



Amy Love <alove@franklinma.gov>

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## RE: Certificate of Vote

1 message

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**Matt Crowley** <MCrowley@beta-inc.com>

Tue, Feb 21, 2023 at 10:35 AM

To: Marc Finch <mfinch@dagfacilities.com>, Amy Love <alove@franklinma.gov>

Cc: Dave Choplinski <djc@hudsonbuilds.com>, Alec Koudijs <alec.koudijs@hennep.com>, Scott Sorbaro <ssorbaro@hennep.com>, Rommey Hawa <rhawa@dagfacilities.com>

Hi Marc,

I've reviewed the revised submission and the minor outstanding items BETA noted at the last hearing have been addressed. I did want to note that the accessible ramps at the front of the building are proposed at 12:1 slope, the maximum permitted by the Architectural Access Board. There is no tolerance allowed on this maximum so a small deviation during construction could result in non-compliance. Just wanted to bring this to your attention.

### **Matthew J. Crowley, PE**

Senior Project Manager

**BETA Group, Inc.** | 781.255.1982

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Be GREEN, keep it on the SCREEN

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**From:** Marc Finch <mfinch@dagfacilities.com>

**Sent:** Wednesday, February 15, 2023 8:25 AM

**To:** Amy Love <alove@franklinma.gov>; Matt Crowley <MCrowley@BETA-Inc.com>

**Cc:** Dave Choplinski <djc@hudsonbuilds.com>; Alec Koudijs <alec.koudijs@hennep.com>; Scott Sorbaro <ssorbaro@hennep.com>; Rommey Hawa <rhawa@dagfacilities.com>

**Subject:** Re: Certificate of Vote

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Good Morning Amy/Matt,

Please see attached Civil/Architectural responses for endorsement, let me know if you have any questions.

# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



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

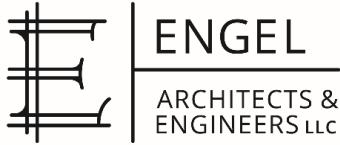
## DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**DATE:** February 21, 2023  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** 160 Grove Street  
Limited Site Plan Modification

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### **General:**

1. Applicant has submitted a Limited Site Plan for Endorsement.
2. Attached are the following documents for your review:
  - Amended Limited Site Plan
  - Architectural Plans
  - Response Letter to BETA, along with Elevation Response
  - Memo from BETA.



February 14, 2023

Mr. Gregory Rondeau, Chairman  
Franklin Planning Board  
355 East Central Street  
Franklin, Massachusetts 02038

Re: 160 Grove Street Limited Site Plan

Dear Chairman Rondeau and Members of the Planning Board,

This letter is in reference to the BETA memorandum comments dated February 1, 2023 for job number 4831. The full memorandum is also included for reference.

BETA comment:

- 6. Although the number of floors has been reduced from 3 to 2, the overall height of the building appears to be similar to the Approved design, approximately 28' above the entrance floor level. BETA recommends for the Applicant to confirm that are no changes to the building elevations. BETA notes that the bottom floor elevation remains noted as 268.50 but there are now ramps and stairs (up) to the building entrance from the parking elevation of approximately 278.50.***

Engel Architects & Engineers, LLC response:

The original 3-story building had a top of steel elevation of 28'-0" (above Entrance Level) and a roof ridge elevation of 30'-0"+/-. The new 2-story building has a top of steel elevation of 14'-0" (above Entrance Level) and a roof ridge elevation of 27'-0"+/-. The floor-to-floor height was increased and the roof pitch was also increased for the new 2-story building.

Please feel free to call at (717) 392-8021 if there are any additional questions or concerns.

