

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: November 14, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Subdivision Rules and Regulations

The Planning Board requested that DPCD review the Subdivision regulations, Section 300-13 – Other Improvements, in regards to sidewalks and landscaping be installed prior to the occupancy permit. Attached is the draft to the proposed amendments to the Subdivision Rules and Regulations. A public hearing has been scheduled for December 5, 2022.



Sponsor: Planning Board

**TOWN OF FRANKLIN
BYLAW AMENDMENT S-22-01
CHAPTER 300, SUBDIVISION OF LAND**

**AN AMENDMENT TO THE TOWN OF FRANKLIN PLANNING BOARD
SUBDIVISION RULES AND REGULATIONS OF THE FRANKLIN TOWN CODE
CHAPTER 300, SUBDIVISION REGULATIONS.**

BE IT ENACTED BY THE FRANKLIN PLANNING BOARD THAT:

The Subdivision Rules and Regulations of the Town of Franklin is hereby amended at §300-13 Other Improvements. General approach. ~~DELETE~~ the following and ADD in its place:

§ 300-13 Other Improvements:

A.(2)(d) - If the lot will have a sidewalk abutting the property, the sidewalk shall be installed prior to an occupancy permit.

E.(2)(d) –All new trees and landscaping shall be installed on each lot prior to the issuance of an occupancy permit.

Town of Franklin

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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: November 15, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 341 Union Street - LaCantina
Limited Site Plan - Endorsement

General:

1. The Planning Board voted to approve the Site Plan for 341 Union Street on June 6, 2022.
2. The Certificate of Vote has been added to the Site Plans.

DPCD has no further comment.

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1354



PLANNING BOARD

Phone: (508) 520-4907
TOWN OF FRANKLIN
TOWN CLERK

2022 JUN -9 A 10:51

RECEIVED

June 7, 2022

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

CERTIFICATE OF VOTE
SPECIAL PERMIT
LIMITED SITE PLAN
341 Union Street

Site Plan: "Site Plan - 341 Union Street"

Applicant: Robert Vozzella
355 Union Street
Franklin, MA 02038

Owner: Rossi 2006 Revocable Trust
56 Indian Lane
Franklin, MA 02038

Prepared By: Surveyor/Engineer: United Consultants, Wrentham, MA
Plan Date: February 4, 2022
Property Location: 341 Union Street
Map 287 Lot 065

Dear Mrs. Danello:

Please be advised that at its meeting on Monday, June 6, 2022 the Planning Board upon motion duly made and seconded, voted (5-0-0) to APPROVE, with special conditions Special Permit and Limited Site Plan for 341 Union Street for a Winery with Tasting Room under §185 Attachment 4, Use Regulations Schedule, Part III, 3.15. A brief description of the proceeding, the outcome of a roll call vote, and the Special Conditions of Approval are presented on pages 2-6 attached hereto.

Sincerely,
Gregory Rondeau
Gregory Rondeau, Chairman
Franklin Planning Board

A True Copy of the Record
ATTEST: *Nancy Danello*
Town Clerk, Franklin, MA

cc: Owners/Applicant/Applicant's Engineer/
Building Commissioner/DPW/Engineering

PROJECT DESCRIPTION
SPECIAL PERMIT
LIMITED SITE PLAN
341 Union Street

The Applicant filed for a Special Permit for §185 Attachment 4, Section 3.13 - Brewery, distillery or winery production with Tasting Room is proposing a Winery with tasting room at 341 Union Street. The building use is for 6,951 sq/ft with parking and outdoor seating.

PUBLIC HEARING
SPECIAL PERMIT
LIMITED SITE PLAN
341 Union Street

A proper and complete notice of the March 14, 2022 public hearing was posted in the Franklin Municipal Building and in the appropriate local newspapers in accordance with the Franklin Zoning Code and Massachusetts General Laws. A proper and complete notice was also sent to all persons and parties required by law to receive such notice. The Planning Board continued the public hearing to April 11, 2022, May 9, 2022 and May 23, 2022.

Incorporated as part of the record are the following:

The Planning Board reviewed (1) the applicant's detailed written application including answers to Special Permit Findings (a) through (g), and (2) comments and review letters from various Town Departments, including but not limited to, Department of Planning & Community Development, Department of Public Works/Engineering and Franklin Fire Department.

The Planning Board upon motion duly made and seconded, voted (5-0-0) to close the public hearing on May 23, 2022 for the Amended Limited Site Plan Modification and Special Permit for a Winery with Tasting Room under §185 Attachment 4, Use Regulations Schedule, Part III, 3.15.

PRESENTATION
SPECIAL PERMIT
LIMITED SITE PLAN
341 Union Street

Mr. Rick Goodreau of United Consultants, Inc. and Mr. Robert Vozzella, applicant, addressed the Planning Board for a change in use at the property with a Special Permit for brewery, distillery, or winery production with Tasting Room. Mr. Goodreau explained that there would be a small kitchen area and restrooms within the lower level of the building. He stated that 19 parking spaces are required, and they have three outdoor seating areas which they will utilize for snow storage and a dumpster. They have a patio area for outdoor seating with screening around the edges of the abutting property. He reviewed the proposed changes to the utility system and stormwater system which included some rain gardens.

Ms. Love stated that the applicant filed for a Special Permit for §185 Attachment 4, Section 3.13 - Brewery, distillery or winery production with Tasting Room. She stated that parking is required at one space per 500 sq. ft. The required amount of parking is 19 spaces, the applicant has provided 22 spaces. She noted that 8 of the 22 spaces are located in front of the building. She stated that if there is access to

the back of the building from the front of the building, it should be noted on the plans. She stated that the applicant should show on the plans the abutting structure locations and provide sidewalk details. Mike Maglio, Town Engineer, said that this project is a redevelopment of an existing site, and the applicant is proposing a net reduction in impervious area and installation of several rain gardens to improve the existing drainage on site. It appears the current design meets the new Town stormwater bylaw regarding redevelopment projects; however, the designer should provide a note on the plan identifying the total of the existing and proposed impervious areas. A detail for the proposed walkway along the new parking area including an accessible curb ramp should be provided. He noted that vertical granite curb will be required for the entrance radii within the Town right-of-way, and a detail should be provided.

Mr. Goodreau stated that all the comments will be put into a final design. Mr. Vozzella stated that his current agreement with Downtown Sports regarding parking will continue; he stated that they would not be putting in a fence there. Discussion commenced regarding the rain garden locations and curbing/bollards for safety. Ms. Williams reviewed her concern about having a delineation between the two properties so a vehicle would not go into the rain garden. Mr. Mello asked about the curbing around the rain garden. Mr. Goodreau stated that none was proposed. Mr. Vozzella stated that all the existing overhead doors would be left except for one. Chair Rondeau suggested screening for any rooftop units and requested the noise rating.

Ms. Williams asked about the 5 ft. walkway in front of the building and if the patio could only be accessed through the building. Mr. Vozzella stated yes. Ms. Williams asked about snow storage on the patio and if the clearances were large enough. Mr. Goodreau explained the snow storage procedure.

Chair Rondeau asked for a layout of the curbing. Mr. Goodreau reviewed the curbing and berm proposed as shown on the plans. He reviewed the location of the dumpster pad. Mr. Goodreau stated that they have adequate parking for their use; this is for over-flow. Chair Rondeau reiterated that he wanted it documented: Mr. Goodreau stated that he could add a note to the plans. Chair Rondeau asked about entertainment and stated that the applicant will keep it low key and very well controlled; he does not want this to turn into a night club. Mr. Vozzella stated yes. Chair Rondeau confirmed the two sites will not be combined. Mr. Vozzella stated correct. Mr. David asked about the existing berm and who owns it. He stated that he is concerned with the stepping of a vehicle as it is very low. Mr. Goodreau stated that the berm is on the abutting site. He stated that they could add some additional curb stops along the edge. Mr. Mello stated that some of the business owners adjacent to this site reached out to him with concerns about parking. He stated that he does not think the parking is adequate. He noted that at one event, other property owners had to shoo people out of their parking spaces. He noted that in any other area it would require 40 spots. He noted that this is a Special Permit.

Mr. Goodreau stated that at this time the applicant has no plans for any signage and there are no exterior changes proposed to the building with the exception of the one-person door being replaced from a white aluminum steel door to a full glass door. He does not know if the door change would require Design Review. Ms. Love stated that she does not think the door change would require Design Review. She stated that paint would require Design Review. Chair Rondeau stated that he would like to see them go to Design Review. Ms. Love stated that if the applicant is not going to apply to Design Review for any changes, then she would have a condition that says that at this time there is no filling of exterior changes or signage. Mr. Goodreau said they would go to Design Review for signage or exterior paint in the future if needed.

After a complete presentation and discussion of the project, Planning Board members closed the Public Hearing on May 23, 2022.

FINDINGS OF FACTS
SPECIAL PERMIT
LIMITED SITE PLAN
341 Union Street

The applicant submitted their proposed findings with the original application on February 11, 2022. The proposed findings are part of the record.

DECISION
SPECIAL PERMIT
LIMITED SITE PLAN
341 Union Street

Special Permit Modifications: To allow §185 Attachment 4, Use Regulations Schedule, Part III, 3.13. - Winery with Tasting Room Special Permit at 341 Union Street.

(a) Proposed project addresses or is consistent with neighborhood or Town need.

Gregory Rondeau	YES	Beth Wierling	YES
William David	YES	Jennifer Williams	YES
Rick Power	YES		

(b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.

Gregory Rondeau	YES	Beth Wierling	YES
William David	YES	Jennifer Williams	YES
Rick Power	YES		

(c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.

Gregory Rondeau	YES	Beth Wierling	YES
William David	YES	Jennifer Williams	YES
Rick Power	YES		

(d) Neighborhood character and social structure will not be negatively impacted.

Gregory Rondeau	YES	Beth Wierling	YES
William David	YES	Jennifer Williams	YES
Rick Power	YES		

(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.

Gregory Rondeau	YES	Beth Wierling	YES
William David	YES	Jennifer Williams	YES
Rick Power	YES		

(f) Number, height, bulk, location and siting of building(s) and structure(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.

Gregory Rondeau	YES	Beth Wierling	YES
William David	YES	Jennifer Williams	YES
Rick Power	YES		

(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.

Gregory Rondeau	YES	Beth Wierling	YES
William David	YES	Jennifer Williams	YES
Rick Power	YES		

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.

Gregory Rondeau	YES	Jennifer Williams	YES
Rick Power	YES	Beth Wierling	YES
William David	YES		

Accordingly, at the Planning Board meeting on June 6, 2022 the Planning Board, upon motion duly made and seconded, voted (5-0-0) to approve the applicant's request to allow the Limited Site Plan Modification and Special Permit for 341 Union Street.

The following members of the Planning Board were present at the hearing and voted as follows:

Gregory Rondeau	YES	Beth Wierling	YES
William David	YES	Jennifer Williams	YES
Rick Power	YES		

Any person aggrieved by the above decision of the Franklin Planning Board may file an appeal pursuant to Massachusetts General Laws Chapter 40A, Section 17. Such appeal must be filed within twenty (20) days after the filing of the notice of the Board's decision 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.

SPECIAL CONDITIONS OF APPROVAL
SPECIAL PERMIT
LIMITED SITE PLAN
341 Union Street

1. No signage or exterior changes are permitted unless filed with the Design Review Commission.
2. Any future change in use will require a Site Plan Modification.

A True Copy of the Record
ATTEST: *Nancy Danello*
Town Clerk, Franklin, MA

LIMITED SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

SITE PLAN
CERTIFICATE OF VOTE
341 UNION STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
ROBERT VOZZELLA
355 UNION STREET
FRANKLIN, MASSACHUSETTS

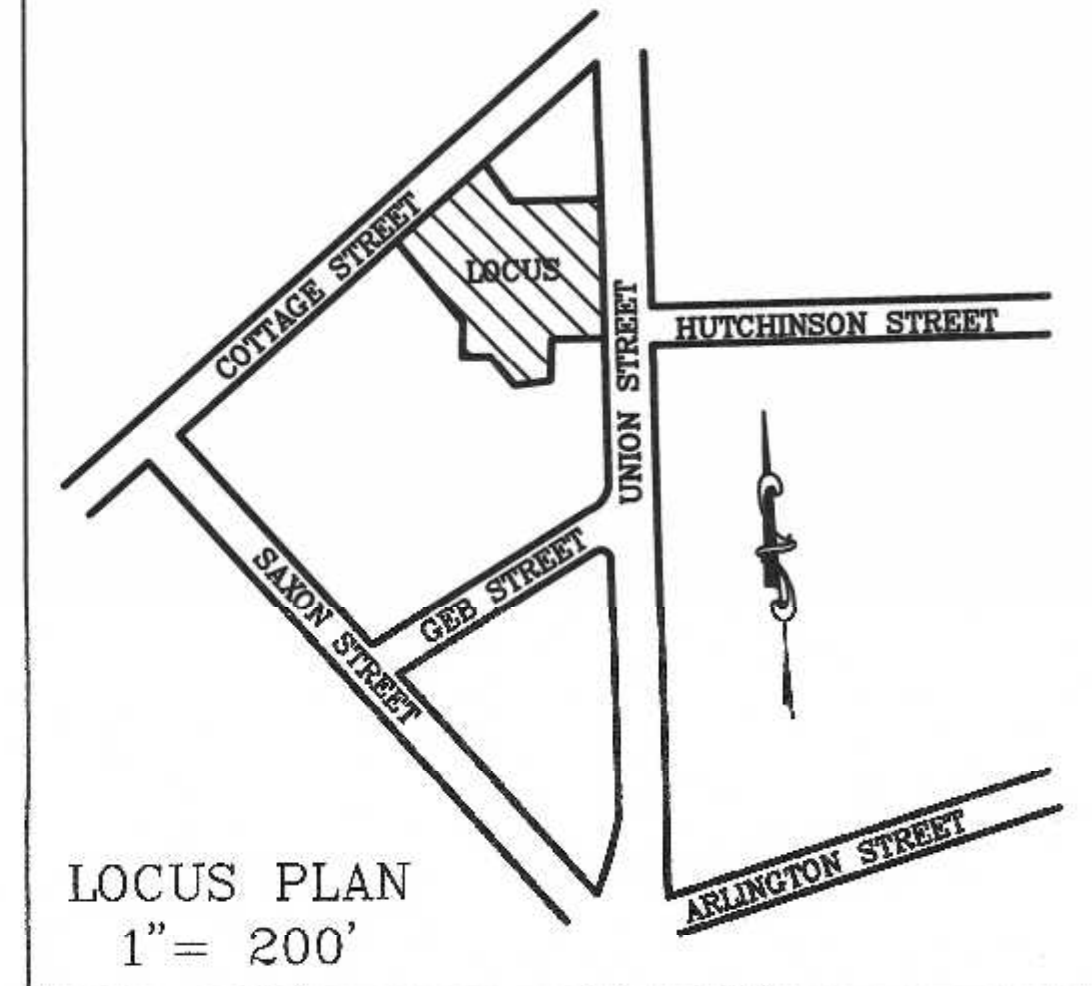
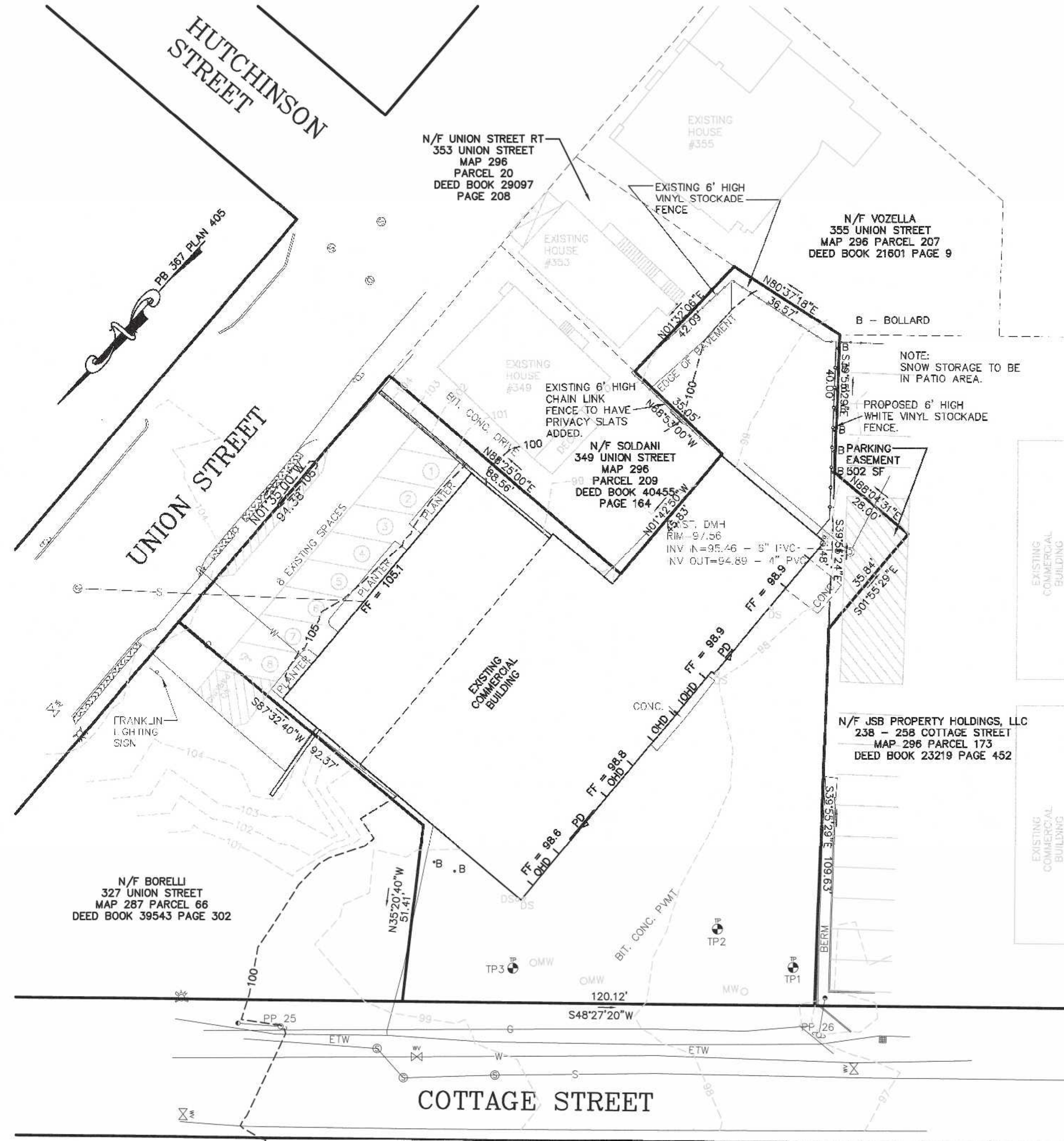
UNITED
CONSULTANTS
INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

