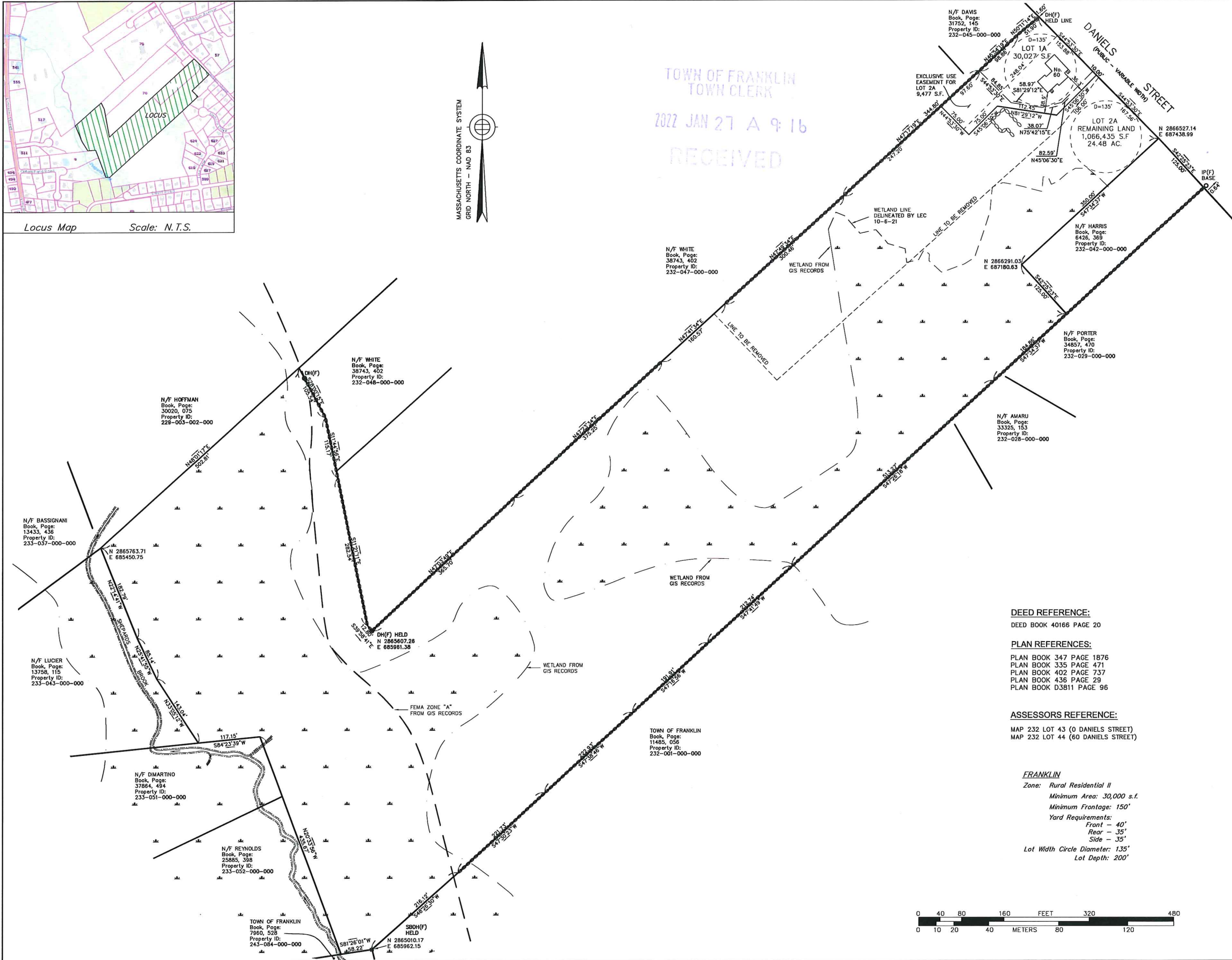




Locus Map Scale: N.T.S.



TOWN OF FRANKLIN  
TOWN CLERK  
2022 JAN 27 A 9:16  
RECEIVED



RESERVED FOR REGISTRY USE

APPROVAL UNDER THE SUBDIVISION  
CONTROL LAW NOT REQUIRED  
PLANNING BOARD  
FRANKLIN, MASSACHUSETTS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING BOARD ENDORSEMENT IS NOT A  
DETERMINATION AS TO CONFORMANCE WITH  
THE ZONING BY-LAW.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN  
ACCORDANCE WITH THE RULES AND REGULATIONS OF  
THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF  
MASSACHUSETTS.

THIS IS NOT A CERTIFICATION AS TO THE TITLE OR  
OWNERSHIP OF THE LAND SHOWN HEREON.