Sincerely,

Timothy Good



February 14, 2023

Gregory Rondeau, Chairman  
Franklin Planning Board  
355 East Central Street  
Franklin, MA 02038

Re: 160 Grove Street, Limited Site Plan Peer Review

Dear Mr. Rondeau,

Land Planning Inc. has received the peer review prepared by BETA Group, Inc., dated February 1, 2023. In response to BETA's remaining concerns, we have revised the plans and documents as needed, and provide additional information and comments as follows: (BETA's outstanding comments have been included in italics)

- 2. Detailed grading should be provided for the proposed accessible routes (ramps) to ensure full compliance with Massachusetts Architectural Access Board Regulations. Handrails, if required, should be depicted on the plans and associated details provided. Grading and details have not been provided. Refer to Comment 6.*

The ramp landing elevations have been added to Sheet 4a. Additionally, see response by Engel Architects.

- 4. It is BETA's understanding the DPW will review the proposed sewer infrastructure upon receipt of a comprehensive sewer extension plan. The current plans depicted a septic system as originally approved. Revisions to the proposed sewer will be reviewed by the DPW upon receipt of a proposed design.*

No response required. The sewer permitting effort is ongoing.

- 5. The provided Architectural Plans indicate there have been numerous changes to the interior layout of the building. In consideration that the proposed uses consist of a mixture of office, industrial, and warehouse, BETA recommends that the applicant provide a summary of each area and associated use (e.g. secured storage = warehouse) as was done as part of the initial Site Plan submission so that required parking can be verified. Hallways, stairs, etc. should also be classified accordingly.*

Engel Architects has provided a color coded set of plans that identifies the various uses. Please refer to these plans for specific information.

- 6. Although the number of floors has been reduced from 3 to 2, the overall height of the building appears to be similar to the Approved design, approximately 28' above the entrance floor level. BETA recommends for the Applicant to confirm that are no changes to the building elevations. BETA notes that the bottom floor elevation remains noted as 268.50 but there are now ramps and stairs (up) to the building entrance from the parking elevation of approximately 278.50.*

Engel Architects has prepared a response to this comment. Please refer to Engel's letter of February 13, 2023 for additional information.

*7. The number of accessible parking spaces has been reduced from 6 to 5, which corresponds to the number required by the Massachusetts Architectural Access Board based on the new parking total of 150 total spaces.*

No response required. The accessible parking requirement has been met.

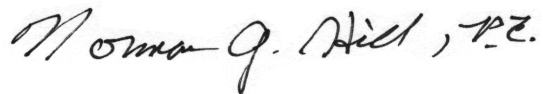
*9. The Zoning Summary Table should be revised to indicate that the building height is now proposed to be two stories. Zoning summary table has not been updated to reflect a two-story building.*

The Zoning Summary Table has been corrected.

Please contact our office if you have any questions or require additional information.

Sincerely,

Land Planning, Inc.

A handwritten signature in black ink that reads "Norman G. Hill, P.E." The signature is written in a cursive style.

Norman G. Hill, P.E., P.L.S.  
President

# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



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

## PLANNING BOARD

### January 9, 2023 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 (via Zoom). Members absent: None. Also present: Amy Love, Town Planner (via Zoom); Michael Maglio, Town Engineer; Matthew Crowley, 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: 160 Grove Street**

Mr. Dave Choplinski on behalf of the applicant, Project Architect Timothy Good of Engel Architects, and the Contractor's Superintendent Marc Finch addressed the Planning Board. Mr. Choplinski reviewed the proposed changes. He stated that they plan to be in Franklin for quite some time. He reviewed that there was Planning Board approval a few years ago; however, they found the building was three stories and L-shaped. He discussed reasoning for wanting to put two floors in a specific area of the L-shaped area and stated that this is the main reason they are before the Planning Board tonight. He stated that they were originally going with a pre-fab building. However, Covid hit and the supply chain killed them on the pre-fab building, so they now have a steel framed metal building which is a better building. He stated that he has the letter from BETA. He stated that the site engineer is Land Planning. He stated that for the new design there are 150 parking spaces as the overall footprint has changed; he stated that they only need 149 spaces. He stated that the impervious area was reduced by 1,700 sq. ft. He noted the amended stormwater report was submitted to BETA. He stated that on the outside of the building the only major change regards the CO2 tank which is addressed in BETA's letter. He stated that the grading for accessible ramps and access areas has been done, the signage is noted on the drawings, they are working with the Town on the sewer system, the zoning summary table has been corrected, and the architectural elevations have been provided.