NO.	DATE	DESCRIPTION	BY	DATE	PROJECT	SHEET
2	11/8/22	ADDED CERTIFICATE OF VOTE	RRG	FEBRUARY 4, 2022	UC 1554	
1	5/11/22	REVIEW COMMENTS & STORMWATER	RRG			
NO.	DATE	DESCRIPTION	BY	SCALE		1" = 20'
						1 of 5

TEST PIT 1 - ELEV. = 97.04
 0 - 43" FILL
 43" - 76" SAND & GRAVEL
 76" - 103" MEDIUM SAND
 WATER OBSERVED AT 89" - 89.62

TEST PIT 2 - ELEV. = 97.56
 0 - 86" FILL
 86" - 101" MEDIUM SAND
 WATER OBSERVED AT 86" - 90.39

TEST PIT 3 - ELEV. = 98.54
 0 - 88" FILL
 88" - 108" FINE SAND W / SILT
 MOTTLES AT 88" ELEV. = 91.21



KITCHEN 408 SF	REST ROOMS 240 SF	WINE PRODUCTION 1,800 SF	WINE STORAGE 1,911 SF
SEATING AREA 1,517 SF (30 SEATS)	SALES AREA 400 SF		
	WINE BARREL AREA 675 SF		

ASSESSOR'S REFERENCE: 287-065
 DEED REFERENCE:
 DEED BOOK 37165 PAGE 391
 PLAN REFERENCES:
 PLAN 375 of 1922 DEED BOOK 1523 PAGE 421
 PLAN BOOK 159 PLAN 159 of 1988
 PLAN BOOK 367 PLAN 405 of 1988
 ZONING: COMMERCIAL 1
 AREA - 5,000 SF
 FRONTAGE - 50'
 FRONT - 20'
 SIDE - 10'
 REAR - 15'

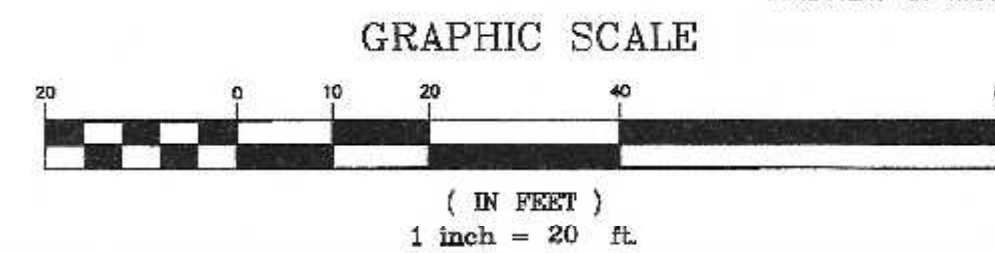
EXISTING

LIMITED SITE PLAN APPROVAL
 REQUIRED
 FRANKLIN PLANNING BOARD

DATE



Andrew C. Murphy
 11/10/22
 ANDREW C. MURPHY P.L.S. #35042

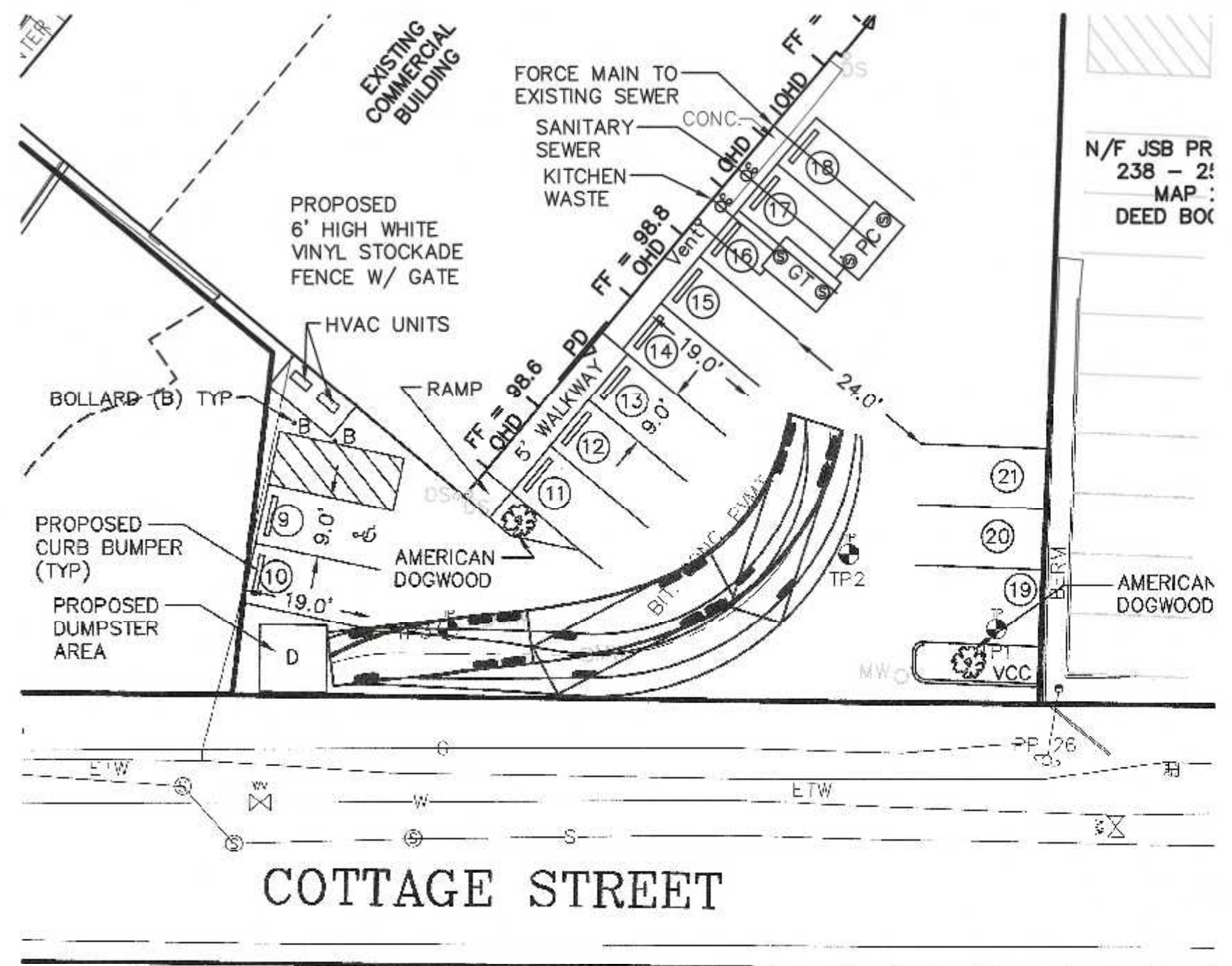
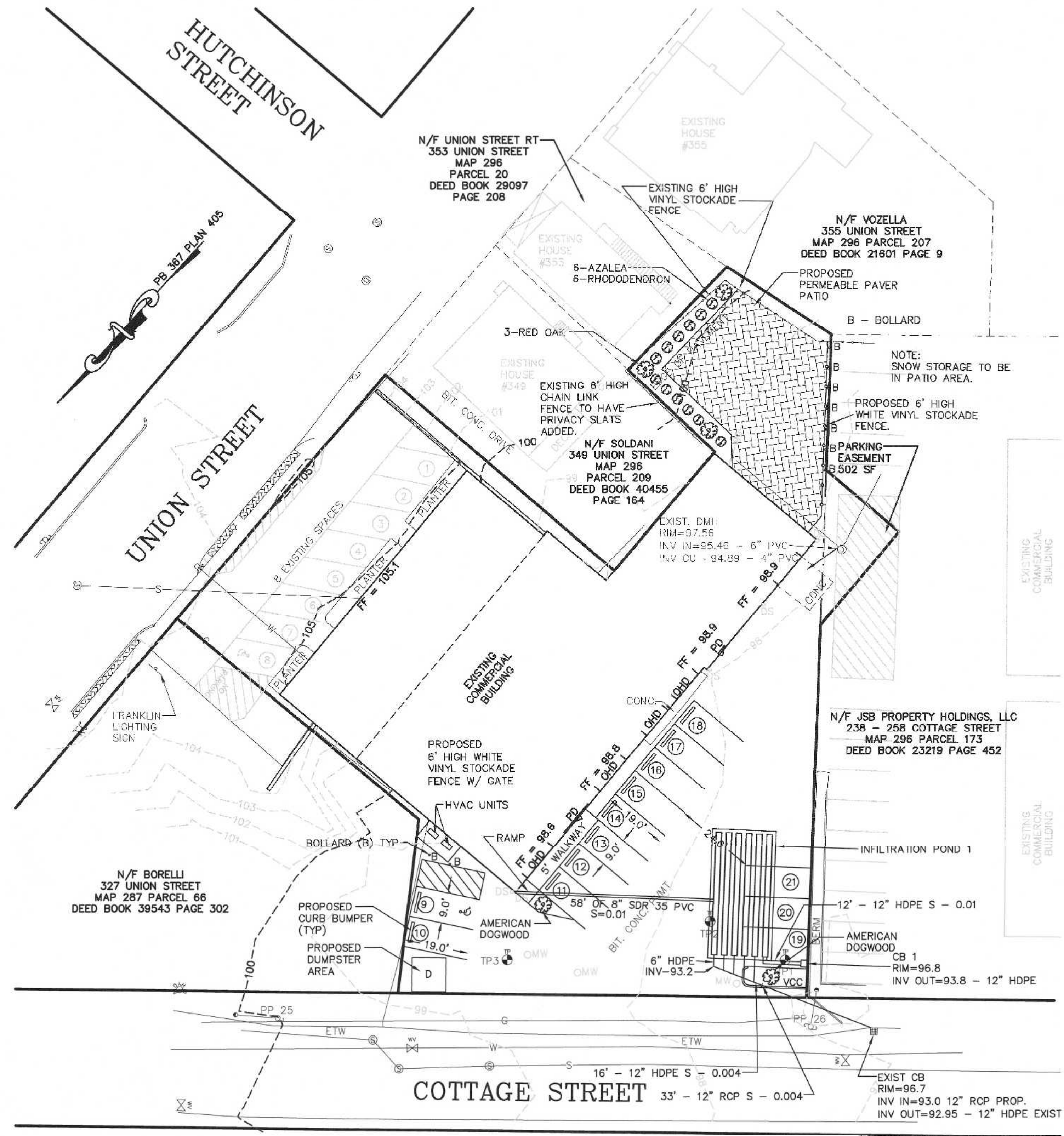


NO.	DATE	DESCRIPTION	RRG	BY
2	11/8/22	ADDED CERTIFICATE OF VOTE	RRG	
1	5/11/22	REVIEW COMMENTS & STORMWATER	RRG	

DATE	FEBRUARY 4, 2022	PROJECT	UC 1554
SCALE	1" = 20'	SHEET	2 of 5

SITE PLAN
 EXISTING CONDITIONS
 341 UNION STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 ROBERT VOZZELLA
 355 UNION STREET
 FRANKLIN, MASSACHUSETTS

UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-0600 FAX 508-384-0596



TRASH TRUCK TURNING AREA

NOTE:
EXISTING IMPERVIOUS AREA = 23,489 SQ. FT.
PROPOSED IMPERVIOUS AREA = 21,403 SQ. FT.

PARKING REQUIREMENTS:
UPPER LEVEL - 2,535 SF
LOWER LEVEL - 6,951 SF
TOTAL FLOOR AREA = 9,486 SF
9,486 SF / 1 SPACE / 500 SF
9,486 / 500 = 18.9 SPACES -> 19 SPACES
SPACES PROVIDED: 21 SPACES

WHEN OUTDOOR SEATING IS BEING UTILIZED THE SAME NUMBER OF INDOOR SEATS SHALL NOT BE AVAILABLE FOR USE.

PROPOSED USE: SECTION 3.13 - BREWERY, DISTILLERY OR WINERY PRODUCTION WITH TASTING ROOM.

- REFERENCE CERTIFICATE OF VOTE - SPECIAL PERMIT LIMITED SITE PLAN 341 UNION STREET AS WELL AS THE STANDARD AND SPECIAL CONDITIONS OF APPROVAL. DATED JUNE 7, 2022 RECORDED WITH THE TOWN CLERK ON JUNE, 2022.
- ALL EROSION CONTROL MITIGATION MEASURES SHALL BE IN PLACE PRIOR TO MAJOR CONSTRUCTION OR SOIL DISTURBANCE COMMENCING ON THE SITE.