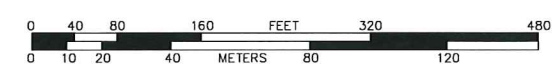
*Gregory A. Buravicz*  
PROFESSIONAL LAND SURVEYOR 1-25-22  
DATE

DEED REFERENCE:  
DEED BOOK 40166 PAGE 20

PLAN REFERENCES:  
PLAN BOOK 347 PAGE 1876  
PLAN BOOK 335 PAGE 471  
PLAN BOOK 402 PAGE 737  
PLAN BOOK 436 PAGE 29  
PLAN BOOK D3811 PAGE 96

ASSESSORS REFERENCE:  
MAP 232 LOT 43 (0 DANIELS STREET)  
MAP 232 LOT 44 (60 DANIELS STREET)

**FRANKLIN**  
Zone: Rural Residential II  
Minimum Area: 30,000 s.f.  
Minimum Frontage: 150'  
Yard Requirements:  
Front - 40'  
Rear - 35'  
Side - 35'  
Lot Width Circle Diameter: 1.35'  
Lot Depth: 200'



**BORDERLAND ENGINEERING, INC.**  
61b Pleasant Street office 781-963-9500  
Randolph, MA 02368 fax 888-566-4131

**PLAN OF LAND**  
IN  
**FRANKLIN, MASSACHUSETTS**

**DANIELS STREET**

OWNERS: MICHELLE AND CHRISTOPHER PALLADINI  
60 DANIELS STREET  
FRANKLIN, MA 02038

DRAWING SCALE: 1 INCH = 80 FEET  
DATE: JANUARY 25, 2022 PROJECT NUMBER: P2509

# 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:** February 2, 2022  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** 81-P ANR – Spring Street

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The DPCD has reviewed the above referenced 81-P (ANR) application for the Monday, February 7, 2022 Planning Board meeting and offers the following commentary:

#### General

1. The applicant has submitted a Form A application for 81-P Plan Review to accompany the plan of land for Daniels Street dated January 25, 2022 and submitted to DPCD on January 27, 2022.
2. The Parcels are located in Rural Residential 11.
3. The purpose of the plan is to move the lot lines between lots 1A and 2A.
4. The above application shows the land known on Assessors Map 232 Lots 043 & 044.

#### ANR Summary

- Lot 1A currently has a house and the proposed lot line conforms to Zoning.
- Lot 2A is a buildable lot and by removing the lot line, it still conforms to Zoning.

PLANNING BOARD  
FRANKLIN, MASSACHUSETTS

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

TOWN OF FRANKLIN  
TOWN CLERK

JANUARY 25, 2022

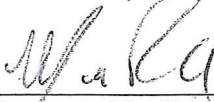
2022 JAN 27 A 9:15

RECEIVED

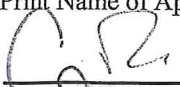
To the Planning Board of the Town of Franklin, Massachusetts:

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

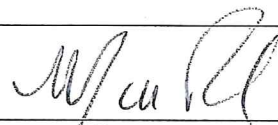
1. Name of Applicant: MICHELLE AND CHRISTOPHER PALLADINI  
Address of Applicant: 60 DANIELS STREET, FRANKLIN, MA  
Phone No.: (508) 889-7559 Email: michellepalladini@gmail.com
2. Name of Owner (if not the Applicant): SAME  
Address of Owner: \_\_\_\_\_  
Phone No.: \_\_\_\_\_ Email: \_\_\_\_\_
3. Name of Engineer: BORDERLAND ENGINEERING, INC.
4. Deed of Property recorded in \_\_\_\_\_ with Norfolk Registry, Book 40166, Page 20
5. Location and Description of Property: 60 DANIELS STREET
6. Assessor's Map & Lot: 232 - 43 & 44
7. Reasons approval is not required (check as applicable):
  - a) Every lot shown has the area and frontage required by the Zoning By-Law on a way as defined by the Subdivision Regulations X
  - b) a public way or way which the Town Clerk certifies is maintained and used as a public way, namely X, or
  - c) a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely \_\_\_\_\_ on \_\_\_\_\_, and subject to the following conditions \_\_\_\_\_; or
  - d) a private way in existence on March 12, 1954, the date when the subdivision control law became effective in the Town of Franklin having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely \_\_\_\_\_
  - e) Other: \_\_\_\_\_

  
\_\_\_\_\_  
Signature of Applicant

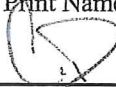
MICHELLE PALLADINI  
\_\_\_\_\_  
Print Name of Applicant

  
\_\_\_\_\_  
Signature of Applicant

CHRISTOPHER PALLADINI  
\_\_\_\_\_  
Print Name of Applicant

  
\_\_\_\_\_  
Signature Owner

MICHELLE PALLADINI  
\_\_\_\_\_  
Print Name of Owner

  
\_\_\_\_\_  
Signature of Applicant

CHRISTOPHER PALLADINI  
\_\_\_\_\_  
Print Name of Owner

Executed as a sealed instrument this 25 day of January 2022  
[Signature] Michelle Palladini  
Signature of Applicant Print name of Applicant  
[Signature] Michelle Palladini  
Signature of Owner Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

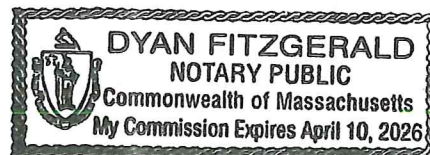
Jan 25 2022

On this 25 day of January 2022, before me, the undersigned notary public, personally appeared Michelle Palladini (name of owner), 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.

[Signature]  
(Official signature and seal of notary)

Notary Public:

My Commission Expires: April 10, 2026



CERTIFICATE OF OWNERSHIP

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

SECTION A:

Type of Plan (circle one)

ANR 81-P;

Preliminary Subdivision

Definitive Subdivision.; Site Plan; Special Permit

Title of Plan: PLAN OF LAND IN FRANKLIN, MASSACHUSETTS; DANIELS STREET

Date of Plan: JAN. 25, 2022 Map/Parcel#: 232/43 & 44

Prepared by: BORDERLAND ENGINEERING, INC.