Mr. Good reviewed that they originally had a three-story building and it is now two stories. He reviewed the number and location of the proposed greenhouses. He explained that they reduced the greenhouse square footage by 11,000 sq. ft. He stated that there would be privacy screening for all the mechanical views. He showed the plans and reviewed the elevations. He confirmed that this is for Phase I; Phase II will have five more greenhouses.

Mr. Crowley stated that the preliminary plans were reviewed a few weeks ago showing the field changes; they have not seen the plans being presented tonight. He discussed BETA's comments including that the applicant is showing an overall net reduction in impervious area. He stated that he wanted to confirm that there is no increase to any individual drainage areas on the site. He said BETA requested to see detailed

grading in front of the site and signage for all accessible parking spaces. He stated that they are deferring to DPW on the sewer design.

Ms. Love noted that her comments included bollards around the transformers and electrical outside units. She stated that the applicant indicated that they are correcting the zoning summary table. She stated that the applicant is before the Planning Board for the resubmission of a Site Plan. She asked the Planning Board if they feel this is a field change or should the applicant submit a Limited Site Plan.

Mr. Maglio stated that a number of changes have been submitted and he feels this is more than the typical field change. He stated that he is in agreement with Mr. Crowley's and Ms. Love's comments. He stated that the applicant reached out regarding tying into Town sewer. He explained that the applicant would have to go to Town Council to get approval for a sewer map amendment. He stated that he has been working with the applicant on that application. He noted that originally the applicant was approved for a septic system.

Planning Board members asked questions and made comments. Ms. Williams stated that going from a three-story to two-story building seems like a significant change and may need to go before the Design Review Commission again for their opinion. Mr. Good explained the front door access and the access ramp. Ms. Williams determined that she was looking at old plans. Chair Rondeau stated that based on information from Ms. Love, Mr. Crowley, and Mr. Maglio, the applicant should return with a Limited Site Plan so all the changes will be easier to track. He requested the fire department see the plan, noted that Design Review will probably want to see the screening, requested the decibel levels on the outside equipment as there are neighbors, and asked about the sewer discharge filtration system. Mr. Maglio stated that if a sewer extension is approved, they will also need permit approval from the Charles River Pollution Control district as industrial wastewater discharge. Ms. Wierling noted that the applicant must go before Conservation Commission and those changes should be included on the next plans provided to the Planning Board.

Ms. Love asked if the Planning Board wants to see the sewer extension accepted before the changes go into place. She asked for the Chair to confirmed that he said this would be a Limited Site Plan filing. Chair Rondeau said correct. Mr. Maglio recommended that the applicant continues to show the septic system on the submitted revised plans; if the sewer extension is approved, it can be handled through the DPW permitting process as a field change. Ms. Love said this would probably be taken at the first meeting in February under General Business for a Limited Site Plan application; there is no need to vote as this is not a public hearing.

#### **B. Endorsement: 175 East Central Street**

*Motion to Endorse 175 East Central Street. Williams. Second: Wierling. Vote: 5-0 (5-Yes; 0-No).*

#### **C. 81-P ANR: Maplegate Country Club**

Mr. Greg DiBona with Bohler Engineering on behalf of the applicant addressed the Planning Board. He showed and discussed the plans. He stated that the property has approximately 144 acres. He stated that two of the parcels are in Bellingham with the rest of the lots in Franklin. He stated that they are looking to consolidate the Franklin lots to end up with three parcels instead of 11 parcels because they will be coming forward with applications soon and it will be easier to reference three parcels than 11 parcels. He discussed that all the access is through the Bellingham lots so the Franklin lots do not have access except for the adjoining co-ownership of the lots in Bellingham. He highlighted and reviewed the boundaries of the proposed lots. He stated that they plan to come in with an application for a solar project.