ASSESSOR'S REFERENCE: 287-065
DEED REFERENCE:
DEED BOOK 37165 PAGE 391
PLAN REFERENCES:
PLAN 375 of 1922 DEED BOOK 1523 PAGE 421
PLAN BOOK 159 PLAN 159 of 1988
PLAN BOOK 367 PLAN 405 of 1988
ZONING: COMMERCIAL 1
AREA - 5,000 SF
FRONTAGE - 50'
FRONT - 20'
SIDE - 10'
REAR - 15'

STORMWATER RECHARGE:
IMPERVIOUS AREA = 21,403 SQ. FT. x 0.80 INCHES = 1,427 CUBIC FEET
STORAGE WITHIN THE INFILTRATION BASIN 1 = 566 CUBIC FEET
INFILTRATION DURING A 2 YEAR 24 HOUR STORM EVENT = 0.038 ACRE FEET OR 1,655 CUBIC FEET
COMBINED INFILTRATION AND STORAGE = 2,221 CUBIC FEET

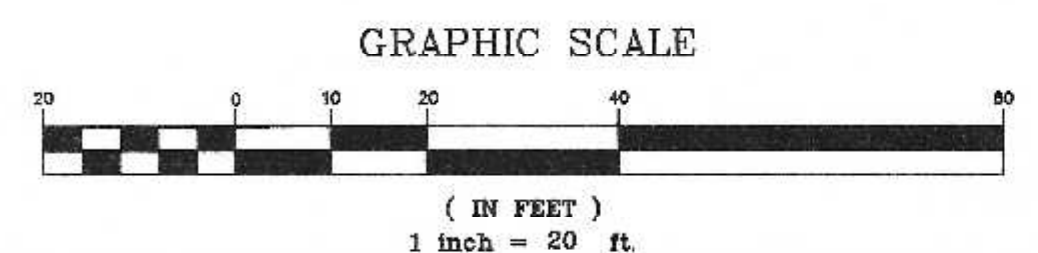
SITE PLAN
PROPOSED CONDITIONS
341 UNION STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
ROBERT VOZZELLA
355 UNION STREET
FRANKLIN, MASSACHUSETTS

PROPOSED

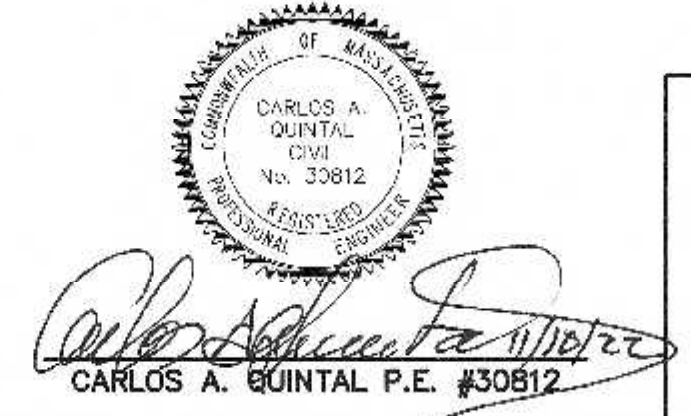
WAIVER REQUESTED:
1. TO ALLOW LESS THAN 42" OF COVER OVER THE RCP DRAIN PIPE. PROPOSED CLASS V RCP.
2. TO ALLOW THE USE OF PVC AND HDPE PIPE FOR THE ROOF DRAIN, CB 1 TO POND 1, THE OUTLET PIPES AND MANIFOLDS.
3. TO ALLOW MINIMAL LIGHT SPILLAGE AS SHOWN ON THE SITE LIGHTING PLAN.

LIMITED SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

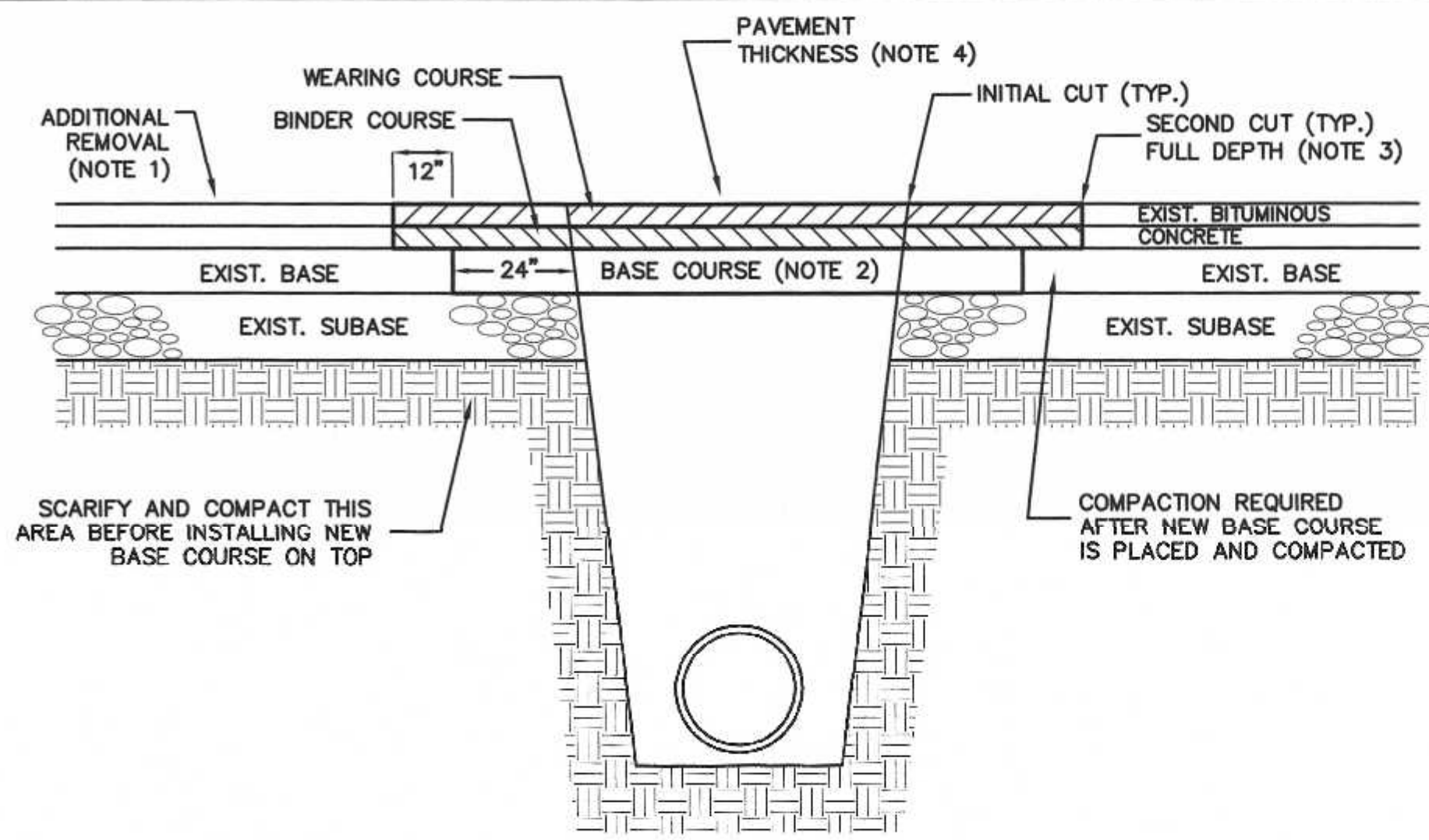
DATE	



NO.	DATE	DESCRIPTION	BY	DATE	PROJECT	SHEET
2	11/8/22	ADDED CERTIFICATE OF VOTE	RRG	FEBRUARY 4, 2022	UC 1554	
1	5/11/22	REVIEW COMMENTS & STORMWATER	RRG			
			BY	SCALE		
				1" = 20'		3 of 5

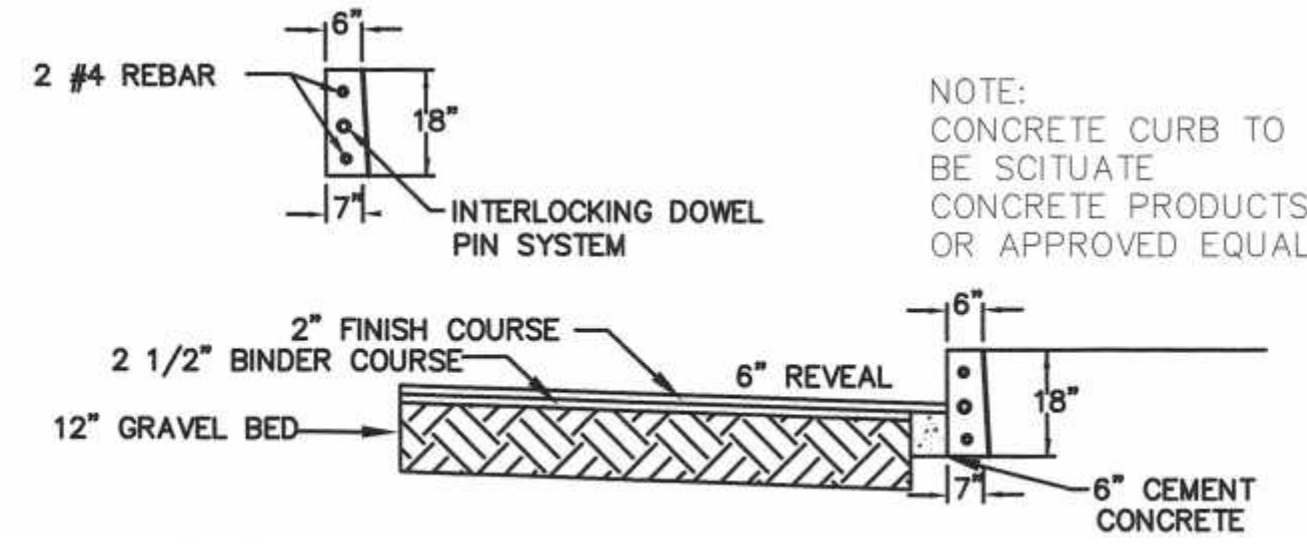


UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6580 FAX 508-384-6586



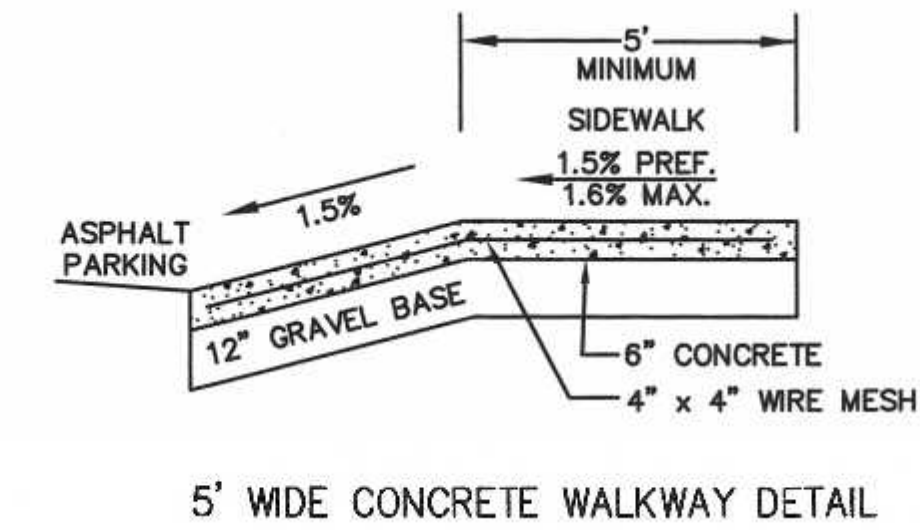
- NOTES:
- ADDITIONAL PAVEMENT REMOVAL - REMOVE ADDITIONAL PAVEMENT TO A PAINTED LANE STRIPE, A LIP OF A GUTTER, A CURB, AN EXISTING PAVEMENT PATCH, OR AN EDGE OF THE PAVEMENT IF SUCH STREET FEATURE IS WITHIN 2' OF THE SECOND SAWCUT.
 - NEW BASE COURSE - PROVIDE BASE COURSE MATERIAL IN LIFTS NOT EXCEEDING 8" AFTER COMPACTION. COMPACT TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER.
 - TACK COAT - PROVIDE FULL TACK COAT COVERAGE ON ALL VERTICAL SURFACES.
 - NEW ASPHALT PAVEMENT - INSTALL 2" WEARING COURSE OVER 2" BINDER COURSE. COMPACT THE NEW PAVEMENT TO 96% OF LABORATORY DENSITY OR 94% OF MAXIMUM THEORETICAL DENSITY.

TRENCH PATCHING DETAIL



PAVEMENT AND VERTICAL CONCRETE CURBING

NOTE:
CONCRETE CURB TO BE SCITUATE CONCRETE PRODUCTS OR APPROVED EQUAL



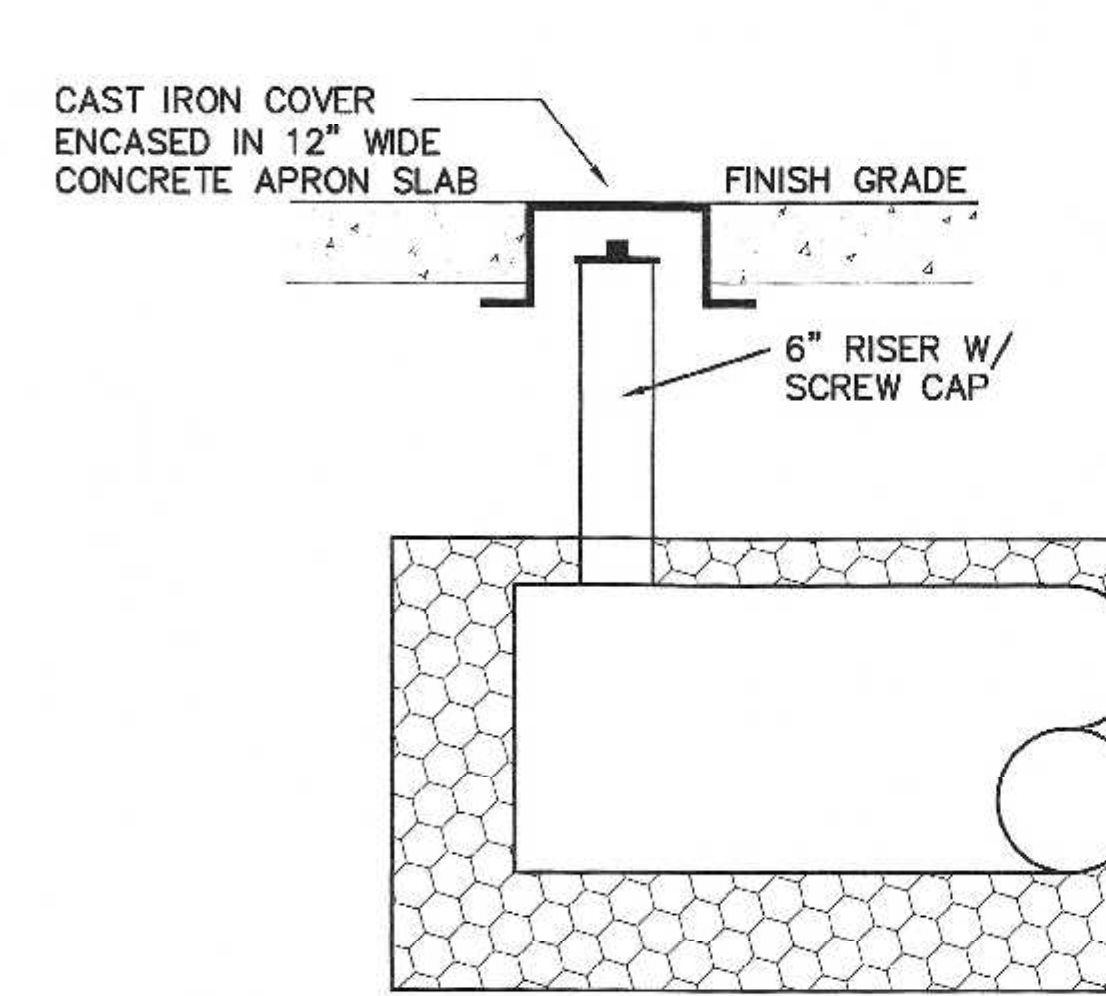
- NOTES:
- CROSS SLOPE ON ANY RAMP, LANDING OR ACCESSIBLE ROUTE SHALL NOT EXCEED 3/16" PER FOOT.
 - THE SIDEWALKS ARE 5' MINIMUM IN WIDTH.
 - ALL SIDEWALKS SHALL BE 4,000 PSI CONCRETE.
 - GRAVEL UNDER SIDEWALK TO BE M1.03.0 (TYPE B)

Fill material for drainage systems constructed in fill shall consist of select on-site or imported soil material. The fill shall be comprised of clean granular sand, free from organic matter and deleterious substances. Mixtures and layers of different classes of soil shall not be used. The fill shall not contain any material larger than two inches. A sieve analysis, using a #4 sieve, shall be performed on a representative sample of the fill. Up to 45% by weight of the fill sample may be retained on the #4 sieve. Sieve analyses also shall be performed on the fraction of the fill sample passing the #4 sieve, such analyses must demonstrate that the material meets each of the following specifications:

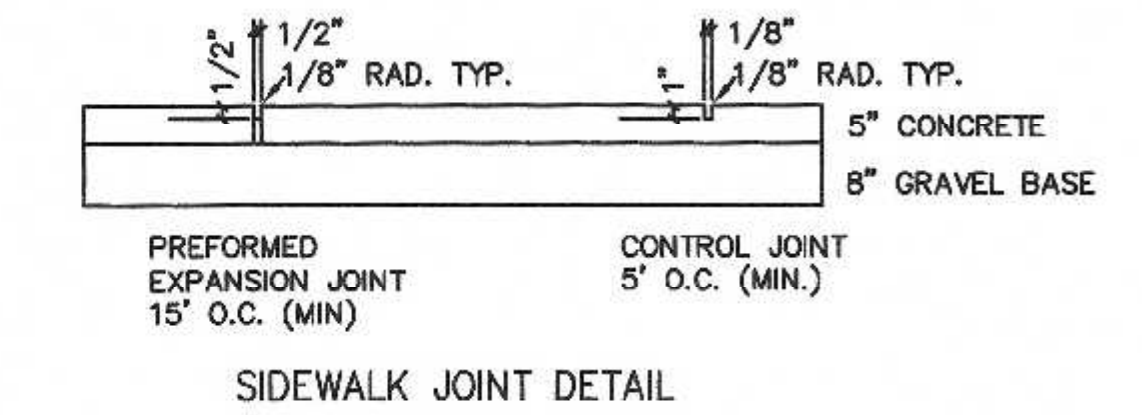
SIEVE SIZE	EFFECTIVE PARTICLE SIZE	% THAT MUST PASS SIEVE
# 4	4.75 mm	100%
# 50	0.30 mm	10% - 100%
#100	0.15 mm	0% - 20%
#200	0.075 mm	0% - 2%

A minimum of two representative sample shall be taken from the in-place fill and tested for compliance with the grain size distribution specification. Where fill is required to replace unsuitable or impermeable soils, the excavation of the unsuitable material shall extend a minimum of five feet laterally in all directions beyond the outer perimeter of the soil drainage systems to the depth of naturally occurring pervious material and replaced with fill. Prior to placement of the fill, the bottom surface of the excavation shall be scarified and relatively dry. Fill shall not be placed during rain or snow storms. If the water table elevation is above the elevation of the bottom of the excavation, the excavation shall be dewatered as necessary.