Applicant Name & Address: MICHELLE AND CHRISTOPHER PALLADINI
60 DANIELS STREET, FRANKLIN, MA

SECTION B:

Name of Record Owner(s): MICHELLE AND CHRISTOPHER PALLADINI

Address of Record Owner(s): 60 DANIELS STREET, FRANKLIN, MA

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

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

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

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

Executed as a sealed instrument this

25

day of January 2022

[Handwritten Signature]

Signature of Applicant

Christopher Palladini

Print name of Applicant

[Handwritten Signature]

Signature of Owner

Christopher Palladini

Print name of Owner

\*\*\*Must be Notarized on back page

# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



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

## PLANNING BOARD

### January 10, 2022 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 (via Zoom); Beth Wierling, Clerk; Jennifer Williams; Rick Power; Jay Mello, associate member (via Zoom). Members absent: None. Also present: Amy Love, Planner (via Zoom); Michael Maglio, Town Engineer; Gary James, BETA Group, Inc. (via Zoom)

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

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

*Chair Rondeau called for a moment of silence to recognize the passing of former Town Council member Andrew Bissanti.*

#### **A. Introduction: BETA, Inc. Gary James**

Ms. Love reviewed that DPCD was notified by BETA, Inc. that Matt Crowley has left BETA and moved to another position. BETA has provided the Planning Board with a well-qualified engineer, Gary James. Mr. James reviewed his background, credentials, and experience. He stated that he started with BETA on August 2, 2021. Prior to joining BETA, he worked independently as James Engineering, Inc. since 1996. He holds a BS in civil engineering from Northeastern University and is a professional civil engineer.

#### **B. Endorsement: 40 Alpine Row**

Ms. Love stated that at the last meeting there were a few concerns with the paving regarding the inches for the binder and top coat. That has been corrected on the plans which have been submitted for endorsement.

*Motion to Endorse 40 Alpine Row. Wierling. Second: Power. Roll Call Vote: Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0-0 (5-Yes; 0-No).*

#### **C. Meeting Minutes: December 6 & December 20, 2021**

*Motion to Approve the Meeting Minutes for December 6, 2021, with the correction of the vote for 5 Fisher Street, and Meeting Minutes for December 20, 2021. Power. No Second Made. Roll Call Vote: Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0-0 (5-Yes; 0-No).*

#### **Additional General Business Item**

Ms. Love requested to add a General Business item that came up today. She stated that last month a resident on Nina Circle came in because they were selling their house and realized the house had never been released from the covenant. She received another call from a person trying to sell their house, as well. She reviewed her letter to the Planning Board dated January 10, 2022. She stated that the subdivision named Cranberry Woods was approved by the Planning Board in August 15, 1990. A



covenant was issued on February 3, 1992. The subdivision is complete and all lots are constructed. The Form G will need to be signed by all Planning Board members if the Planning Board agrees to release the lot.

***Motion to Release the Form G. Wierling. Second: Power. Roll Call Vote: Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0-0 (5-Yes; 0-No).***

7:05 PM        **PUBLIC HEARING** – *Continued*  
***Taj Estates – 230 East Central Street***  
Special Permit & Site Plan  
*Documents presented to the Planning Board are on file.*  
***To Be Continued***

Ms. Love stated that the applicant requested a continuance to the next Planning Board meeting on January 24, 2022.

***Motion to Continue Taj Estates, 230 East Central Street, Special Permit & Site Plan, to January 24, 2022. Williams. Second: David. Roll Call Vote: Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0-0 (5-Yes; 0-No).***

7:10 PM        **PUBLIC HEARING** – *Initial*  
***162 Grove Street***  
Special Permit Modification  
*Documents presented to the Planning Board are on file.*

***Motion to Waive the reading. Wierling. Second: Williams. Roll Call Vote: Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0-0 (5-Yes; 0-No).***

Ms. Love reviewed that the site is located at 162 Grove Street in the Industrial Zoning District and Marijuana Overlay District. The site is currently a Retail Marijuana use under the Planning Board Special Permit. The applicant is requesting to modify their Special Permit to allow walk-in customers. The applicant has provided a traffic study. She commented that the Special Permit Condition reads that the proposed facility will operate as a reserve ahead-only dispensary which would require customers and patients to place an order in advance and select a scheduled pick-up time to retrieve the product. The applicant may request this be reviewed after 30 days of opening. She stated that the location opened on December 3, 2021. She stated that DPCD has not requested any engineering review as the applicant is requesting a change in conditions; no site changes are proposed. She stated that she reached out to the Police Chief and he had no issues with that site or removing the condition.

Attorney Michael Doherty on behalf of the applicant, NETA, clarified that the facility opened on November 27, 2021. He stated that there are now numerous places in the area where people can buy marijuana; as such, there are no long lines. He stated that the applicant is requesting that the special condition of reserve ahead-only be removed. He noted that a traffic study has been conducted. Mr. David recommended putting a 60-day limit on the approval so should there be an issue or complaints within the 60 days to the police department or from residents, the Planning Board could re-address this item; if there are no issues, then it can be let go. Chair Rondeau stated that we are still in an odd situation currently; therefore, consultants traffic numbers could be off a little. He asked Attorney Doherty if the Planning Board could keep an eye on it and if any issues should arise, comments could be obtained from the police department, fire department, and any neighbors, and the applicant could come back to revisit the item. Attorney Doherty stated yes; if there were a problem, NETA would be happy to return to talk about it.