***Motion to Approve 81-P ANR: Maplegate Country Club. Wierling. Second: Williams. Vote: 5-0 (5-Yes; 0-No).***

**D. Endorsement: 700 Union Street - Primrose**

***Motion to Endorse 700 Union Street - Primrose. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).***

7:05 PM        **PUBLIC HEARING** – *Continued*  
***704 Washington Street***  
Site Plan Application  
*Documents presented to the Planning Board are on file.*  
**TO BE CONTINUED**

Chair Rondeau stated that the applicant requested this hearing be continued.

***Motion to Continue the public hearing for 704 Washington Street, Site Plan Application, to January 23, 2023. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).***

7:10 PM        **PUBLIC HEARING** – *Initial*  
***Lincoln Street Lot Line***  
Zoning Bylaw 22-887  
*Documents presented to the Planning Board are on file.*

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

Ms. Love reviewed that the Department of Planning and Community Development is working to amend the Town’s existing zoning map (Chapter 185, Section 5, of Franklin Town Code) in an area on and near Lincoln Street and Lincolnwood Drive. This proposed zoning map change is a small part of a town-wide multi-year project being implemented. The project will better define the Town's zoning districts by following parcel lines. Where parcels are within two or more zoning districts, the subject zoning map amendment will move the zoning district line so each parcel is only in one zoning district. The Economic Development Committee discussed the proposed changes at their November 16, 2022, meeting and recommended sending the proposed zoning map amendment to the full Town Council for further consideration and referral to the Planning Board for a vote to recommend it to the Town Council.

***Motion to Recommend approval of the zoning map amendment to the Town Council. Wierling. Second: Williams: Power. Vote: 5-0 (5-Yes; 0-No).***

7:15 PM        **PUBLIC HEARING** – *Initial*  
***Scenic Road Permit***  
Prospect Street  
*Documents presented to the Planning Board are on file.*

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

Ms. Love noted that the Town Code requires that any tree removal within a scenic road must seek a permit through the Planning Board. She stated that the applicant is proposing to remove two trees in order to access the drainage basin along Prospect Street. She noted that the Planning Board will need to take a vote if they are in agreement of issuing a permit to remove the trees.



Mr. Maglio stated that the proposed access to the drainage basin is a little further down the street, but because of the slope, it is not really practical to try to get access there. So, sliding it up about 20 ft. is better access into the pond for future access, and there were two trees in the way that would need to come down as part of this. Chair Rondeau asked if this was enough for future access. Mr. Maglio stated that with the two trees gone, it should be wide enough to get in.

***Motion to Close the public hearing for Scenic Road Permit, Prospect Street. Wierling. Second: Williams. Vote: 5-0 (5-Yes; 0-No).***

***Motion to Approve the Scenic Road Permit, Prospect Street, for the removal of two trees. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).***

7:20 PM            **PUBLIC HEARING** – *Continued*  
***Subdivision Rules & Regulations***  
Section 300-13 Other Improvements  
*Documents presented to the Planning Board are on file.*

Mr. Mello stated that it looks good. Ms. Love stated that the Planning Board originally started off with two changes and this is probably the fourth public hearing. She reviewed that Town Attorney Mark Cerel was at the last meeting and it was narrowed down to this wording. She noted that if the Planning Board is satisfied, they can move forward with it.

***Motion to Close the public hearing for Subdivision Rules & Regulations, Section 300-13 Other Improvements. Wierling. Second: Rondeau. Vote: 5-0 (5-Yes; 0-No).***

***Motion to Approve the Changes for the Subdivision Rules & Regulations, Section 300-13 Other Improvements, to add: §300-13.E.(2)(d) – If a lot will have an adjacent sidewalk constructed as part of the subdivision development, the sidewalk shall be installed prior to the issuance of an occupancy permit. Sidewalks shall be continuous from the point where the subdivision adjoins an existing public roadway to the furthest point on the front property line of the parcel. Rondeau. No Second Made. Roll Call Vote: Rondeau-Yes; David-Yes; Wierling-Yes; Williams-Yes; Power-Yes. Vote: 5-0 (5-Yes; 0-No).***

Ms. Love stated that they are moving forward with the Open Space Recreational Plan. She reviewed that the Town Council is putting together a Master Plan subcommittee which involves two Planning Board members, and there is also the Davis Thayer subcommittee which would involve one Planning Board member. She noted the Planning Board should think about these committees for the future.