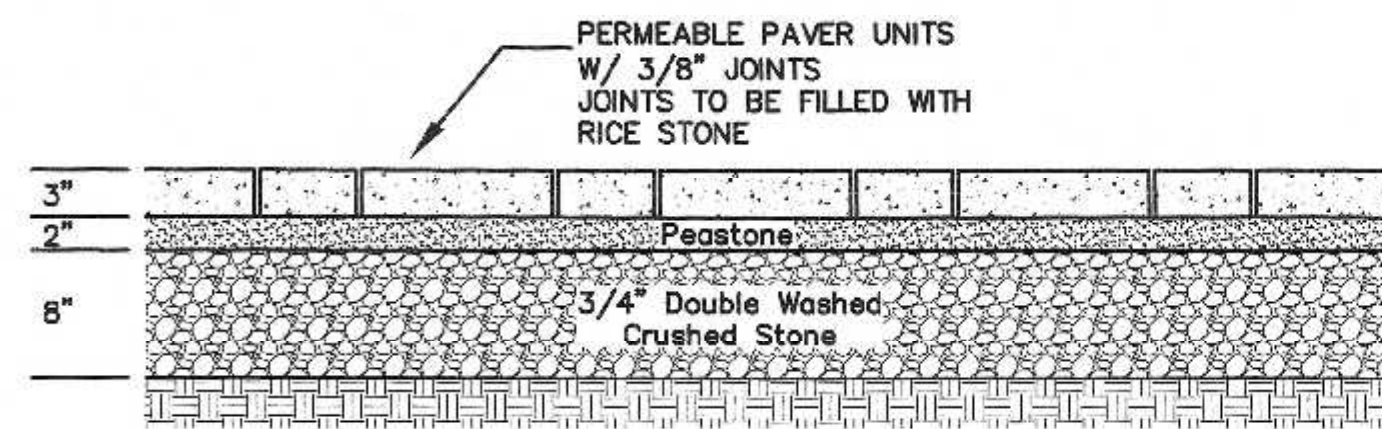
THE DESIGN ENGINEER SHALL INSPECT THE EXCAVATION OF THE SOIL INFILTRATION AREA PRIOR TO ANY FILL BEING PLACED.



INSPECTION PORT DETAIL
DRAINAGE INFILTRATION AREAS
N.T.S.

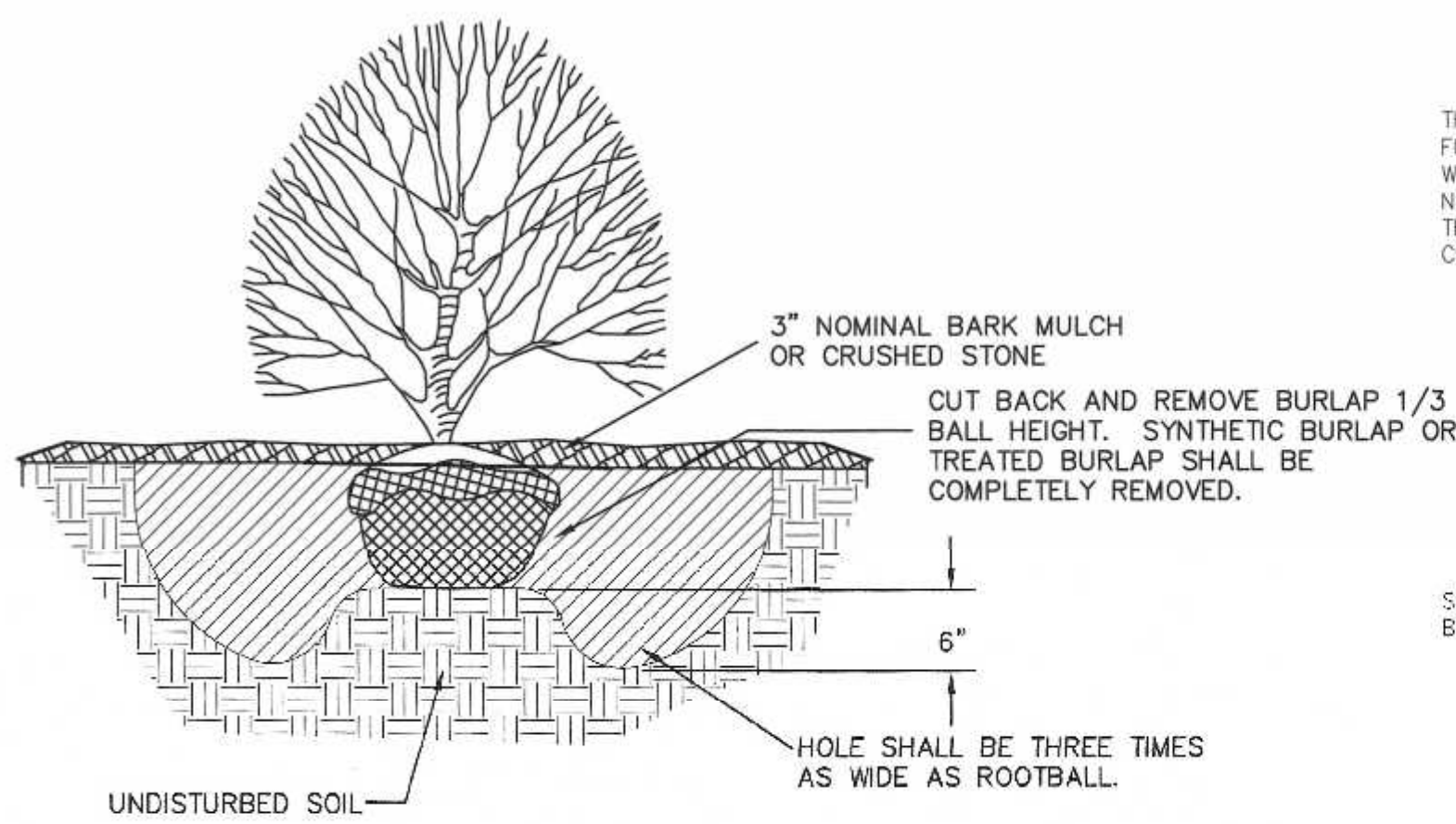


- NOTES:
- CONTRACTOR TO CONTACT DIGSAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES ANY REPORT ANY DISCREPANCIES TO UNITED CONSULTANTS, INC.
 - ALL WORK SHALL CONFORM TO THE TOWN OF FRANKLIN DPW STANDARDS.
 - MAINTAIN A MINIMUM OF 10' SEPARATION FROM THE WATER SERVICE TO THE SEWER SERVICE.

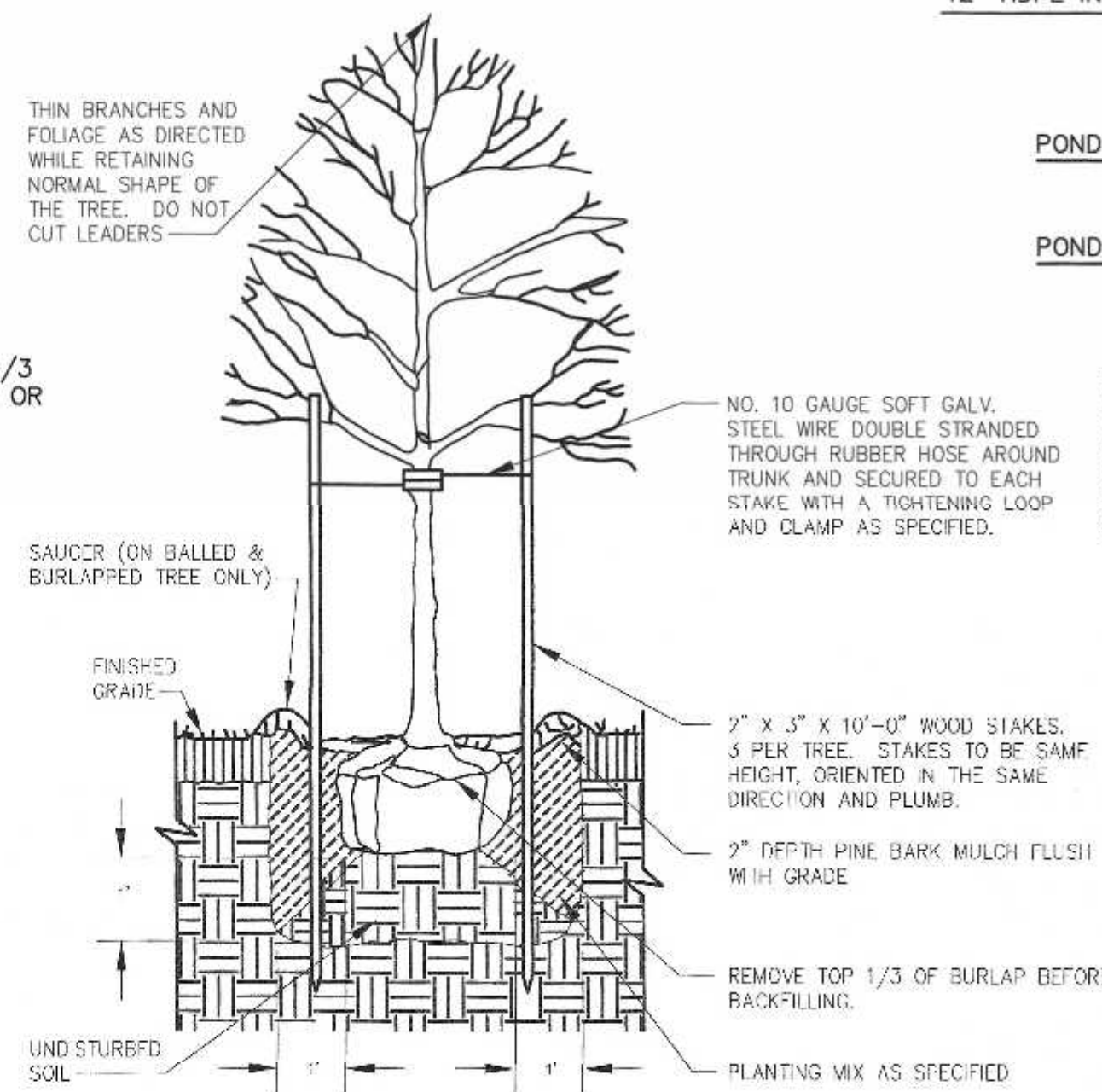


NOTE: REMOVE ALL TOP & SUBSOIL AND REPLACE WITH BANK RUN GRAVEL

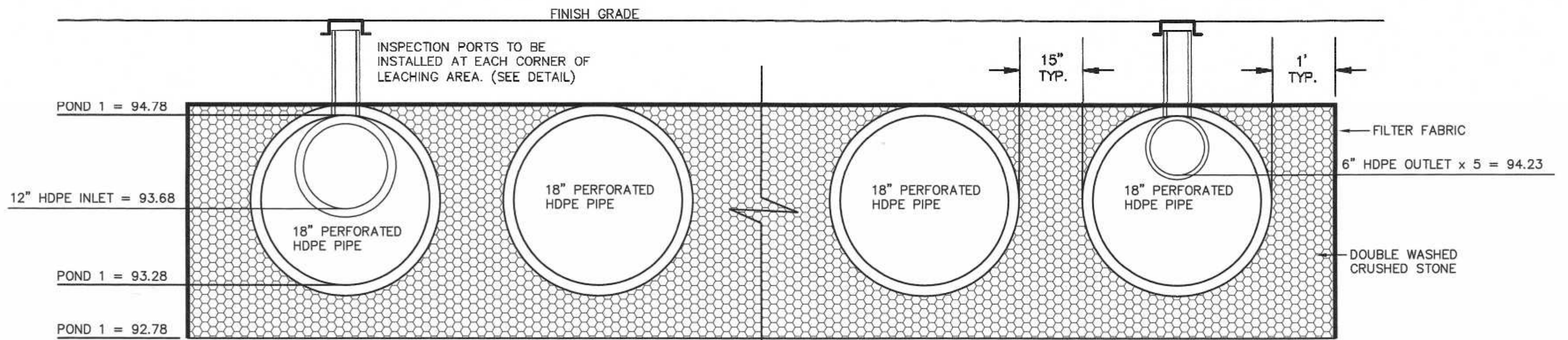
PERMEABLE PAVER PATIO DETAIL



SHRUB PLANTING



DECIDUOUS TREE PLANTING



DRAINAGE INFILTRATION AREAS

NOTE:
INFILTRATION POND 1 CONSISTS OF 6 ROWS OF 1.5' DIAMETER PERFORATED HDPE PIPE 36' IN LENGTH.
STONE EXTENTS 18.75' X 38'