Mr. Mello stated that on a pure observation, more and more dispensaries are opening in the state. Therefore, it almost seems that as time goes on, we should experience less traffic at these facilities. He stated that one would expect there to be a higher volume during the pandemic. If there really is not a large volume of that, he is not sure if that will translate to higher in-person sales.

*Motion to Approve 162 Grove Street, Special Permit Modification, to allow walk-in customers, Wierling. Second: Williams. Roll Call Vote: Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0-0 (5-Yes; 0-No)*

**ROLE CALL VOTE:**

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

**(1) Special Permits: To amend the Special Permit and allow the following: a. Walk-in customers**

Ms. Wierling read aloud the following.

- a) Proposed project addresses or is consistent with neighbor or Town need.  
**Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-No)**
  - b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.  
**Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-No)**
  - c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.  
**Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-No)**
  - d) Neighborhood character and social structure will not be negatively impacted.  
**Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-No)**
  - e) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication or compensatory measures are adequate.  
**Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-No)**
  - f) Number, height, bulk, location and siting of building(s) and structures(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.  
**Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-No)**
  - g) Water consumption and sewer use taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.  
**Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-No)**
- The proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site.  
**Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-No)**

7:15 PM            **PUBLIC HEARING** – *Continued*  
***Washington Street***  
Site Plan Modification  
*Documents presented to the Planning Board are on file.*  
***To Be Continued***

Ms. Love stated that the applicant requested a continuance to the next Planning Board meeting on January 24, 2022.

***Motion to Continue Washington Street, Site Plan Modification, to January 24, 2022. Rondeau. Second: Williams. Roll Call Vote: Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0-0 (5-Yes; 0-No).***

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

Ms. Love reviewed that at the last meeting, the Planning Board spent time talking about traffic and the position of the loading docks on the side of the building toward the residences. For this meeting, the applicant has provided a concept plan showing the loading docks have been moved to the Rt. 495 side of the building. No revised stormwater management has been received. She stated that the applicant is looking for the Planning Board's feedback if this is acceptable to move forward. She stated that the size of the building has been reduced which makes a mild difference in the traffic. She stated that the truck turning plan coming out of the site has been provided. She stated that a letter from the fire department has been provided in the Planning Board's meeting packet. She stated that she has not heard from MassDOT or how much the applicant has worked with MassDOT.

Ms. Jaklyn Centracchio (via Zoom), BETA's peer review consultant on this project, stated that after the last Planning Board meeting, BETA reviewed the applicant's response to comments and the additional documents provided. She stated that the volumes and analysis were updated for three out of the four study areas. However, the volumes for King Street and Constitution Boulevard where the proposed site drive is were not updated using the older more reliable data; therefore, assumptions were made. She stated that in 2018 there were much higher left turn volumes as well as other turning volumes. Therefore, the applicant was asked to review the turning volumes and determine if there were more significant impacts if the previous volumes were once again realized in the future. She noted the applicant had proposed timing adjustments to the signals; she asked the applicant to elaborate on those adjustments regarding design and implementation. She noted that while making adjustments to the signal timing, the applicant should pay close attention to the left turns onto Rt. 495 and off Rt. 495 and make sure they are appropriate as start up times for trucks are longer. She noted that no right turn lane was added although it had been suggested by the applicant; she would like elaboration on that. She noted that 22 loading docks were added to the site plan: she asked if the applicant thought there would be an increase in truck traffic due to the increase in loading docks. She suggested that additional truck volume data from a similar site near a major highway could be provided to show a comparison of trip generation numbers from existing to proposed.

Mr. Jeffrey Dirk of Vanasse & Associates (via Zoom), applicant's traffic consultant, stated that BETA's comments were received last week; he will be submitting a response letter. He stated that they revised the traffic analysis to incorporate the 2018 volumes for the Constitution Boulevard intersection. He noted that the Covid numbers reflect less occupancy. He stated that they have updated their traffic numbers. He stated that they have provided an analysis of the mitigation. In addition to rebuilding the Constitution Boulevard intersection, they will update and optimize the traffic signal timing. He stated that this will

show an improvement in traffic operations. He discussed that there is no sufficient distance from the off ramp and the driveway for the proper taper for a right turn lane. He stated that they have been coordinating with MassDOT, and they are aware of the intent to make modifications to the signals. He stated that all this information will be submitted to Ms. Centracchio. He stated that they do not have an end-user for the warehouse. Therefore, with respect to trip generation numbers used, they are using a generic warehouse; they are relying on the Institute of Transportation data.

Chair Rondeau requested a broad overview of the amount of work to be entailed for roadwork at the major intersection such as curbing and drainage. Mr. Dirk stated that from the Fire Station #2 driveway to the Rt. 495 southbound ramps, the entire section of King Street is going to be reconstructed, curb to curb. He stated that there will be new curbing, drainage improvements, sidewalk improvements, entirely replaced signal at King Street/Constitution Boulevard intersection, upgrading to full signal intersection at the fire station driveway, and other improvements. He stated that heading to the Union Street intersection, they will optimize timing of traffic signals.

Chair Rondeau asked for a review of the changes on the site. Mr. John Kucich of Bohler Engineering stated that the building was flipped so the intensive part of the use is on the Rt. 495 side. This reduced the building by approximately 40,000 sq. ft.; the building is now proposed to be 255,400 sq. ft. He stated that everything else is very consistent with what was there before.

Mr. Power asked about the timeline for the structure. Mr. Kucich stated that the site work will start first, then the roadwork will begin. Mr. Josh Berman of Marcus Partners stated that the duration of the project is about 12 months; the roadwork should take about four to five months. Ms. Williams requested sectional diagrams. Mr. Kucich stated yes and reviewed Ms. Williams request. Ms. Williams asked why there was such an increase in number of loading docks with the proposed flipping of the building. Mr. Kucich stated that the increase in loading docks occurred because the building got longer and thinner providing additional room for loading docks. Ms. Williams asked if this will affect the number of trips generated by truck traffic. Mr. Kucich stated that truck traffic is generally based on the storage amount. Mr. David commented that it looks like a good project now. Attorney Edward Cannon, on behalf of the applicant, stated that it is very preliminary at this time. He requested feedback from the Planning Board. Chair Rondeau stated that it seems that the Planning Board members like the changes, and the applicant has addressed most of the issues brought up.

Mr. Richard Chestercove, 627 King Street, stated that his property abuts the project. He noted he previously sent a letter to the Planning Board. He stated that he is concerned about street lighting that will go along the roadway, lights from the trucks, the noise factor, and that this will decrease the value of his property. Chair Rondeau stated that as the applicant moves forward, these issues will be addressed. Mr. Chestercove stated that when the trees are full of leaves, it is difficult to make a left turn out of his yard. He would like all those issues addressed. Mr. Berman stated that they have met with Mr. Chestercove and they will continue to address his issues as they move forward.

Ms. Karen Miller, 246 Washington Street, stated that she is not sure that flipping the building mitigates the noise from tractor trailer trucks. She asked about the location of the sidewalks and if there will be sidewalks on only one side of the street. She stated that Franklin wants to make it a walkable city; however, this area is not walkable. She discussed questions on the traffic study and noted that when sitting in traffic day-to-day, she has big concerns. She stated that the overall impact to the environment of Franklin is going to be directly impacted by the busyness of this major intersection. Mr. Berman stated that they are limited as to where they can add new sidewalks, so they are limited to fixing the existing sidewalks. Mr. Dirk discussed the proposed sidewalks and provided reasoning as to why there would only be sidewalks on one side. He stated that any sidewalks in the area that are not compliant with ADA will be rebuilt. He stated that the crossings will be part of the traffic signal.

Mr. Blake Peters, 16 Taft Drive, noted the size of the building and stated that it seems to be a UPS size facility. He requested the size of the UPS facility on Grove Street. He stated concern about the hours of operation. He asked that when the trucks come in, how late will the unloading occur. He discussed the location of the power lines and that there is no vegetation buffer anymore. He stated that the neighbors will be able to see the building. He asked about the safety of the sidewalks. Mr. Berman stated that they own three facilities on Grove Street of the following sizes: 300,000 sq. ft., 235,000 sq. ft., and 150,000 sq. ft. which is the one that UPS is going into. He noted that all the UPS trucks will be loaded within the building. He stated that the proposed building will not be as tall as the ones on Grove Street.

Mr. Maglio stated that he has seen the revised plans with the flipped building but has not yet reviewed the plans. He stated that they will look at the new plan for stormwater and utilities. Ms. Williams stated that she challenged the Town to continue the sidewalks all the way to Union Street. Mr. Maglio stated they can have a conversation with the state.

Mr. Scott Waite, 198 Grove Street, stated that he is an abutter to the last project that Marcus Partners built. He stated that the building was well built, quiet, and pleasant to look at. He stated that he has had a good relationship with Marcus Partners and all their contractors; they listened to all his concerns and worked with him. He recommended the project. Mr. Berman discussed the reduction in size of the building due to flipping it around. He stated that they are making a large financial contribution to the Town with the intersection. He stated that he appreciates Mr. Waite's support. He stated that they still have a lengthy permitting process with the redesign of the engineering of the site. He stated that with positive feedback from the Planning Board, they will start the process.

Mr. Cannon requested to continue the public hearing.

***Motion to Continue 585 King Street, Special Permit & Site Plan, to February 28, 2022. Williams. Second: Wierling. Roll Call Vote: Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0-0 (5-Yes; 0-No).***

***Motion to Adjourn the Planning Board Meeting. Williams. Second: Power. Roll Call Vote: Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0-0 (5-Yes; 0-No).***

***Meeting adjourned at 8:13 PM.***

Respectfully submitted,

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Judith Lizardi,  
Recording Secretary

# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



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## PLANNING BOARD

### January 24, 2022 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; Gary James, BETA Group, Inc.

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

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

#### 7:05 PM PUBLIC HEARING – *Initial*

##### 1256 West Central Street

Special Permit Modification & Site Plan

*Documents presented to the Planning Board are on file.*

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

Ms. Love reviewed that the site is located at 1256 West Central Street in the Industrial Zoning District and Marijuana Overlay District. The site is currently a retail Marijuana use under the Planning Board Special Permit. The applicant is requesting to modify their Special Permit to allow walk-in customers. She noted that the Special Permit condition reads: The clients are to arrive by appointment only. At any time in the future, the applicant may file a modification for non-appointment clients. She stated that DPCD has not requested any engineering review as the applicant is requesting a change in conditions; no site changes are proposed. The applicant is requesting that the application fee of \$750 be waived. Ms. Love confirmed that the applicant for 162 Grove Street, Special Permit Modification, who was before the Planning Board at the January 10, 2022 meeting, paid the \$750 application fee. Planning Board members informally agreed they had no issue with waiving the fee.

Mr. Patrick Sullivan, attorney on behalf of the applicant (via Zoom), stated that Ms. Love provided a good overview of the requested modification. Mr. Chirag Patel, applicant, stated that they had originally anticipated 40 customers per hour. Currently, they are seeing an average of 160 to 170 customers per day. He stated that the removal of by appointment only would add fluidity to their operation.

***Motion to Close the public hearing for 1256 West Central Street, Special Permit Modification & Site Plan. Rondeau. Second: Power. Vote: 5-0-0 (5-Yes; 0-No).***

***Motion to Waive the application fee of \$750 for 1256 West Central Street, Special Permit Modification & Site Plan. Wierling. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).***

*Motion to Amend 1256 West Central Street, Special Permit Modification & Site Plan, to remove the requirement and to allow walk-in customers. Wierling. Second: David. Vote: 5-0-0 (5-Yes; 0-No).*

**ROLE CALL VOTE:**

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

**(1) Special Permits: To amend the Special Permit and allow the following: a. Walk-in customers**

Ms. Wierling read aloud the following.

- a) Proposed project addresses or is consistent with neighbor or Town need.  
**Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-No)**
- b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.  
**Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-No)**
- c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.  
**Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-No)**
- d) Neighborhood character and social structure will not be negatively impacted.  
**Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-No)**
- e) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication or compensatory measures are adequate.  
**Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-No)**
- f) Number, height, bulk, location and siting of building(s) and structures(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.  
**Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-No)**
- g) Water consumption and sewer use taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.  
**Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-No)**

The proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site.

**Rondeau-YES; David-YES; Wierling-YES; Power-YES; Williams-YES. Vote: 5-0 (5-Yes; 0-No)**

7:10 PM

**PUBLIC HEARING** – *Continued*

***Taj Estates – 230 East Central Street***

Special Permit & Site Plan

*Documents presented to the Planning Board are on file.*

Mr. Richard Cornetta, attorney on behalf of the applicant Taj Estates of Franklin II LLC, and Ms. Amanda Cavaliere of Guerriere & Halnon, Inc. addressed the Planning Board. Mr. Cornetta noted that the principals of Taj Estates of Franklin II LLC were present at the meeting. He reviewed that they were before the Planning Board last month to discuss the proposal for redevelopment of the site. They were

seeking a special permit for multifamily residential use as well as the associated site plan approval. He stated that during the last meeting there were comments from Planning Board members about the size and scale of the project and the associated parking. Therefore, they revised the site plan. He pointed out that the number of bedrooms per unit will remain at one bedroom, the building scale has been reduced in size, parking and screening has been modified, and they have provided parking more in line with the standards for one-bedroom units. He provided color renderings to Planning Board members. He stated that although they are seeking a special permit for use, they are requesting about eight units below what is allowed on the site per zoning. He noted that the applicant has presented before the Historical Commission; a letter will be forthcoming.

Ms. Cavaliere reviewed the revised site plan. She stated that the most significant change is the reduction in building size. Originally, it was proposed at approximately 14,000 sq. ft.; that has been reduced by approximately 2,000 sq. ft. As well, the number of units has been reduced from 41 to 35 one-bedroom units. She reviewed the updated parking. She stated that they are proposing 36 parking spaces for the units, two office spaces, three visitor spaces, and three handicap spaces. She stated that the total number of spaces required is 55; they are proposing 44. She stated that all work has been removed from the sewer easement. She reviewed the revised landscaping plan. She stated that with positive feedback from the Planning Board, they will move forward to address comments from BETA and the Town as well as provide other documents.

Ms. Williams stated that she agreed Franklin needs one-bedroom units; however, she thinks that the number of parking spaces to units is insufficient even if it were 1.2 spaces per unit. With 44 spaces there is not enough parking. Mr. Power stated that it is a big assumption to think that everyone in there will have a car; he thinks 1.2 spaces per unit would be adequate. He noted that the Housing Production Plan was passed; this is the first step to going in that direction. He stated that we would be sending the wrong message if we do not give it a good look. Ms. Wierling stated that she does not disagree that it should be given a good look; however, the density may be a little too dense. It is wedged between some single-family homes, and there is a lot of impervious. She recommended looking at a few less units. She noted the location of the dumpster as it abuts residential. Ms. Cavaliere stated that the density was based on the zoning bylaws of one unit per 1,000. Ms. Wierling asked if DPW's comments can be addressed within the current configuration. Ms. Cavaliere stated that would be looked at. Ms. Wierling asked for clarification on the plans if it is going to be office space or commercial space as this is meaningful in regard to parking spaces. Ms. Williams asked if the 35 parking spaces will be assigned to each unit. She asked how will the visitor parking situation be monitored and controlled with only three visitor parking spaces for all the units and with only three spots for people coming to the office or commercial space. She noted that oftentimes there is more than one person living in a one-bedroom unit. She agreed with Mr. Power that there is flexibility, but they need to be realistic in getting to the right ratio of parking that will not affect neighbors or have people struggling to find parking. Mr. David asked if the building could be pushed back to the rear of the site 10 ft. to 15 ft. for more parking spots on the right side of the building. Ms. Cavaliere stated they will look at that. Mr. Mello asked if they have explored ownership of the paper road. Mr. Cornetta stated that it is not a Town public way or accepted road; they are looking into it. Chair Rondeau noted comments made on parking, building size, easement, proximity to street with height of three stories, pushing the building back, and nearby residences. Mr. Cornetta confirmed that the building is three stories and complies with the height restriction.

Mr. Maglio stated that he reviewed the revised plan. He stated that the few comments he had were addressed. He noted that everything has been moved from the rear sewer easement. He stated that the applicant still has to complete the stormwater design for the next submission. Mr. James, BETA Group, stated that the plan was not given to him for review at this time.



Ms. Love reviewed her letter to the Planning Board dated January 18, 2022. She stated that a traffic study was received from the applicant but not in time to be included in the meeting packet. She asked when the Planning Board would like BETA to review the traffic study. She stated that the applicant is proposing work in the right of way on Hill Avenue; the applicant should provide legal information that this work is permissible. She stated that the applicant should provide the location of the abutting houses on the Site Plan. She stated that the applicant is required to file with the Design Review Commission.

Ms. Cavaliere requested feedback from the Planning Board. Chair Rondeau suggested that the applicant reduce the number of units and adjust the parking. Mr. Cornetta requested an indication of the number of units. He noted that the economics are being stressed and cannot go much lower. He stated that they felt this was a reasonable number of units. He stated that this is a commercial corridor; they are not infringing on any zoning requirements. He stated that they can make a compelling case that the number of parking spaces they are proposing will work for this project. He noted that the owner will control the number of vehicles on the site.

Mr. Mark Rovani, representing his mother at 240 East Central Street, who is a direct abutter to the east, stated that the location is not .5 miles from town/train station, the proposed prices are not considered affordable for a one bedroom, and although the site is commercial the entire neighborhood behind it is not commercial.

Mr. Mark Letourneau, 29 Hill Avenue, abutter to the south, stated concerns about moving the building further back, using Hill Avenue for cars to go through, and the number of units; he noted agreement with comments made by Mr. Rovani.

Mr. Cobi Frongillo commended many of the comments already made from the design standpoint. He stated that regarding parking, he really hopes we do not demand any larger parking ratio. He stated that it is the owner's responsibility to find people who are willing to accept that. He stated that making parking costs money and that gets passed on in the form of rent. He stated that overburdening people for the sake of demanding parking seems unrealistic; the Town is moving in this direction. He asked the Planning Board to not demand more parking.

Mr. Robert Dellorco, 7 Wilson Road, stated that with one-bedroom units, you should figure two people in each unit. He stated that there will be a lot more than 35 cars at this project; then, what are you going to do? It will be a nightmare down on Rt. 140.

Chair Rondeau stated that there are still concerns about parking, number of units, and traffic. He suggested that Mr. Cornetta speak to his client. He noted that it is a good project as one-bedroom units are needed. He noted agreement with Mr. Dellorco's comment that there probably will be two people in each unit. He stated that the Planning Board wants to make it a safe site and make it work. Mr. Cornetta stated that they will think about these comments and will be back before the Planning Board.

***Motion to Continue Taj Estates, 230 East Central Street, Special Permit & Site Plan, to February 7, 2022. Wierling. Second: Williams. Vote: 5-0-0 (5-Yes; 0-No).***

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

Mr. Rick Goodreau of United Consultants, Inc.; Mr. Peter Genta, Manager, Franklin Flex Space, LLC; and Mr. Bill Hummel addressed the Planning Board. Mr. Goodreau stated that revisions to the plans were made based on comments received at the last Planning Board meeting. He stated that with regard to earth removal, the ZBA closed their public hearing. The Conservation Commission closed their public hearing and voted to issue an Order of Conditions for the project. He reviewed an updated rendering of the building. He stated that there will be pedestrian access doors and overhead door access into the warehouse portion of the building. Using the rendering, he reviewed some of the changes made to the project. He reviewed the proposed location of the three buildings and the five nearby residential houses. He discussed the remainder strip that was left when the houses were developed; the development strip is on a plan from 1913. He stated that there are no records of that property being conveyed to any of the abutting properties. They have looked at the Assessor's records and there is no record of ownership of that parcel. He stated that they have proposed a 4 ft. tall chain link fence to provide for the separation of the abutting properties and a dense evergreen shrub of 143 arborvitae to provide for a visual screen. The requirements are that at the time of planting, the trees would be 3 ft. in height. He reviewed the placement of the fence and the trees and noted that with the spacing, they would have to plant the trees up against the fence. He noted that if the trees are planted away from the property line, they will be lower due to the slope. He stated that no signage has been proposed at this time; the applicant will go to the Design Review Board as necessary when signage is proposed. He stated that he spoke with the town engineer and reviewed BETA's comments; both have concerns with the slope. He stated that there were three comments regarding zoning. He stated that he spoke with the town planner and building commissioner today; he believes the zoning issues have been resolved. He stated they have some light spillage that will go onto the power company's property. He stated that at the first public hearing the Planning Board requested that adequate parking was provided; they have parking in excess of what is needed. He stated they propose to evaluate this as the project is being developed; if there is an opportunity to minimize parking, they would come back to the Planning Board to discuss. He stated that the applicant would like the most flexibility and therefore have the additional parking at this time. He stated that the applicant has proposed to remove the underground propane tanks from the site. He reviewed the watershed plan. He stated that he submitted a letter from the project's geotechnical engineer who looks at the underlying soils. He explained that the Geoweb system is a surface stabilization system. He noted that there is a 40-mph speed limit in one direction to the site and a 30-mph speed limit in the other direction; he has updated the plans to reflect this.

Mr. Mike Everhart of Everett J. Prescott, Inc. (via Zoom) discussed the Geoweb system. He stated that this system is used for steeper slopes in order to vegetate the slope. He reviewed the system. He stated that it is an erosion control measure and allows vegetation to get established. There is no maintenance of the system. Mr. Goodreau handed out pictures of the Geoweb system.

Mr. Paul Harrington, 241 Washington Street, stated that the slope which is at a 45-degree angle is a big concern. He stated that the overall scope of the project seems larger in scope than the parcel it will be developed on. He stated that it is a heavily wooded area with natural habitats and trails; it is upsetting to see a piece of the community overdeveloped. He questioned how the width in the lot parameter was exempt from the bylaw.

Ms. Karen Miller, 246 Washington Street, noted concern about the slope. She noted that a traffic study had not been done. She stated that there is a lot of traffic there; people speed on the road and visibility is not good. She stated that the entrance to the development is on a right of way on property that the applicant does not own. She noted concern regarding work that may need to be done under the high-tension wires. She asked if the Planning Board could require that each tenant return for a Limited Site Plan so the Planning Board can approve the tenant to ensure the safety of the wetlands and the neighborhood in a water resource area.

Mr. Robert Dellorco, 7 Wilson Road, stated that he had concerns about this project and the other project on King Street. He stated that there will be so much traffic in the long term that the Town will have to install lights at King Street and Union Street which will cost the Town a lot of money.

Mr. Mello asked about traffic. He cautioned the Planning Board limiting development along a road like this when there are adequate things from an engineering standpoint to be done such as the design of the roadway, and police have to enforce it. Mr. Goodreau reviewed the driveway within the 50 ft. right of way; he stated that they are currently working with the power company.

Ms. Williams asked about the parking depending on the tenants and the use. She asked if it can be limited to 125 spaces rather than the 144 spaces proposed to keep the impervious surface down to a minimum. Mr. Goodreau stated that could be done; however, they propose to see who the tenants are then re-evaluate. They do not want to box themselves in; they do not know the number of spaces needed at this time until the tenants are confirmed. He stated that an average would be five spaces per unit.

Ms. Wierling asked for a lighting plan as a lighting waiver was requested. She requested more detail on the greenbelt. Mr. Goodreau read aloud BETA's comment regarding the lighting waiver. He read aloud and discussed the bylaw regarding the greenbelt. He reviewed the proposed arborvitaes and where they would be located near the fence. He reviewed that this is proposed as sequenced construction. Mr. Hummel stated that it is proposed to take six to eight months for each building.

Chair Rondeau asked if there was a way to create a level landing at the top of the hill to put the trees in. Mr. Goodreau discussed the slope location. He stated that it was about 900 ft. for slope stabilization. He confirmed they were granted a permit for 16,000 cubic yards earth removal from the ZBA. He discussed the sequencing of the infrastructure. He stated that he would be amenable to bringing a letter to the building commissioner, who is in charge of zoning, for each new tenant to make sure they are in use compliance as they are in a water resource district.

Ms. Karen Miller clarified the site distance when taking a right or left out of the entrance. Mr. David asked about the proposed signage. Mr. Genta reviewed the proposed signage.

Mr. Maglio suggested that the work by the applicant's geotechnical engineer for design be completed before any approval is given by the Planning Board. He suggested the property line at the top of the slope be staked out every 100 ft. so they are not encroaching on private property. Mr. Goodreau stated that was acceptable. Mr. David asked about addressing the speed limit and if it could be reduced. Ms. Love stated that is not related to the site plan. She stated that the Planning Board could write a letter of recommendation to the Police Department. Chair Rondeau asked Ms. Love to draft a letter. Ms. Williams requested that parking be revisited as each phase of the project is completed based on the anticipated tenants. Mr. Goodreau stated that when they return for a partial Form H, that would be a good time to talk about tenants and parking. Ms. Love stated that she would write the list of conditions discussed by the Planning Board for the next meeting. Mr. Goodreau discussed the 15 ft. greenbelt area and what would be planted. He confirmed that there are no rooftop units.

***Motion to Continue Washington Street, Site Plan Modification, to February 7, 2022. Wierling. Second: Williams. Vote: 5-0-0 (5-Yes; 0-No).***

7:20 PM

**PUBLIC HEARING** – *Continued*

***120 Constitution Boulevard***

Site Plan Modification

*Documents presented to the Planning Board are on file.*

Ms. Love stated that the applicant requested a continuance of the public hearing to February 7, 2022.

***Motion to Continue 120 Constitution Boulevard, Site Plan Modification, to February 7, 2022.  
Wierling. Second: Williams. Vote: 5-0-0 (5-Yes; 0-No).***

***Motion to Adjourn the Planning Board Meeting. Wierling. Second: Williams. Vote: 5-0-0 (5-Yes; 0-No).***

***Meeting adjourned at 9:11 PM.***

Respectfully submitted,

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Judith Lizardi,  
Recording Secretary