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

***Meeting adjourned at 7:47 PM.***

Respectfully submitted,

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Judith Lizardi,  
Recording Secretary

# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



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

## PLANNING BOARD

### January 23, 2023 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 (via Zoom); 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. Meeting Minutes: December 5 & December 19, 2022**

***Motion to Approve the Meeting Minutes for December 5, 2022, and December 19, 2022. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).***

#### 7:00 PM PUBLIC HEARING – Continued

##### ***515 West Central Street***

Site Plan Application

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

Ms. Love stated that the applicant requested the public hearing be continued to the next Planning Board meeting; she stated that the next meetings are February 6 and February 27, 2023.

***Motion to Continue the public hearing for 515 West Central Street, Site Plan Application, to February 27, 2023. Rondeau. Second: Williams. Discussion:*** Mr. Edward Cannon, attorney on behalf of the applicant, stated that the reason for the continuance is that the information from the traffic circulation expert was just received. He stated that the meeting is somewhat time sensitive; to go out three weeks would put them up against even the extension. He stated that if the February 6, 2023, meeting is open, it would be great to continue the meeting to that date rather than to the end of February. Ms. Love stated that there could be possibly site plan changes; she asked if Mr. Cannon thought everything would be ready for next week to submit. Mr. Cannon stated that their goal is to have comments back from their expert for one week from tonight. Ms. Love reviewed the process of receipt of the information and who will need to review the information and respond. She explained that she would need to have everything in her office by January 31, 2023, to meet the February 6, 2023, meeting requirements. Mr. Cannon asked to have the next meeting scheduled for February 6, and if they are not ready, they will again ask for a continuance. Discussion commenced on meeting date options. ***Motion to Continue the public hearing for 515 West Central Street, Site Plan Application, to February 6, 2023, at 7:00 PM. Wierling. Second: Williams. Vote: 5-0 (5-Yes; 0-No).***

***Motion to Take a five-minute recess. Rondeau. Second: David. Vote: 5-0 (5-Yes; 0-No).***

7:10 PM

**PUBLIC HEARING** – *Continued*

***704 Washington Street***

Site Plan Application

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

Mr. Edward Cannon, attorney on behalf of Amego, Inc.; Mr. John Randall, President of Amego, Inc.; Mr. Bill Masiello, architect (via Zoom); Mr. Adam Hunt of Level Design Group (via Zoom); and Mr. Dan Campbell of Level Design Group (via Zoom) addressed the Planning Board for the proposal to demolish an existing house and construct two new group homes.

Ms. Love highlighted some of the concerns noted by the Planning Board at the last meeting. She stated that the Planning Board wanted to see the lighting plan which has been submitted, and they wanted to see the color renderings and the Design Review Commission submittal which is in the Planning Board's meeting packet. She reviewed that the Planning Board requested a sidewalk along the front of the building which has been provided. She stated that she would defer to the Town Engineer and BETA regarding stormwater management.

Mr. Maglio stated that any previous comments they had were addressed.

Mr. James stated that he had a few comments but nothing major. He stated that it is a much better plan now. He noted that the applicant will be utilizing fire retention rather than just straight infiltration which means they will see more landscaping associated with these. He stated that they were very shallow and down to about 5 in. to 6 in. He stated that the applicant is providing the treatment to the backside of the roof on the proposed building with the fire retention basin which is in the back right corner. He stated that in the bio-retention basin they have 6 in. of stone of the bottom; they will have to increase the depth of the materials in that to 30 in. in order to comply with requirements. He discussed that there is a little gap in the vertical granite in the front left corner of the front parking lot; they will have to close it off and modify it. He stated that the applicant has done all the landscaping and screening that was requested. He stated that there is a little light splash over on the street. He stated that in the back right fire retention basin, he thinks that they can reshape it a little bit and eliminate a lot of the grading and leave a lot of the landscape buffer along the property line. He stated that the applicant has provided the sidewalk.

Mr. Hunt stated that since they last met, the plans have been revised to address the Planning Board's comments and BETA's comments. He noted that they decided not to go to a waiver and widened the parking aisle and drive from 20 ft. to 24 ft., slightly increasing the amount of pavement. He reviewed that the houses have been raised a couple of inches to help with the drainage draining away from the buildings. He stated that the sidewalk connections were added. He noted the elimination of the infiltration basins for a bio-retention basin.

Chair Rondeau asked if Mr. Hunt was okay with deepening the retention basin in the back as Mr. James had mentioned. Mr. Hunt stated that it was reshaping. Mr. James reviewed that it was just reshaping. Mr. Hunt reviewed the plans for the basin in the back right corner. He noted that it is very narrow. Chair Rondeau confirmed pushing it a little closer to the building and no spillage on the neighbor's property. Mr. Cannon stated that he spoke with the property owner in the back, Mr. Mark Seifert of 7 Jefferson Road, who is attending the meeting and represented by his counsel.

Attorney Stephen Kenney representing Mark Seifert stated that their concerns include the bio-retention area in the back right hand corner, tree removal that was not on a previous plan, and reshaping that area. He stated that they would like the tree removal to a bare minimum. He explained where they would like

the spillage to be located. Attorney Cannon stated that as long as the engineer can do that, it would be preferable. Mr. Hunt stated that it was something he could do and he did not see any issues with it. Mr. Masiello asked if Mr. Kenney was asking to have the bio-retention basin drain to the west side. Mr. Kenney stated yes, to the west, toward the abutting Amego property. Mr. Masiello discussed a challenge he saw with that as there is a house and a vinyl fence there. Mr. Mello asked if this design was run through HydroCAD. Mr. Hunt stated yes and reviewed the calculations regarding the 100-year storm. Mr. Mello reviewed the flow onto the abutter's property pre- and post-construction and noted that the flow will drop post-construction.

Mr. Kenney stated that the removal of the vegetation that is presently there is a concern. In addition to the water flow, they are looking to affect that vegetation. Chair Rondeau asked Mr. James if he thought it was feasible if they rework some of the tree cutting there. Mr. James stated yes and discussed the location. Mr. Hunt reviewed the location and asked for clarification as to what they would like him to do with the basin; he noted that the slope will still be there. Chair Rondeau asked Mr. Hunt to look at it and come up with some options; work it out with BETA.

Mr. David asked Mr. Seifert that with the outlet going toward his property, how far is the home to the property line. Mr. Seifert stated that his concern is that both bio-retention basins 1 and 2 will overflow to his property. He noted that he likes the bio-retention feature; he just wants to limit flow, disturbance, and potential erosion to his property.

Chair Rondeau recommended that the applicant get together with BETA and confirm the calculations and changes and get a new set of drawings for the next meeting. Discussion commenced as to when the materials need to be provided by the applicant.

***Motion to Continue the public hearing for 704 Washington Street, Site Plan Application, to February 27, 2023. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).***

Ms. Love announced that they are kicking off the Open Space and Recreation Plan which will span the next six months; there will be a committee involved. She discussed that there will be an EDC meeting on Wednesday night regarding zoning changes that relate to the Franklin for All project and the MBTA communities' regulations. She reviewed that the Open Space and Recreation Plan and the Master Plan are separate projects.

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

***Meeting adjourned at 7:32 PM.***

Respectfully submitted,

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Judith Lizardi,  
Recording Secretary