LIMITED SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

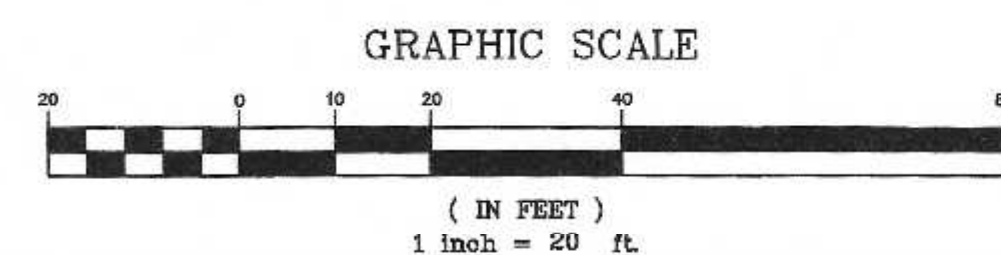


CARLOS A. QUINTAL P.E. #30812

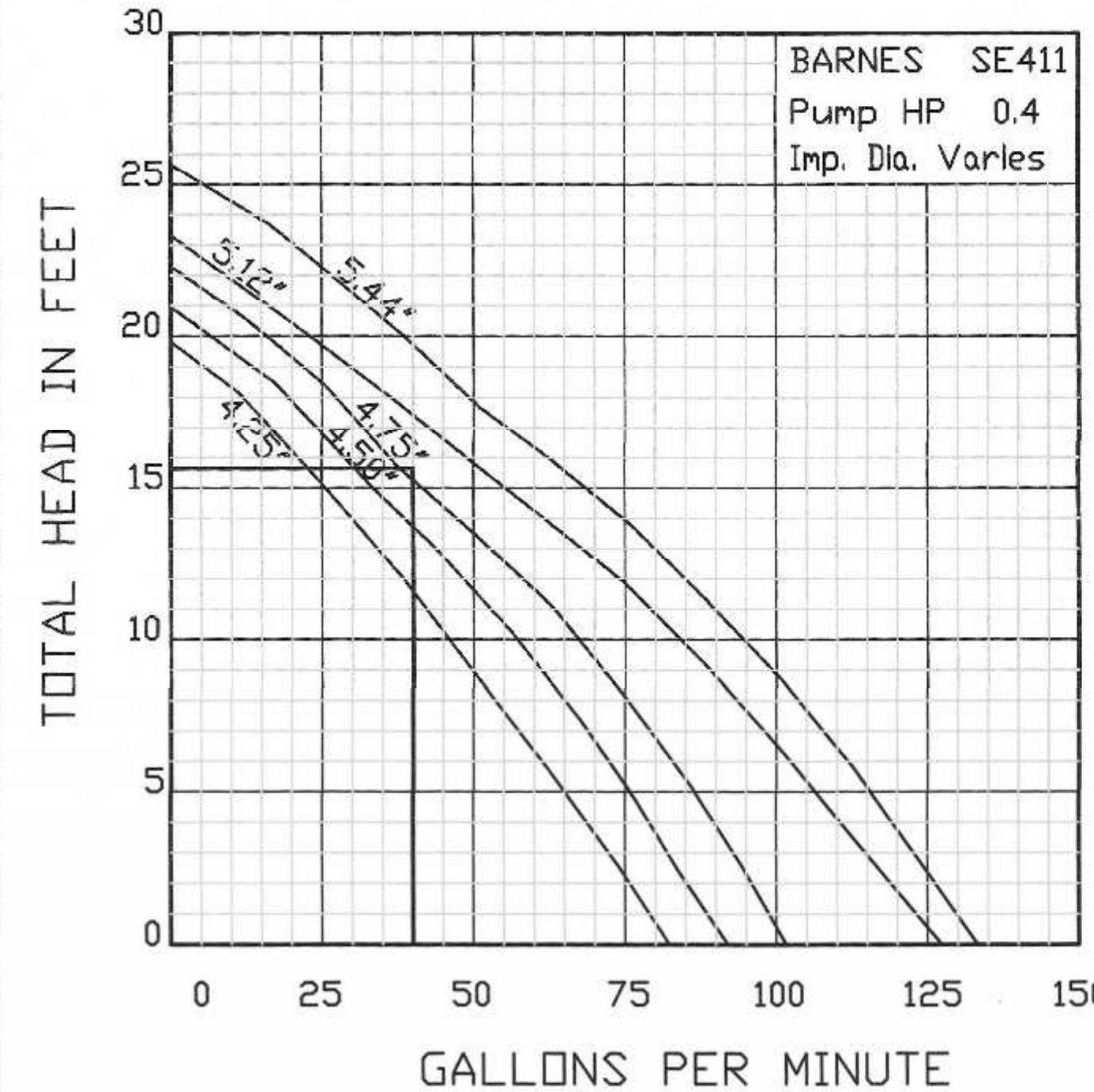
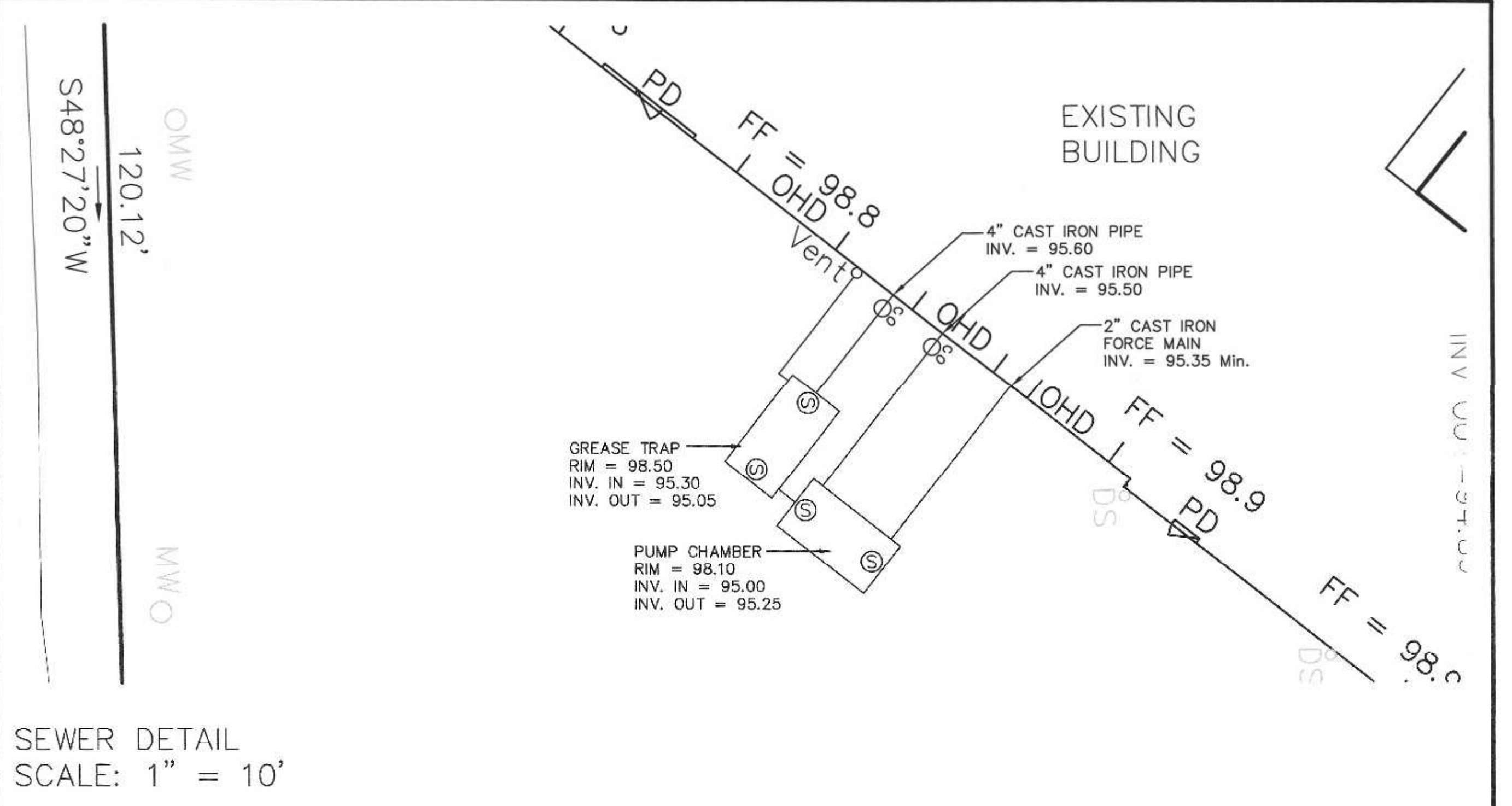
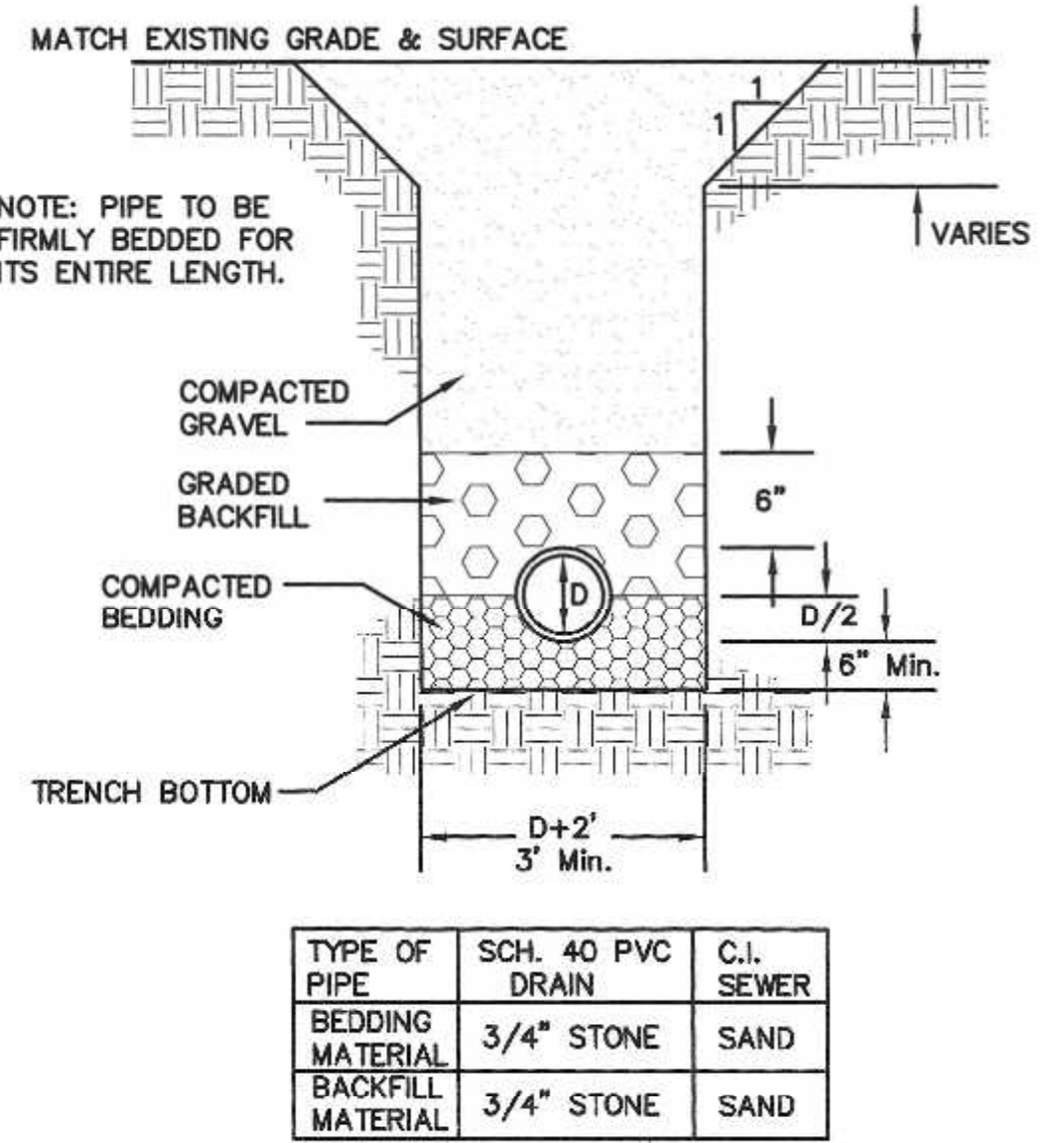
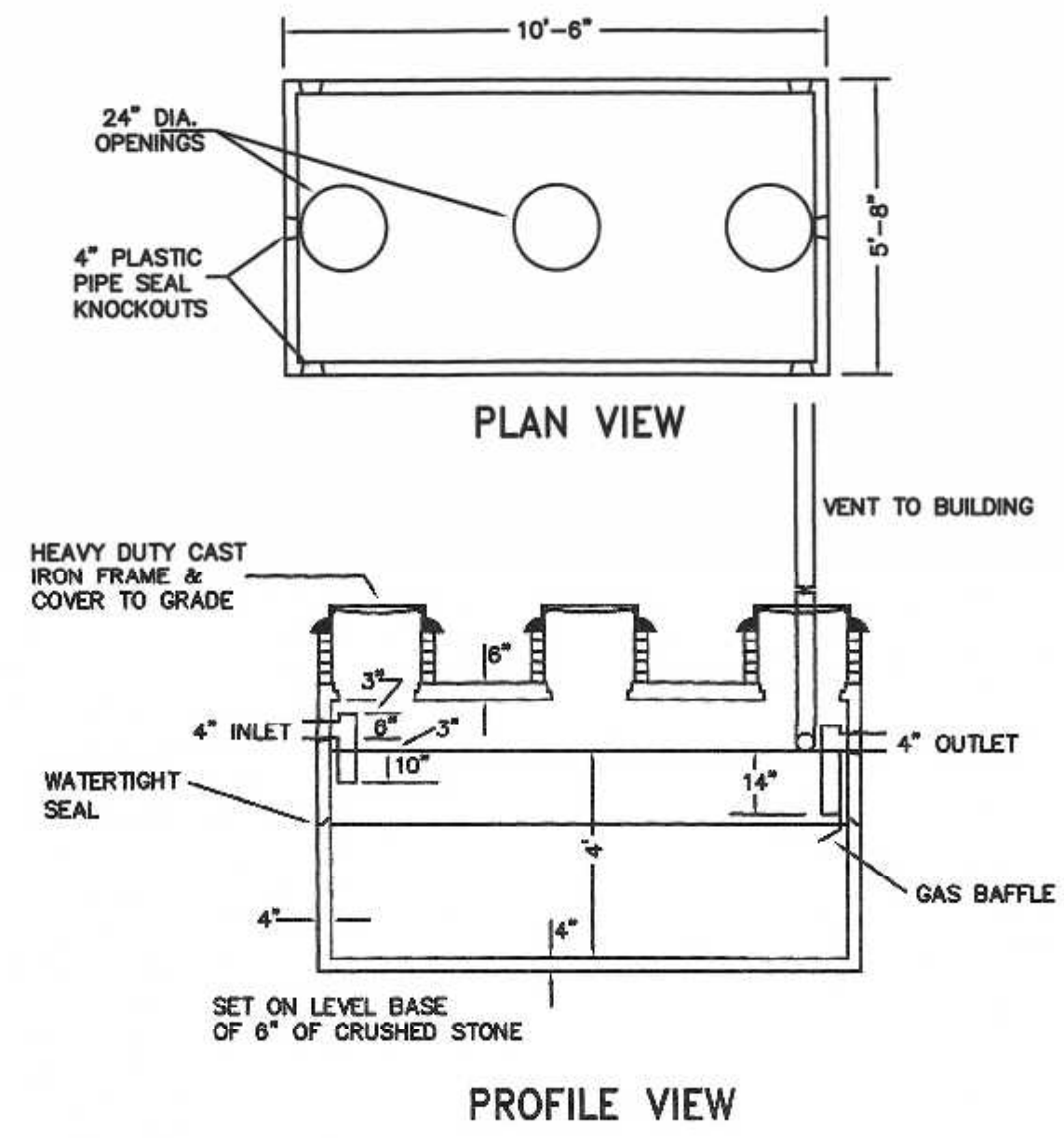
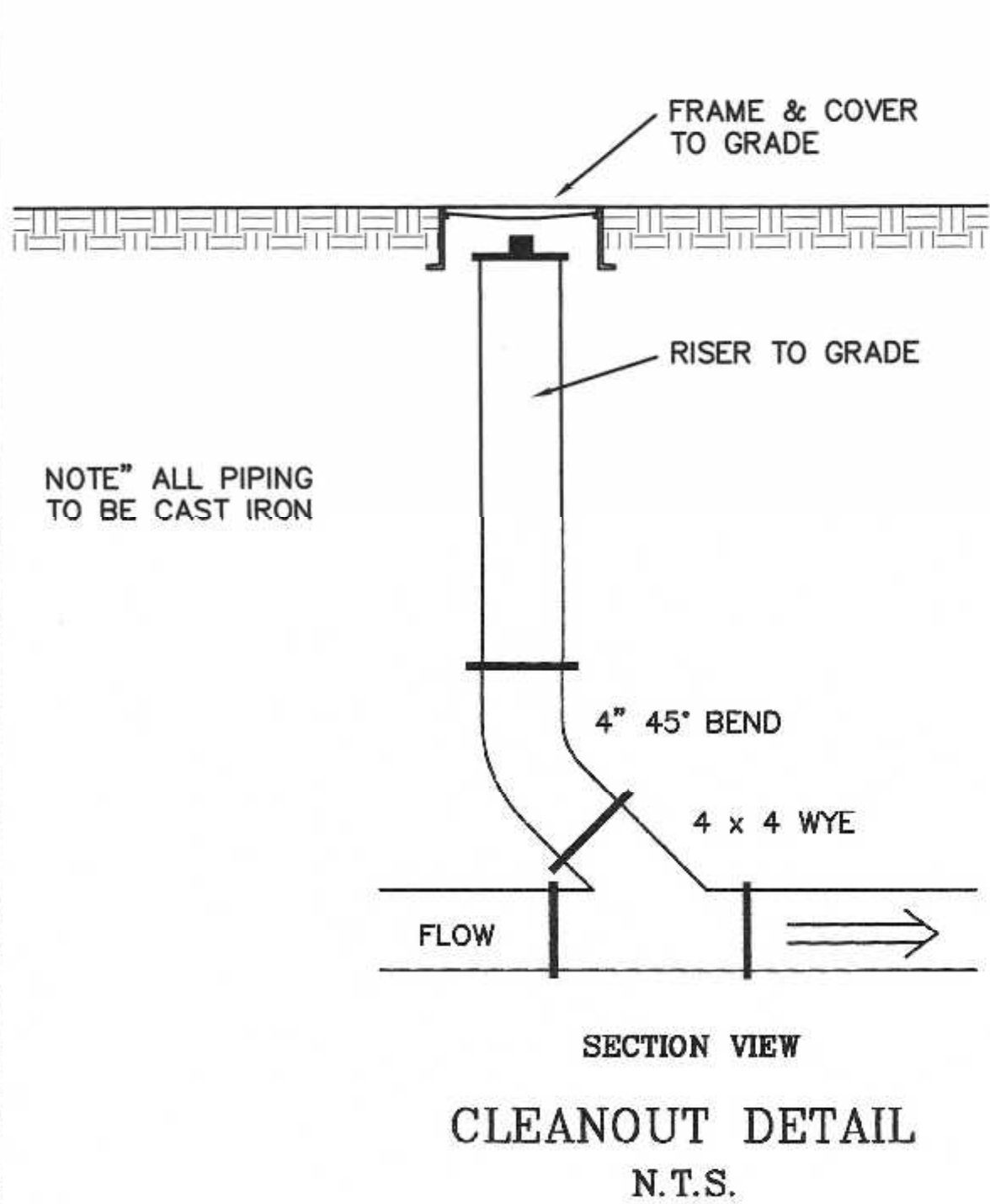
SITE PLAN
341 UNION STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
ROBERT VOZZELLA
355 UNION STREET
FRANKLIN, MASSACHUSETTS

UNITED CONSULTANTS INC.

850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6660 FAX 508-384-6666



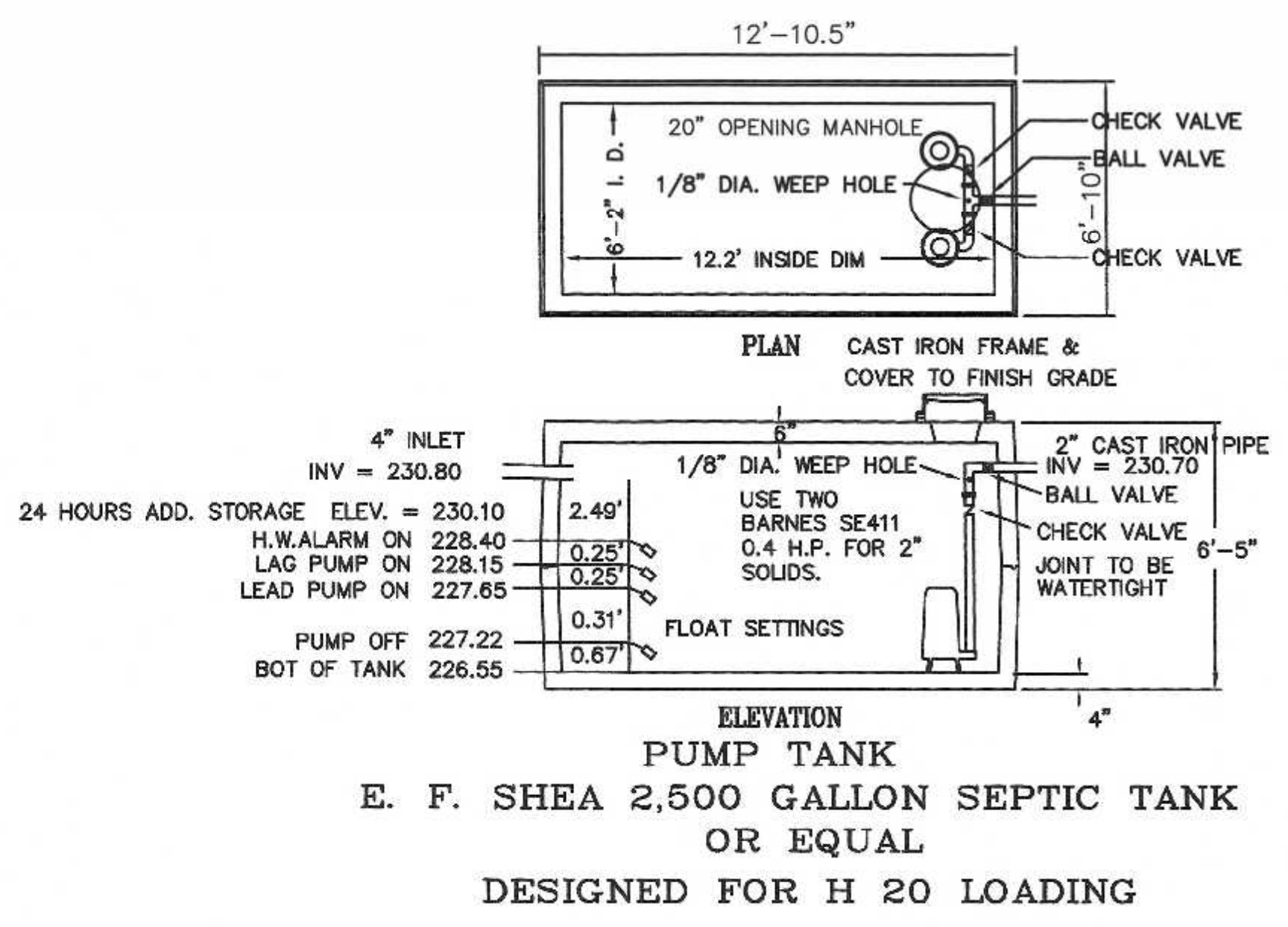
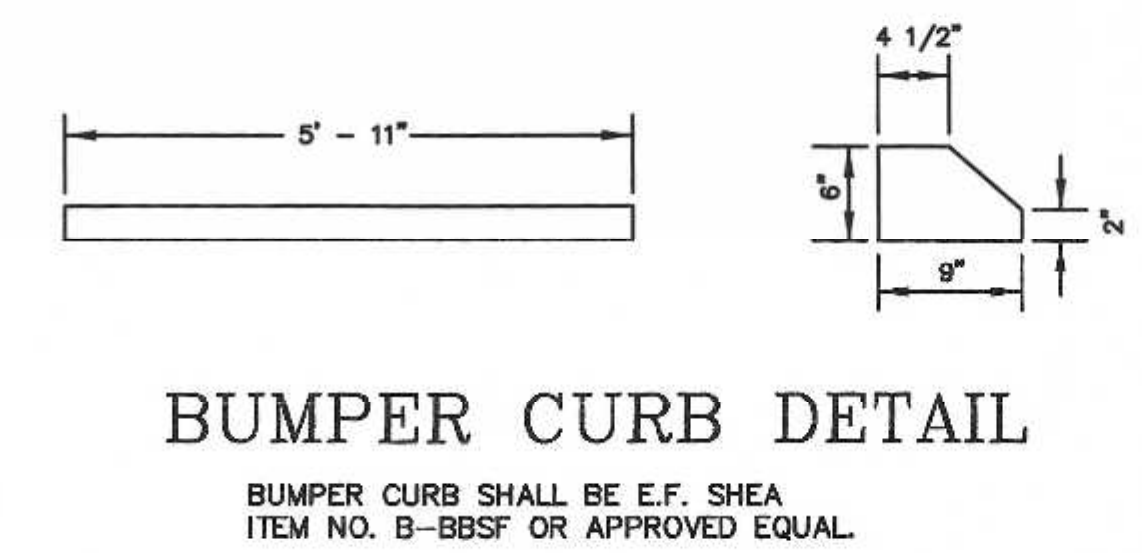
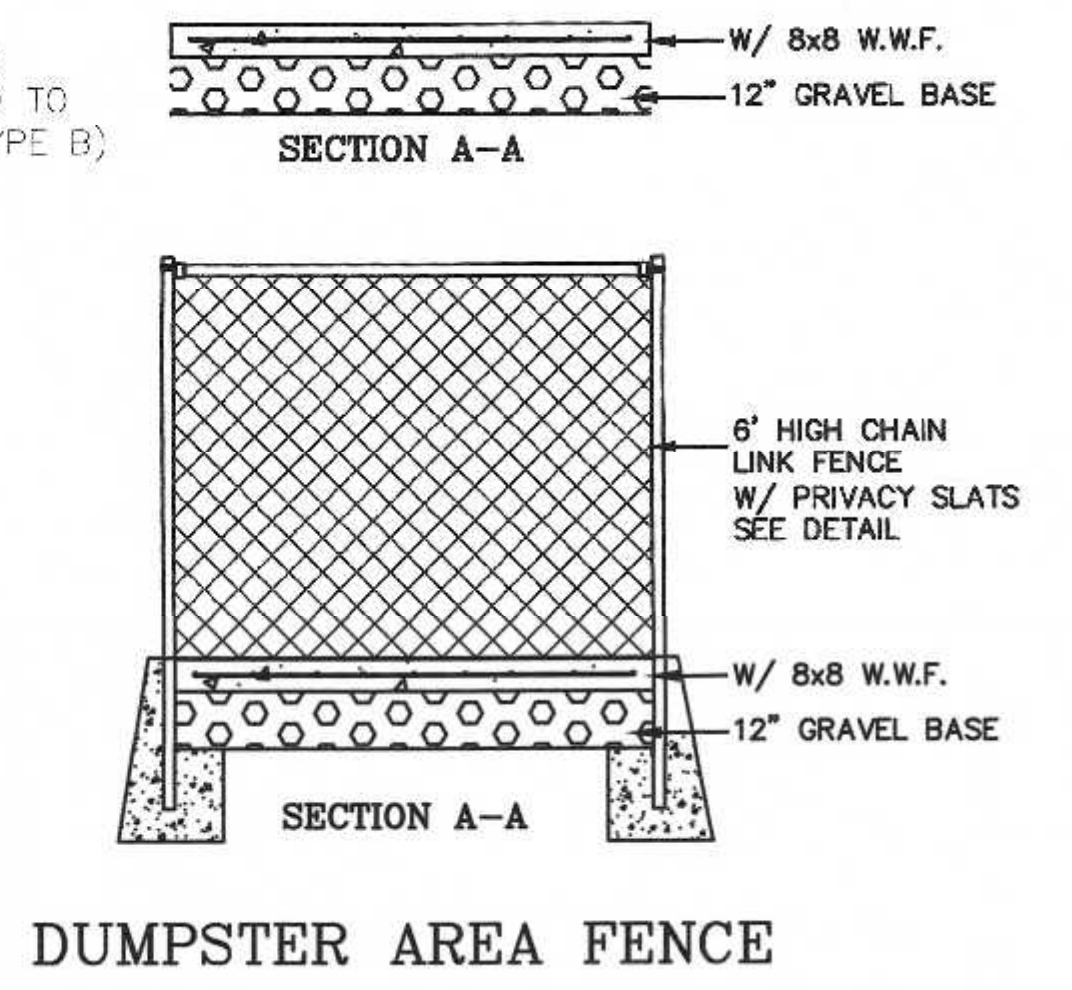
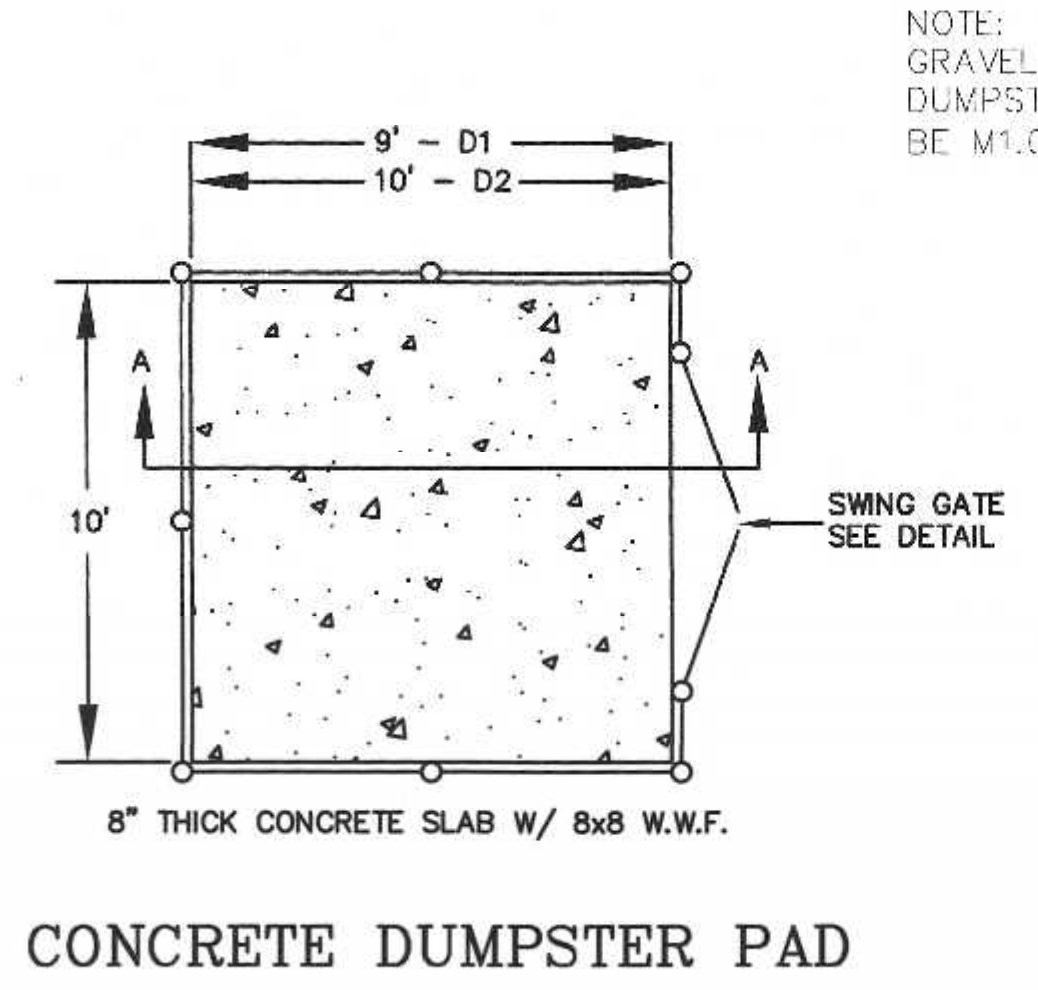
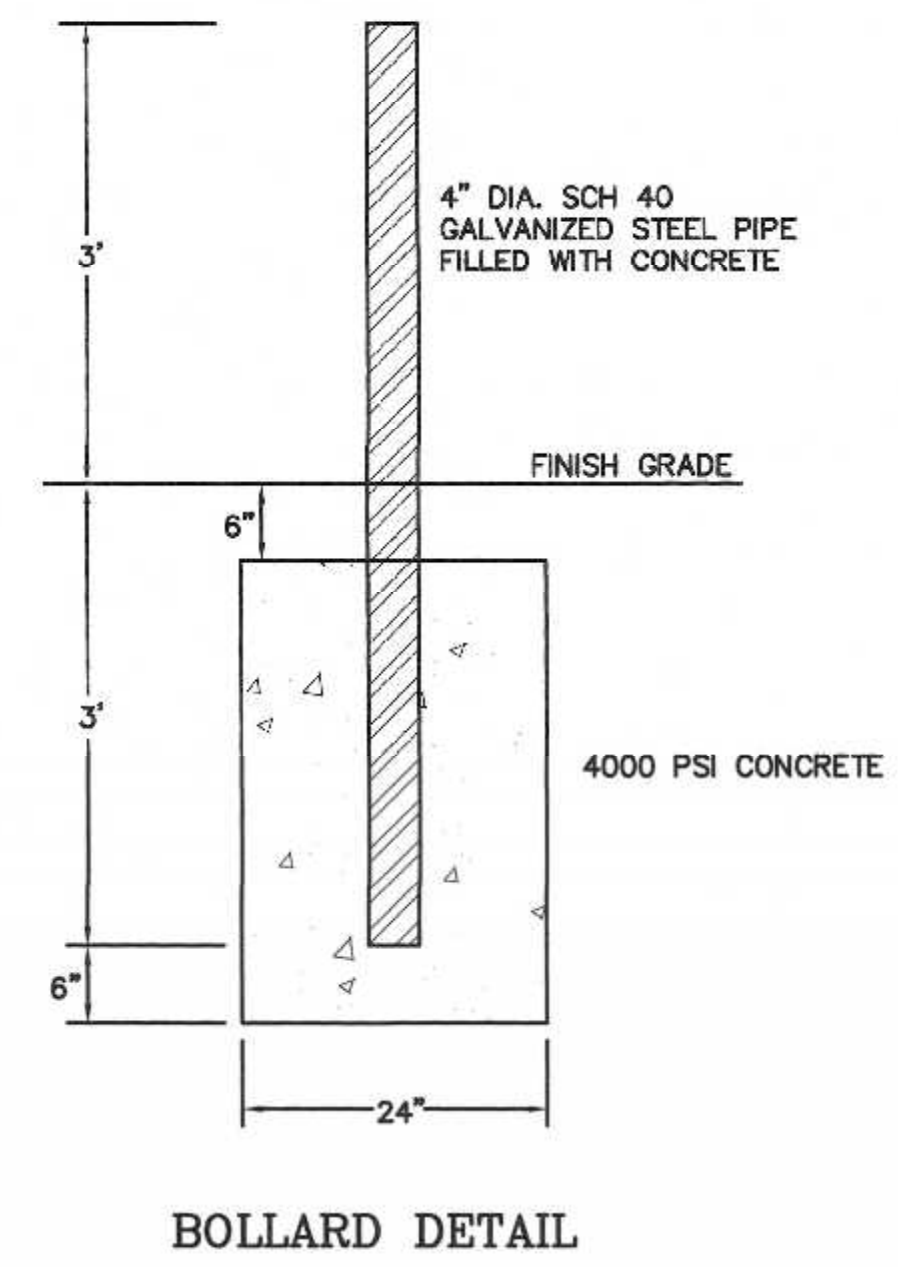
NO.	DATE	DESCRIPTION	BY	SCALE	DATE	PROJECT	SHEET
2	11/8/22	ADDED CERTIFICATE OF VOTE	RRG		FEBRUARY 4, 2022	UC 1554	
1	5/11/22	REVIEW COMMENTS & STORMWATER	RRG				
				1" = 20'			4 of 5



GREASE TRAP SIZING
PER 310 CMR 15.203 15 GPD/SEAT
40 SEATS x 15 GPD/SEAT = 600 GAL
GREASE TRAP CAPACITY = 1,500 GAL

THE PUMP INSTALLATION SHALL INCLUDE A CONTROL PANEL TO BE MOUNTED WITHIN THE BUILDING, WHICH INCLUDES A MANUAL ON-MANUAL OFF-AUTOMATIC ON-OFF SWITCH, A VISABLE ALARM, AUDIBLE ALARM, AND AUDIBLE ALARM SILENCER SWITCH. THERE SHALL BE A MINIMUM OF 4 FLOAT SWITCHES IN THE PUMP CHAMBER.
THE ALARM SHALL BE CONNECTED TO A SEPARATE ELECTRICAL CIRCUIT FROM THE PUMPS.
THE PUMP ELECTRICAL SYSTEM SHALL BE EQUIPPED WITH A TRANSFER SWITCH TO ALLOW CONNECTION TO A PORTABLE GENERATOR.
THE PUMPS SHALL BE LOCATED UNDER A MANHOLE COVER WHICH SHALL BE INSTALLED TO FINISHED GRADE AND MADE OF A MATERIAL WHICH IS EITHER LOCKABLE OR EXTRA-HEAVY WEIGHT.

DOSE 8 TIMES DAILY
40 SEATS x 35 GPD/SEAT = 1,400 GPD / 8 = 175 GAL/DOSE
(175/7.48)/(6.16x12.2) = 0.31' DIST BETWEEN ON/OFF FLOAT
H.W. ALARM ON 6" ABOVE DOSE LEVEL
ADDITIONAL 24 HOUR STORAGE (1,400/7.48)/(6.16x12.2) = 2.49'
STATIC HEAD = 10.0'
FRICTION LOSS IN 85' OF 2" FM @ 40 GPM = 5.63'
TOTAL DYNAMIC HEAD = 15.63'
USE 2 BARNES PUMPS SE411 0.4 H.P., 5.12" IMPELLER, 2" SOLIDS PUMPS TO ALTERNATE BETWEEN CYCLES.



LIMITED SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD
DATE _____

SITE PLAN
341 UNION STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
ROBERT VOZZELLA
355 UNION STREET
FRANKLIN, MASSACHUSETTS

UNITED CONSULTANTS INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566

CARLOS A. QUINTAL P.E. #30812

NO.	DATE	DESCRIPTION	BY
2	11/8/22	ADDED CERTIFICATE OF VOTE	RRG
1	5/11/22	REVIEW COMMENTS & STORMWATER	RRG

DATE: FEBRUARY 4, 2022
SCALE: 1" = 20'
PROJECT: UC 1554
SHEET: 5 of 5

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

PLANNING BOARD

October 3, 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; Rick Power; Jennifer Williams; Jay Mello, associate member. Members absent: None. Also present: Amy Love, Town Planner; 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.

A. Field Change: Bogan Estates

Ms. Love stated that the applicant was at the last Planning Board meeting and requested the trees that were originally on the plans be exempt from planting now that the lots have been sold and are private property. She stated that the Planning Board had recommended that some of the trees be planted and speak with DPW if trees can be planted elsewhere within the town. She stated that the applicant provided an email with what he is working on.

Mr. Mike Bogan, 10 Bogan's Way, addressed the Planning Board. He stated that he spoke with the two residents at the front coming into the location; they said it was fine if Mr. Bogan planted some trees there. He stated that he prefers not to spend the money to plant trees further down as it is a dead end and the residents do not want the trees. He stated that he could plant about half which is about four or five on each side. Mr. David stated that he liked the idea of planting trees at the front entrance. He asked how far apart would they be planted. Mr. Bogan stated that they would be planted where the stakes are located. Mr. David confirmed a sign would be installed indicating dead end.

Chair Rondeau asked Mr. Bogan if he would be okay with donating the balance of the tree funds to the tree warden. Mr. Bogan said he would if he had to, but he would rather not as he already donated \$10,000 to the Town when he was initially subdividing it, and he is putting in the granite curbing.

Ms. Wierling stated that she understands he would rather not put in the trees, but it is part of the subdivision regulations and it was approved that way. She stated that so, if you are not going to put in the remainder of the trees, it will require a modification to your subdivision approval which requires you to come back to the Planning Board for that. She stated that if the residents are just going to take the trees down, then the money should be put into a fund. Chair Rondeau said that he does not want to set a precedent. He stated that if Mr. Bogan puts in 10 or 12 trees, the balance should go to the DPW tree fund and we call it a day. Mr. Maglio stated that he spoke to the DPW director who is also the tree warden about this and we have done this in the past where the applicant makes the contribution to a tree fund. Ms. Wierling said that it would satisfy the requirement for the trees. Chair Rondeau stated

that a note should be put on the final as-built plan that the balance of the trees was put in the DPW tree fund.

Motion to Allow the applicant to plant 12 trees at the entrance on the left and right of the subdivision Bogan Estates, and the remainder of the trees previously approved in the subdivision the funds to be donated to the street tree account for DPW planting, for Field Change for Bogan Estates. Wierling. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

B. Discussion: 585 King Street

Ms. Love stated that the applicant submitted a request that two of the special conditions of approval be modified. She noted that this is just a discussion item on the agenda; the applicant would need to file a formal Special Permit and Site Plan Modification to allow any changes to his special permit.

Mr. Josh Berman with Marcus Partners stated that there are two conditions that they would like to discuss. The first item he discussed regarded the special condition that any offsite improvement plans shall be reviewed, approved, and permitted by DPW as well as MassDOT prior to issuance of a building permit. He reviewed his request for modification and stated that the MassDOT permit takes a long time to get through. He stated that the second item is the special condition regarding the hours of operation will be 5 AM to 11 PM. He stated that from a leasing perspective, this is very restricting. He asked that the condition be removed, and they would require that no trucks leaving would take a right-hand turn after 10 PM.

Ms. Williams asked if there would be truck traffic and movement all night. Mr. Berman discussed the typical operation of the building. Mr. David reviewed that he thought after 11 PM there would be no truck traffic coming or going; sorting and working within the building is fine. He stated that he thinks it should be 9 PM to no longer take a right-hand turn out of the building. He proposed many signs to strictly enforce the no right-hand turn times. Chair Rondeau confirmed no right-hand turn by trucks after 9 PM; he stated that signage will be needed. Ms. Williams noted that 5 AM is very early; she asked if there should be restrictions on that as well. Mr. David stated that they cannot have the trucks take a right and go through the neighborhoods; 9 PM should be the latest. Ms. Wierling stated that she hopes the Planning Board is reasonable with this applicant regarding allowing for leasing the building to make it operational as the applicant has done a lot. She stated that 10 PM is not unreasonable; she asked how it can be enforced regarding trucks taking a right-hand turn. Chair Rondeau confirmed that there will be three shifts, and stated that it is important that the trucks follow the rules of no right-hand turns as indicated.

Ms. Love asked for clarification that the Planning Board was not setting the hours of operation and was putting in the no right-hand turn after 10 PM. Chair Rondeau confirmed that was what he was recommending. He stated that he agreed that he does not want MassDOT to hold this up for any reason. Mr. Maglio stated that it makes sense to have the offsite improvements completed before the Certificate of Occupancy. Chair Rondeau stated that he would call this a minor modification which does not require a public hearing

Motion that this is a minor modification which does not require a public hearing for 585 King Street. Wierling. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

Motion to remove Special Condition #5 hours of operation 5 AM to 11 PM, and signage will be added trucks are prohibited from making a right-hand turn after 9 PM, and revision to Special Condition #1 to read occupancy permit instead of building permit, for 585 King Street. Wierling. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

C. Meeting Minutes: August 22 & September 12, 2022

Motion to Approve the Meeting Minutes for August 22, 2022. Rondeau. Second: Wierling. Vote: 5-0 (5-Yes; 0-No).

Motion to Approve the Meeting Minutes for September 12, 2022. Rondeau. Second: Wierling. Vote: 5-0 (5-Yes; 0-No).

7:05 PM **PUBLIC HEARING** – *Continued*
175 East Central Street – Franklin Ford
Special Permit & Site Plan
Documents presented to the Planning Board are on file.

Attorney Edward Cannon on behalf of Franklin Ford, Mr. Rick Goodreau of United Consultants, and Mr. Bob Breen, general manager of Franklin Ford, addressed the Planning Board. Mr. Goodreau reviewed the final plan revisions. He stated that they had a peer review letter from BETA and comments from Mr. Maglio and Ms. Love. He stated that all the BETA review questions have been addressed. He highlighted some of the changes involving the site grading and drainage. He stated that they discussed the site lighting, and they will back shield the lights and reduce the light spillage onto the sidewalks.

Mr. James stated that the applicant has pretty much addressed everything. He reviewed the lighting changes and the spillage onto Chestnut Street. He stated that all the stormwater improvements have been made.

Ms. Love stated that at the last Planning Board meeting the biggest concern was the light spillage that Mr. Goodreau addressed. She stated that the applicant requested three waivers. Mr. Maglio stated that all his previous comments have been addressed; he stated that he has no outstanding issues. Chair Rondeau confirmed that the last set of drawings incorporates all changes that have been made. Mr. Goodreau stated yes this is the final set.

Ms. Williams stated that it does not look like any vegetation is proposed on Chestnut Street. Chair Rondeau stated that there is some, but they could not carry it all the way through because of the current sidewalk. Mr. Goodreau reviewed that the Planting Plan is showing some low vegetation proposed where the parking lot expansion is taking place. Ms. Wierling asked what time they would be turning off the lights. Mr. Breen stated one hour after they close, and they close at 8 PM. He stated that some lights on the building would remain. Chair Rondeau stated that if there is any issue with the lighting, they can come back for a discussion.

Motion to Close the public hearing for 175 East Central Street – Franklin Ford, Special Permit & Site Plan. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

Motion to Approve the following waivers for 175 East Central Street – Franklin Ford, Special Permit & Site Plan: 1. To allow less than 42” of cover over the RCP drain pipe proposed class V RCP, 2. To the use of HDPE pipe for the roof drain manifolds and pond 1, and 3. To allow minimal light spillage onto Chestnut Street right of way. Wierling. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

Motion for Special Permit Conditions that all lights that will remain on will be wall pack lights with pole lights shutting off one hour after closing time, at 9 PM, for 175 East Central Street – Franklin Ford, Special Permit & Site Plan. Wierling. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

ROLE CALL VOTE:

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

(1) Special Permit: To allow under 185 Attachment 3, Part II.2.6.a – Motor Vehicle Service, Repair in the Commercial II Zoning District:

Ms. Wierling read aloud the following.

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

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

Ms. Love stated that she previously presented to the Planning Board a Friendly 40B application process. She stated that the first application was received for 121 Grove Street; she stated that she will add this to the next Planning Board meeting under General Business for the Planning Board members to have a discussion and review and hopefully an outcome would result in a letter to the Zoning Board

of Appeals and Town Council with any recommendations or changes. The applicant will be present for any questions the Planning Board may have.

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

Meeting adjourned at 7:36 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

PLANNING BOARD

October 17, 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; Rick Power; Jennifer Williams (via Zoom); Jay Mello, associate member. Members absent: None. Also present: Amy Love, Town Planner; Michael Maglio, Town Engineer; Mark Cerel, Town Attorney.

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.

A. Limited Site Plan: 100 Panther Way

Ms. Love reviewed that the site is located in the Commercial II Zoning District. The applicant provided information for an additional tenant for the building. She stated that per the Special Permit and Site Plan Certificate of Vote, dated July 6, 2020, Special Condition #1 stated that a Limited Site Plan is to be filed when a tenant, other than the bus owners, occupies the building. She stated that the applicant provided information on the tenant and parking available at the site. She stated that the applicant requested waiving the Limited Site Plan fee of \$500. BETA and DPW were not asked to review since there is no changes to the stormwater management.

Mr. Maglio stated that there have been no changes to the site or Site Plan; this has to do with the tenant.

Mr. Brad Chaffee, applicant, stated that nothing has changed as far as the Site Plan; this is for the tenant for the building. He noted that the parking chart on the Limited Site Plan was updated to reflect the reduction in proposed office space which brought the overall parking spaces down by eight spaces.

Motion to Waive the \$500 fee for the Limited Site Plan: 100 Panther Way, and approve the Limited Site Plan. Wierling. Second: Rondeau. Roll Call Vote: Rondeau-Yes; David-Yes; Wierling-Yes; Power-Yes; Williams-Yes. Vote: 5-0 (5-Yes; 0-No).

B. Discussion: 121 Grove Street – Friendly 40B

Chair Rondeau stated that this item would be taken last at tonight's meeting.

7:05 PM **PUBLIC HEARING** – *Initial*
215 Prospect Street
Definitive Subdivision Plan
Documents presented to the Planning Board are on file.

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

Mr. Jamie Hellen, Town Administrator, explained that this is a very unique request and proposal. He noted the PowerPoint presentation that was given at the previous two public hearings at the Community Preservation Committee and the Town Council. He stated that the CPC voted and recommended it be moved to the Town Council. He stated that the Town Council will be voting on this on Wednesday. He stated that this allows the Town to acquire 113 acres for the purposes of open space and agricultural preservation while also giving the Schmidt family 2.16 acres on which they are allowed to build one single-family home. He described the location of the acreage. He stated that the parcel price for the Town is \$3.8 million. He reviewed that the current structures on the property would most likely be torn down; however, the barn may be preserved.

Ms. Amanda Cavaliere of Guerriere & Halnon Inc. noted the requested waivers for the roadway, as the roadway will not be constructed. The existing driveway is the location of the proposed roadway which will remain.

Mr. Maglio stated that they are very familiar with the plan; he stated that he had no comments.

Mr. Cerel stated that they ran the title as they were negotiating and determined that there was no definitive plan on record that showed the property and the description in the deed was not detailed. He stated that the definitive subdivision plan would show everything. Ms. Wierling stated that this is a good opportunity for the Town. Chair Rondeau stated that this is a good piece of property for the Town.

Motion to Close the public hearing for 215 Prospect Street, Definitive Subdivision Plan. Wierling. Second: Rondeau. Roll Call Vote: Rondeau-Yes; David-Yes; Wierling-Yes; Power-Yes; Williams-Yes. Vote: 5-0 (5-Yes; 0-No).

Motion to Approve the following waivers for 215 Prospect Street, Definitive Subdivision Plan:

Chapter 300 Subdivision of Land § as follows:

§300-10 (C)(1) – Reduce pavement width from 26 feet to 12 feet.

§300-10 (E)(4) – Reduce dead end street length from 400 foot minimum to 215 feet;

§300-10 (F) – Request to waive the requirement to construct the roadway;

§300-10 (H)(1) – Eliminate curbing;

§300-11 – Waiver request for Stormwater Management in its entirety

§300-12 (C)(2)(b) – Eliminate street light at end of cul-de-sac;

§300-13 (A)(1) – Eliminate sidewalks;

§300-13 (E)(1), (2)(a)(b) and (c); – eliminate plantings along a private road.

Chapter 153 Stormwater Management – in its entirety

Reason for Waiver – Proposed plan will not disturb more than one acre of land.

Wierling. No Second Made. Roll Call Vote: Rondeau-Yes; David-Yes; Wierling-Yes; Power-Yes; Williams-Yes. Vote: 5-0 (5-Yes; 0-No).

Motion to Approve the subdivision plan of land for Schmidt’s Farm at 215 Prospect Street.

Wierling. No Second Made. Roll Call Vote: Rondeau-Yes; David-Yes; Wierling-Yes; Power-Yes; Williams-Yes. Vote: 5-0 (5-Yes; 0-No).

7:10 PM

PUBLIC HEARING – *Continued*

700 Union Street

Site Plan Application

Documents presented to the Planning Board are on file.

Mr. Joshua Kline, Engineer of Stonefield Engineering, addressed the Planning Board for the proposal to construct a 13,525 sq. ft. daycare with 50 parking spaces. He stated that they were before the Planning Board a few meetings ago. He stated that they updated their plans from the information asked for at the last meeting. He stated that the goal is to address the items from the last meeting and discuss traffic, parking, site circulation, and safety. He reviewed the location of the proposed project. He stated that there are Primrose Schools in Mansfield and Natick. He stated that this is not a school; it is a daycare. He discussed that there is not a surge effect where people have to get to school at a certain time. He stated that a daycare is drop off and pick up when it is convenient for them. He stated that they looked at the parking area and made it one-way circulation, they added bollards, and provided three-foot striped area between spaces. He stated that they moved the speed bumps and added snow storage around the site. He stated that they resubmitted their traffic report and BETA had no comments. He stated that they provided traffic counts from the Mansfield Primrose School operation. He discussed the traffic counts in the morning from 6:30 AM to 9:30 AM, at midday, and at afternoon. He stated that their study aligned with industry data. He explained and discussed the differences between the room capacity which is the maximum number of children that can fit in a room per state law, license capacity, enrollment, and the actual operation which is how many children are going in there day to day. He stated that at a fully matured site they anticipate 95 to 130 children and there would be carpooling and parttime. He stated that the number of children dictates the number of required staff. He reviewed the graph of the existing daily parking utilization. He stated that they want to make sure that their parking demand is adequate. He stated that through their analysis it shows they have more than adequate parking. He stated that there is plenty of capacity for the number of drop off and pick up spaces on site. He stated that the findings of the report are that the Primrose School is not going to have an adverse or significant impact on what is out there today on the road. He noted that there will be a few more vehicles on the road.

Ms. Love reviewed some comments from the August 8, 2022, Planning Board meeting. She explained that the Planning Board was concerned about the 12 percent grade and asked the Fire Department to review; the Fire Department submitted a letter that they do not have any issues. The Planning Board requested the applicant provide an area for snow storage; one area has been provided. The Planning Board requested fencing around the basin in the rear. The Planning Board requested they provide reinforced concrete detail; the applicant added it to the plans. The applicant should show the abutting structures on the site plan. The applicant has gone to the Design Review Commission and received a recommendation. She stated that an ANR plan will need to be filed to combine the lots prior to construction, and a traffic impact assessment has been submitted by the applicant. She stated that BETA has completed their traffic review, and there are no outstanding items.

Mr. Maglio stated that the plan called for HDPE pipe rather than reinforced concrete as required, the stormwater report did not have the peak rate of stormwater runoff, and the concrete curb needed to be addressed.

A BETA representative stated that everything they had commented on has been taken care of by the applicant. Another BETA representative stated that regarding comment SW18, the above ground infiltration basin needs to have a little more storage volume.

Planning Board members asked questions and made comments. Mr. David asked if the Mansfield facility was at full capacity. Mr. Kline stated that the Mansfield facility had a maximum of about 190 children, is currently licensed for 130, has about 95-100 enrolled, and on that day 87 children attended. Mr. David stated that from the aerial photos, the parking lot seemed slim. Mr. Mello asked about the age range. Mr. Kline stated that the age range is 6 weeks of age to 12 years. Ms. Williams commended the applicant for making the parking changes. She asked that on the plan north, are the parking spots safe, and is there enough clearance to turn right to go back up the hill. She stated that she thinks the safety issues have been addressed. Ms. Wierling stated that she wants to make sure the outstanding drainage and stormwater comments are addressed. Chair Rondeau asked that when they get their license from the state, what is their level.

Mr. Matt Taylor, Site Acquisition Director for Primrose Schools, stated that this facility will be licensed about the same as for Mansfield. He discussed that Mansfield was only licensed for 130 and noted that currently staffing is a significant issue. Chair Rondeau suggested the applicant get together with Mr. Maglio and BETA to go through the list of outstanding items. He stated that this will be continued to the next Planning Board meeting. Mr. Kline agreed.

Ms. Love stated that the applicant requested two waivers; one is for the HDPE pipe and the second waiver is for light spillage beyond the property line. Chair Rondeau stated that the RCP pipe was part of the rules and regulations. He stated that the light spillage was for safety so that waiver would be fine.

Motion to Continue the public hearing for 700 Union Street, Site Plan Application, to November 7, 2022. Rondeau. No Second Made. Roll Call Vote: Rondeau-Yes; David-Yes; Wierling-Yes; Power-Yes; Williams-Yes. Vote: 5-0 (5-Yes; 0-No).

Motion for a five-minute recess. David. Second: Rondeau. Roll Call Vote: Rondeau-Yes; David-Yes; Wierling-Yes; Power-Yes; Williams-Yes. Vote: 5-0 (5-Yes; 0-No).

7:15 PM **PUBLIC HEARING** – *Continued*
 704 Washington Street
 Site Plan Application
 Documents presented to the Planning Board are on file.
 TO BE CONTINUED

Ms. Love stated that she received an email from the applicant requesting to be continued to the November 21, 2022, meeting.

Motion to Continue the public hearing for 704 Washington Street, Site Plan Application, to November 7, 2022. Rondeau. No Second Made. Roll Call Vote: Rondeau-Yes; David-Yes; Wierling-Yes; Power-Yes; Williams-Yes. Vote: 5-0 (5-Yes; 0-No).

B. Discussion: 121 Grove Street – Friendly 40B

Mr. Richard Cornetta, attorney, Mr. Robb Hewitt of Fairfield Residential, Ms. Janice Hurst of Fairfield Residential, Mr. Brian McCarthy of RJ O’Connell & Associates, and Mr. John Shipe of Shipe Consulting Group addressed the Commission for a proposed Friendly 40B application that has not yet gone before the ZBA. Mr. Cornetta stated that Fairfield Residential is a national real estate development firm. He stated that they are the group that completed the project on Dean Avenue known as Station 117. He noted that Franklin’s subsidized housing is over 10 percent; they are seeking the Town’s input on this project. He stated that the proposal is before the Conservation Commission and

they will appear before the Conservation Commission one more time. He stated that after the Planning Board, they will go before the Town Council; if successful they will request from the Department of Housing and Community Development (DHCD) for a project eligibility letter. At that point, they would then appear before the Zoning Board of Appeals and seek a comprehensive permit under M.G.L. Ch. 40B.

Mr. Shipe narrated a PowerPoint presentation. He stated that they have been doing local projects since 2000. Recently, they completed the Dean Avenue project, known as Station 117. He stated that it provides diverse housing options. He reviewed other projects in Massachusetts currently under construction. He reviewed the proposed project and stated that it is a new residential opportunity of one-, two-, and three-bedroom apartments with a clubhouse, lounge and study area, swimming pool, fitness and outside amenities. He stated that land planning and permitting is through the Friendly 40B comprehensive permit procedures. He stated that they are seeking insight from the Department of Planning and Community Development, the Technical Review Committee, the Town Administrator, the Planning Board, the Conservation Commission, and ultimately, the Town Council. He reviewed the comprehensive permit process. He stated that the Town of Franklin and Fairfield Residential jointly submit an application to the State for Site Eligibility, the first step in the comprehensive permit process. He stated that they would then go through the Zoning Board of Appeals application process. He said that working through this process would take six to twelve months. He reviewed the provided map and explained the location in relation to other properties, highways, trains/transit, shops, and services in Franklin. He stated that the existing property is undeveloped and consists of a mix of open fields, wetlands, and wooded areas. He stated that they are trying to create diverse housing options. He stated that 83 of the units would be subsidized housing. He stated that the parcel is 32 acres and in proximity to the state park. He stated that just south of this is the SNETT. He stated that they would like to connect the trail to the state park that they would be abutting. He explained that the proposal is for 330 units with the average unit size of about 1,000 sq. ft. He stated that they propose 528 parking spaces at 1.75 ratio. He reviewed that there would be a mix of four- and five-story building. He reviewed a concept plan that showed the wetland areas. He showed a concept rendering of the project. He reviewed the zoning table and the list of nine zoning waivers. He explained that they would be requesting waivers for the local conservation bylaw. He stated that the Fire Department provided a letter that they are fine with the building height. He discussed public benefits and impacts including roadway improvements, other infrastructure improvements, general public access to trails and open space, and paths connecting to the state park. He stated that with regard to traffic, they have not identified any major obstacles during the initial review. He stated that a detailed traffic impact analysis is to be prepared. He stated that other public benefits include diverse housing options, low impact to any infrastructure, environmentally friendly, and the entire project contributes to the net increase in housing alternatives and counts towards the Subsidized Housing Inventory (SHI). He stated that based on studies, they estimate 43 additional school-age children. He stated that the tax revenue is estimated at \$800,000 per year. He reviewed the abutters which includes, but is not limited to, the electrical substation, New England Power, and the state park. He reviewed the special permit criteria. He stated that diverse and affordable housing is the driver. He showed a few pictures from the Dean Avenue project. He stated that diverse housing options is job one. He stated that this housing will meet the long-term goals of the Town. He stated that they did not identify any major obstacles with regard to infrastructure.

Ms. Love gave an overview of how the Friendly 40B process was developed. Currently, Franklin Heights was approved and the second phase will be moving forward with 40-50 units. She stated that 237 Pleasant Street has a 40B through the state with 60 units with 100 percent affordable units. She stated that the Town decided to put together a process where a Friendly 40B can come in and show what they can offer to the Town. She stated that the applicants were before the Conservation

Commission and will return to the Conservation Commission again. She reviewed some of the waivers. She noted that the Dean Avenue project had all three-story buildings. She questioned how much of the open space on the site is not wet and how will the general public access the trails. She stated that her department is for affordable housing in the town; they have to make sure the benefits and everything is there for the Town and residents.

Mr. Maglio stated that he has seen the concept plans, but he did not do any kind of engineering review as they are just the concept plans at this point. He noted that the sewer system on Grove Street will need to be evaluated as part of the process.

Planning Board members asked questions and made comments. Mr. David asked about the 43 school-age children. Mr. Shipe stated that number is based on the entire complex. Mr. David asked if at some point the entire complex could become affordable. Mr. Shipe stated that they have designated 83 units to be affordable for people earning 80 percent of the median income. Mr. David asked about water use for the town; 330 units will consume a lot of water. Mr. Maglio stated that there are conservation plans in place regarding water and getting water to the site. Ms. Wierling reviewed her questions and concerns which included that 330 units is large especially with the number of wetlands on the site. She noted the many waivers being requested and asked what would the building development look like without the waivers. Mr. Shipe stated that would require a detailed study. He noted that it is an industrial zone. She asked if they really needed to have the building right up against the street. Chair Rondeau clarified that what Ms. Wierling is asking is what they could put in this zone without the waivers. Mr. Shipe stated that if you are going to disturb land and create impervious, then five stories make a more efficient building than four stories. He stated that five stories and 330 units is the sweet spot. Ms. Wierling asked how much it costs for an average student in Franklin and how much it costs for police and fire to respond for emergency services; would that offset the revenue? Mr. Shipe stated that Mr. Mark Fougere, the planner on this project, would know. Ms. Wierling stated that her big concern is waiving the site plan review. Ms. Williams stated that she had some overall concerns. She wanted the Town to consider that this project as proposed would significantly change the experience of the Franklin State Forest. She stated that buildings 5 and 4 are proposed on the lot line. She noted the significant clear cutting that would be required and the height of the buildings being proposed is unlike anything that is in Franklin. She stated that people would be able to see all of this from the forest. She stated that this site slopes up and tall buildings are being proposed making them seem even taller. She stated that she has a hard time with this project being compared to the Dean Avenue project; they are apples and oranges. She stated that she agrees affordable housing is needed in Franklin; however, the scale being proposed on this site with wetlands and habitat, she would hate for that to get lost.

Chair Rondeau stated that the number of units at 330 is rather steep. He asked for the percentage of dry upland on the 32 acres. Mr. Shipe stated that it is about 6 acres of wetland and 25 acres of upland. Chair Rondeau suggested the parking lot in the front and the building in the back. He stated that five stories are very tall. He noted the traffic for the 330 units and suggested the applicant look into that. He stated that it is a concept plan that needs to be worked on. Mr. Shipe said that to move forward in a timely manner, they would hope to be before the Town Council in November. He stated that as design development continues, these are the types of things they can discuss with the ZBA. He stated that he does not think he heard anything deal-killerish. He stated that he thinks 330 units is the right number. Ideally, they would get a letter from this board to the Town Council with a thumbs up. Ms. Wierling said that in its current state, she is not able to do that. Ms. Wierling stated that the Planning Board has the November 7 and November 21, 2022, meetings to put their thoughts together in writing. Mr. Shipe confirmed that the applicant will not be submitting any new plans. Planning Board members agreed that two weeks would be good to review and consider.

Chair and Member Comments

Chair Rondeau stated that he received an email in reference to Bogan Estates and other subdivisions in town about the trees. He stated that he wants to make a recommendation to get all trees, sidewalks, aprons, curbing and everything in prior to CFOs because it seems like everyone is becoming an engineer after they move in; those are our regulations and they are there for a reason. Planning Board members informally agreed. Chair Rondeau asked Ms. Love to address that and said that maybe we can make some changes. Ms. love stated that it would be under the Subdivision Bylaw section 300; she stated that she can put together a draft for the Planning Board to review and then have a public hearing.

Ms. Love stated that there is an ongoing court case with the Franklin Learning LLC vs. Planning Board. She asked if the Planning Board would be available for an executive session at the November 7, 2022, meeting at 6 PM. Planning Board members confirmed they can attend for 6:15 PM.

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

Meeting adjourned at 9:07 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary