

## Town of Franklin



### Planning Board

Due to the growing concerns regarding the COVID-19 virus, we will be conducting a remote/virtual Planning Board Meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number (Cell phone or Landline Required) OR citizens can participate by copying the link (Phone, Computer, or Tablet required).

Please click on the link <https://us02web.zoom.us/j/89360967558> or call on your phone at 312-626-6799, meeting # 89360967558.

January 25, 2021

7:00 PM Commencement/General Business

7:05 PM **PUBLIC HEARING** - *Continued*  
138 East Central Street  
Site Plan  
**TO BE CONTINUED**

*Adv.: Dec. 7 & Dec. 14, 2020*  
*Abuts: Dec. 7, 2020*

7:10 PM **PUBLIC HEARING** - *Continued*  
515 West Central Street  
Site Plan  
**TO BE CONTINUED**

*Adv.: Nov. 2 & Nov. 9, 2020*  
*Abuts: Nov. 2, 2020*

#### GENERAL BUSINESS:

- A. Bond Reduction: Maple Preserve
- B. Endorsement: Maple Hill
- C. Discussion: CPC Nomination
- D. Meeting Minutes: December 7 & 21, 2020, January 8, 2021

This agenda is subject to change. Last updated: January 19, 2021  
The next meeting of the Planning Board is scheduled for February 8, 2021.



## **FRANKLIN PLANNING & COMMUNITY DEVELOPMENT**

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

### **MEMORANDUM**

**DATE:** January 21, 2021  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** Bond Reduction – Laurinda Lane  
Maple Preserve

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#### **General:**

1. The current Bond is held in a Tripartite Agreement with the Town of Franklin in the amount of \$10,000.00 for Maple Preserve. .
2. The Planning Board recommend street acceptance to the Town Council at their December 21, 2020 meeting.
3. The Applicant has requested for a Bond reduction.

#### **Recommendation:**

DPCD recommends the Bond be reduced from \$10,000 to \$1,000.  
After the Town Council acceptance, and filing with the registry, the remaining \$1,000 will be released.



## **FRANKLIN PLANNING & COMMUNITY DEVELOPMENT**

355 EAST CENTRAL STREET, ROOM 120

FRANKLIN, MA 02038-1352

TELEPHONE: 508-520-4907

FAX: 508-520-4906

### **MEMORANDUM**

**DATE:** January 21, 2021  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** Maple Hill - Endorsement  
Definitive Subdivision Plan

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**General:**

1. Applicant has submitted plans for endorsement.
2. The Appeal period has ended, and no appeals have been filed.
3. DPCD recommends endorsing the Definitive Subdivision Plans for Maple Hill.

# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949  
[www.franklinma.gov](http://www.franklinma.gov)

## OFFICE OF THE TOWN ADMINISTRATOR

January 7, 2021

Anthony Padula  
769 Washington Street  
Franklin, MA 02038

Dear Chair Padula:

Happy New Year! I am writing in regards to the recently established Community Preservation Committee(CPC). I have attached a copy of the bylaw to this letter. As you may already know, one member of each of the following five boards and committees will need to be designated as a member of the CPC with a one year term:

- One member of the Conservation Commission
- One member of the Historical Commission
- One member of the Planning Board
- One member of the Recreation Advisory Board
- One member of the Housing Authority

We are requesting that your respective board discusses and nominates a recommended appointee. Once all members from each board are approved by the Town Administrator they will be brought to the full Town Council for a ratification vote, just like all committees. I politely ask that you submit your nomination by **Friday February 12<sup>th</sup>, at 12:00 noon.**

For more information on the Community Preservation Committee please visit:

<https://www.franklinma.gov/community-preservation-committee>

Please let me know if you have any questions.

Sincerely,

  
Jamie Hellen  
Town Administrator

Enclosed: Town Bylaw 20-864

CC: Bryan Taberner, Director of Planning and Community Development  
Amy Love, Town Planner



## TOWN OF FRANKLIN

### BYLAW AMENDMENT 20-864 AS AMENDED

#### A BYLAW TO AMEND THE CODE OF THE TOWN OF FRANKLIN TO ADD A NEW CHAPTER 16 COMMUNITY PRESERVATION COMMITTEE

The Code of the Town of Franklin is hereby amended to add a new chapter: Chapter 16 Community Preservation Committee, as follows:

#### Chapter 16 Community Preservation Committee

##### Section 16-1 Establishment and Authority

There is hereby established a Community Preservation Committee (hereinafter: "CPC") consisting of nine (9) appointed members, as provided in G.L. Chapter 44B, Section 5. The CPC shall have the legal authority and shall perform the duties and functions specified in G.L. Chapter 44B.

##### Section 16-2 Composition

One member of Conservation Commission  
One member of Historical Commission  
One member of Planning Board  
One member of Recreation Advisory Board  
One member of the Housing Authority  
Four (4) Citizens at Large

##### Section 16-3 Appointment and Term

The representative members of the five Town bodies identified in Section 16-2 shall each be nominated by the respective Town body of which he/she is a member to the Town Administrator for the Town Administrator's appointment and Town Council's ratification for a one (1) year term; the four citizens at large shall each be appointed by the Town Administrator and ratified by the Town Council for a two (2) year term, provided that two shall initially be appointed for a two year term and two for a one year term, so that the citizen at large terms will be staggered. All terms shall commence on July 1 and terminate on June 30. Each representative member must remain a member of the respective Town body of which he/she is a member during his/her term as a CPC member.

Section 16-4 CPC Officers

The CPC shall have a Chair, Vice Chair, and Clerk, to be voted by the CPC membership at its first meeting following annual appointments. The Chair shall preside at meetings and shall be responsible for calling all meetings and for timely preparation and posting of meeting agendas and otherwise complying with the notice requirements of the Open Meeting Law, G.L. Chapter 30A, Sections 18 through 25. The Vice Chair shall preside at meetings in the absence or recusal of the Chair. The Clerk shall be responsible for accurate and timely preparation of meeting minutes.

This bylaw shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: Dec 16<sup>th</sup>, 2020

VOTED:

UNANIMOUS: ✓

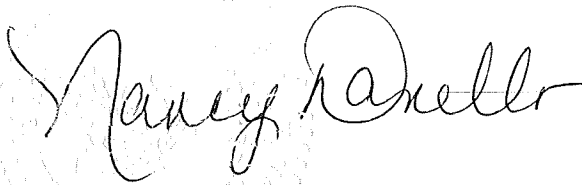
YES: 9 NO: 0

ABSTAIN: —

ABSENT: —

RECUSED: —

A True Record Attest:



Nancy Danello,  
Temporary Town Clerk

  
Glenn Jones, Clerk  
Franklin Town Council

Town of Franklin



Planning Board

**December 7, 2020  
Meeting Minutes**

Chair Anthony Padula called the above-captioned **Remote Access Virtual Zoom Meeting** to order this date at 7:00 PM. Members in attendance: Joseph Halligan, William David, Gregory Rondeau, Rick Power, Associate member Jennifer Williams. Members absent: None. Also present: Michael Maglio, Town Engineer; Amy Love, Planner; Matthew Crowley, BETA Group, Inc.; Maxine Kinhart, Administrative Staff.

*As stated on the agenda, due to the continuing concerns regarding the COVID-19 virus, the Planning Board will conduct a **Remote Access Virtual Zoom Meeting**. The Massachusetts State of Emergency and the associated state legislation allows towns to hold remote access virtual meetings during the COVID-19 pandemic crisis. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link also provided on the agenda.*

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

Chair Padula read aloud the Zoom platform call-in phone number and the Zoom link which were also provided on the meeting agenda. He discussed a change in the Planning Board meeting schedule.

***Motion to Change the January 4, 2021 scheduled Planning Board Meeting to January 11, 2021. Power. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).***

**A. 81-P ANR: 212 Jordan Road**

Ms. Love stated the applicant is Mr. James McDermott of 212 Jordan Road with United Consultants, Inc. as the engineering firm. The purpose of the plan is to move existing lot lines increasing the lot size for 212 Jordan Road by 180 sq. ft. to make it a conforming lot. The lot providing the square footage will remain a conforming lot. Mr. Maglio stated he did not review the plan.

***Motion to Approve 81-P ANR for 212 Jordan Road. Halligan. Second: Power. Vote: 5-0-0 (5-Yes; 0-No).***

**B. 81-P ANR: 55 Coutu Street**

Ms. Love reviewed that the purpose of the plan is to move existing lot lines and create one conforming buildable lot. She explained that 55 Couto Street is known as a one Lot Subdivision "Couto Street Extension" and was approved by the Planning Board on March 6, 2006. On page 4 of the Certificate of Vote, #12 condition reads: No further subdivision will be allowed; Site will remain a 2-lot subdivision with 1 buildable lot and 1 drainage lot. She noted that the Certificate of Vote for the Subdivision is attached to her memorandum provided in the Planning Board's meeting packet. She stated that DPCD recommends that the applicant file a Definitive Subdivision Modification with the Planning Board. Subdivision Plans are recorded at the registry of deeds.

Chair Padula explained that it was originally a one lot subdivision because there was only enough frontage to put one lot. He stated that Coutu Street is not a publicly approved road. He stated he is amenable to approving this as there is one lot for a drainage lot. There was a cul de sac put in with curbing and two drains on it which is built to subdivision standards, so frontage has been created. Now there is frontage for another lot; therefore, he cannot see a reason to turn this down. He noted the cul de sac is the only turn around for this street. He stated he would like to add two conditions to this approval: 1. The cul de sac be relinquished to the Town; the Town is plowing and maintaining it at this time, and 2. The lot that is being approved, lot 3, will never be used as a means of egress to another property. Planning Board members asked questions. Chair Padula stated the applicant needs frontage on a public way; if the applicant does not make it a public way and relinquishes it to the Town, then he does not theoretically have frontage. Mr. Halligan asked if a 90 ft. circle would fit on the lot. Mr. Bryan Taberner, Director of Planning and Community Development, stated the size of the circle is based on the zoning district. Ms. Love confirmed the circle should be 112.5 ft. diameter for Single Family III with one edge of the circle touching the frontage.

Mr. Steve Moran, surveyor, confirmed the presence of a 112.5 ft. circle diameter which touches the front of the lot. Planning Board members noted that the circle is not shown on the plans they received. Ms. Love stated the plans posted electronically show the circle.

***Motion to Approve 81-P ANR for 55 Coutu Street with the conditions that this will be used as a buildable lot for a house lot and never used for a roadway or access to another piece of property, and the cul de sac will be relinquished to the Town prior to the building permit. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

#### **C. Bond Reduction: Acorn Hill Estates**

Ms. Love reviewed that the Planning Board approved on May 8, 2017, a Definitive Subdivision plan entitled "Acorn Hill Estates-Acorn Place." The Planning Board is currently holding a bond in the amount of \$77,635.00. The applicant has requested a bond reduction for work that has been completed. Mr. Matt Crowley, BETA Group, performed an on-site inspection and estimated the cost for completion is \$14,969.00. She stated that the Planning Board will need to vote to release \$62,666 of the Bond be held.

Chair Padula expressed concern about the installation of the granite radius stones which should be approximately 7 in. off the pavement. Mr. Crowley explained the installation of the stones. Chair Padula stated that currently it is not serving its purpose as it does not serve as a deterrent to vehicles. He asked what it would cost to bring it back to the level where it should be. Mr. Crowley reviewed what would need to be done and stated he would have to determine the cost; he noted it would increase the estimate he provided in his Site Observation Report dated December 2, 2020, which is provided in the Planning Board's meeting packet. He reviewed the overall construction status and remaining work. He discussed that there are two driveways involved that do not have the concrete sidewalk in front of them. Chair Padula stated they need to fix the curbing to have a 6.5 in. to 7 in. reveal; the curbing should not disappear into the asphalt as is currently.

Mr. Maglio reviewed approximate costs to fix the curbing. Chair Padula stated that \$4,000 should be adequate; therefore, the new estimated cost for completion is \$18,969.00.

***Motion to Reduce the Bond to \$18,969.00 for Acorn Hill Estates. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).***

#### **D. Discussion: 29 Hayward Street – Change in Tenant**

Ms. Love stated this agenda item was a request from the owner of the property and his attorney. She referenced a letter provided by Mr. Craig Ciechanowski, attorney of Ciechanowski Drayton, PC, dated November 25, 2020, regarding a change in tenant.



Mr. Rick Kaplan, owner, stated the original tenant never signed the lease and never moved in. The Pulse Group would now like to move into the space. He stated the estimated trucking and employees are outlined in the above-mentioned letter. The use would be less than the originally approved tenant.

Chair Padula noted that the Planning Board voted to approve the previous tenant as they were going to produce needed PPE. Mr. Kaplan confirmed the originally approved tenant was going to produce PPE, but he did not believe that was the reason it was approved. He hopes the change from one tenant to another is not a big issue.

Planning Board members discussed the original tenant and use of the building. Chair Padula stated a Site Plan was requested for this piece of property. Mr. Kaplan stated there is an attempt to put a Site Plan together; it is a 14-acre site and they are working on it. Chair Padula noted that he has driven around the site and it is an eye sore with uprooted trees, stacks of metal, and fenced areas that should be locked off. Mr. Kaplan addressed the issues.

Mr. Rondeau stated he was okay with the change as it would be good to get some business out of the location; he noted that the owner was to provide a Site Plan. Mr. David agreed. Mr. Halligan asked if there were any retail sales. Mr. Power stated he was fine with this.

Mr. John Greeley, Pulse Group, stated there would not be much retail sales; it was primarily wholesale sales and website sales. The hours of operation are 7:30 AM to 5 PM.

***Motion to Approve the Change in Tenant to Pulse Group for 29 Hayward Street, and the original conditions are still in force. David. Second: Halligan. Vote: 5-0-0 (5-Yes; 0-No).***

**E. Meeting Minutes: September 28, October 5, and October 19, 2020**

***Motion to Approve the Meeting Minutes for September 28, 2020. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

***Motion to Approve the Meeting Minutes for October 5, 2020. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

***Motion to Approve the Meeting Minutes for October 19, 2020. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

7:05 PM **PUBLIC HEARING** – Continued

**176-210 Grove Street**

Site Plan Modification

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

Ms. Love reviewed that the applicant is proposing to construct 150,000 sq. ft. building with parking spaces, drainage, and landscaping. The applicant is also proposing to subdivide the land into three separate parcels. She reviewed comments from the November 2, 2020, Planning Board meeting: 1. Planning Board requested easements and deed restrictions be provided for the three lots. The applicant has provided a draft of the deed restrictions and easements; 2. Planning Board requested snow storage be shown on the plan. The applicant has provided snow storage; 3. Per Zoning By-Law §185-31 C (3)(k), the applicant has not provided a landscaping plan. The Planning Board will need to determine if a landscaping plan is required for this project. The applicant has provided a landscape plan; 4. DPCD recommends Special Conditions from the previously approved Site Plan be included with the revised Site Plan; 5. The applicant is not required to file with the Conservation Commission. She reviewed that BETA

recommended one Special Condition to provide a test pit within the limits of proposed Subsurface Recharge System #3 to confirm the assumed exfiltration rate of 8.27 in./hr.

Mr. Crowley confirmed his above-noted special condition. He stated all their other comments have been addressed.

Mr. Rondeau asked about the grant for the parcel. Mr. Levi Reilly stated they did not get the funding; the State said that this year they prioritized housing. The State suggested they reapply next June. Mr. Reilly stated they will reapply. Planning Board members discussed the grant and the conditions of approval.

***Motion to Close the public hearing for 176-210 Grove Street, Site Plan Modification. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

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

Ms. Love confirmed this approval does not include the ANR. Mr. Reilly requested a separate vote for the ANR. Ms. Love stated it is not on tonight's agenda. It will be on the next meeting agenda. Chair Padula stated he would like to wait to the November 21, 2020 meeting. Mr. Edward Cannon, attorney, reviewed the ANR request. Mr. Halligan stated he would not oppose voting on it but not endorsing it until the plan is submitted. Mr. Cannon stated the plan has been submitted to Ms. Love. Mr. David Kelly stated it is a very simple plan and just moves the lines to create the three lots.

***Motion to Approve the ANRs for 176-210 Grove Street, Site Plan Modification. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

7:10 PM      **PUBLIC HEARING** – *Initial*  
                  ***186 Grove Street***  
                  Site Plan Modification  
                  *Documents presented to the Planning Board are on file.*

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

Ms. Love reviewed that the site is approximately 1.88 acres and is located in the Industrial Zoning District. The applicant has filed a Site Plan Modification to increase the number of parking spaces to 23 total spaces. The plans are currently being reviewed by BETA and the town engineer. The applicant filed a minor buffer zone modification with the Conservation Commission. She noted that the Deputy Fire Chief has no concerns at this time with the submitted Site Plan. She asked if additional lighting will be installed, and if so, noted that it should be shown on the plan.

Mr. Maglio recommended making a pipe connection between the existing and proposed leaching basin in addition to connecting the stone beds rather than relying on the stone beds alone for transmission of the stormwater between basins.

Chair Padula stated concern regarding screening for the neighbors with the increase in parking spaces. Mr. Halligan stated it was a great distance away from neighbors' property lines. Mr. Crowley addressed the screening fence that was installed last year; it should be sufficient for the new parking area. Planning Board members asked questions and discussed the dumpster pickup area. Mr. Timothy Power, applicant, confirmed the Conservation Commission meeting date is this Thursday.

***Motion to Continue the public hearing for 186 Grove Street, Site Plan Modification, to December 21, 2020. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).***

7:15 PM      **PUBLIC HEARING** – *Continued*  
**70, 72 & 94 East Central St – Multi-Family**  
 Special Permit & Site Plan Modification  
*Documents presented to the Planning Board are on file.*

***Chair Padula recused himself.***

Mr. Richard Cornetta, attorney representing the applicant; Mr. Brad Chaffee, owner/applicant; and Mr. Rick Goodreau of United Consultants, Inc. addressed the Planning Board. Mr. Cornetta reviewed that at the last Planning Board meeting there was discussion about the house and the confusion caused by the email from the Historical Commission regarding the house. He stated that regarding the historical nature of the building, it was never the developer's intention to indicate the building could never be taken down lawfully. He reviewed that at the close of the last Planning Board meeting, there were comments from members to provide clarity on the historical issue. He stated that there is a new letter from the Historical Commission dated December 1, 2020, provided in the Planning Board's meeting packet which indicates the Historical Commission's position to preserve the building. He reviewed the Planning Board's suggested special conditions that would be placed on the property. He stated the developer has assented to the two special conditions. He stated he feels that they have addressed all comments from BETA and Town departments.

Mr. Chaffee apologized for any misleading information or lack of clarity regarding the building. He hopes the Historical Commission's new letter provides clarity.

Vice Chair Halligan asked Planning Board members for final comments; no members had comments. Mr. Maglio stated all his previous comments have been addressed.

***Motion to Close the public hearing for 70, 72 & 94 East Central St – Multi-Family, Special Permit & Site Plan Modification. Power. Second: Rondeau. Vote: 4-0-0 (4-Yes; 0-No).***

Vice Chair Halligan confirmed with Ms. Love that this item will be voted on at the December 21, 2020, Planning Board meeting during General Business.

***Motion to Vote on 70, 72 & 94 East Central St – Multi-Family, Special Permit & Site Plan Modification on December 21, 2020, during General Business. Rondeau. Second: David. Vote: 4-0-0 (4-Yes; 0-No).***

***Chair Padula re-entered the meeting.***

7:20 PM      **PUBLIC HEARING** – *Continued*  
**Maple Hill**  
 Definitive Subdivision  
*Documents presented to the Planning Board are on file.*

Mr. Bill Buckley of Bay Colony Group, representing the applicant Carroll Construction, noted that at the last Planning Board meeting on October 5, 2020, there were several outstanding issues. Since that time, they have met with Conservation Commission and were issued an Order of Conditions on November 19, 2020. He stated that they have completed their discussions with BETA regarding the modifications to the plans, and the Planning Board has the final plan set. He stated that all issues have been addressed with BETA. He reviewed the off-site improvements agreed to as outlined in his letter to the Planning Board dated December 2, 2020, which is provided in the Planning Board's meeting packet. He stated that the paving of Bridle Path in the third phase of the project has been agreed to by the developer.

Mr. Maglio stated he agrees with what is being proposed if the project is approved. He reviewed his comments as outlined in his letter to the Planning Board dated November 24, 2020, which is provided in the Planning Board's meeting packet. Mr. Buckley confirmed there was no problem with the granite or the sidewalks as discussed by Mr. Maglio. Mr. Crowley stated all of their comments have been addressed with the exception of those just mentioned by Mr. Maglio.

Chair Padula reviewed an email provided by Mr. Michael Doherty, 50 Bridle Path, dated December 7, 2020, discussing issues related to traffic calming measures, building permits, and the number of lots.

Mr. Steve Dunbar, 30 Madison Avenue, stated his remaining concern regards the two horizontal curves on Kimberlee Avenue that do not meet the bylaw. He requested this be in the waiver requests as they are converting this to a collector street.

Mr. Christopher Peterson, 66 Bridle Path, discussed the bricks in the current crosswalks throughout Town which are broken. He noted the brick rotary in Norfolk had to be redone. He questioned the maintenance and upkeep of the proposed red brick planned for the proposed development roads. He stated concern about the sewer and water caps within the brick and stated that it will not look good for the neighborhood. He requested it be removed from the plan. He requested that the road name Bridle Path be changed to another name in the new development. He does not want the new development associated with Franklin Woods as they have their own association group. He requested a locked gate for the egress during development.

Ms. Laura Dombroski, 20 Kimberlee Avenue, reiterated Mr. Dunbar's concerns about the roadway regarding street widths in conjunction with the street curves and site distance; she discussed comments made in BETA's letter. She requested the Phase 1 timeline.

Mr. Christopher Brady, 36 Kimberlee Avenue, stated the street is too narrow as is. He suggested the Planning Board members drive on the street. He noted that in the beginning of this proposal, Chair Padula was vehemently opposed to phasing; somewhere along the line that changed, and he cannot figure out when the phasing was approved. Chair Padula stated he approached the town attorney about this. He noted there are two possible large subdivisions proposed for large areas in Franklin. He asked the town attorney if the Planning Board had any chance to put it on the applicant that the Town would like to have all roadways and infrastructure put in before building permits were issued. The town attorney said no; as long as the subdivision is bonded, the applicant has the right to phase the project. Mr. Brady noted the developer stated this is a 10 to 12-year project; therefore, this will impact four neighborhoods for up to 12 years. Chair Padula stated that as long as it is bonded, the Planning Board has no power to put a time limit on houses. Mr. Halligan asked if the Planning Board has the right to increase the bond periodically as what the bond will cover today, will not cover 10 years from now. Chair Padula stated the Planning Board has the ability to increase the bond amount as the cost of living and cost of product increases.

Ms. Lisa Brady, 36 Kimberlee Avenue, noted the number of waivers being requested and asked what is the ability of the Planning Board to not grant the waivers. She indicated that the Planning Board should want to stay within the boundaries and policies created for the Town. Mr. Crowley noted the waivers are mostly administrative in nature; there are none related to public safety. Mr. Buckley reviewed the six waivers. Chair Padula stated that waivers are often requested by the Planning Board if the applicant can show that the project can be built without the waivers; this is done to provide for a better project. He stated most of these waivers are consistent with other approved subdivisions.

Ms. Williams asked how the roads are terminating during the phases. Chair Padula explained when the through paved streets will be in and noted it is shown on the plans. Mr. Peterson further explained his

request for the Bridle Path road name to be changed in the new development. Chair Padula stated he would look into that through the proper channels.

***Motion to Close the public hearing for Maple Hill, Definitive Subdivision. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).***

***Motion to Approve Waiver Request for Maple Hill, Definitive Subdivision. Waiver Request: §300.13.A.(1) - Sidewalks. Location: To allow a sidewalk on one side allowed where sidewalks are required on both sides of the road, with upright granite. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).***

***Motion to Approve Waiver Request for Maple Hill, Definitive Subdivision. Waiver Request: §300.11.B.(2) – Waiving the requirement that pipes maintain 42’ cover in some areas, for Class V. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).***

***Motion to Approve Waiver Request for Maple Hill, Definitive Subdivision. Waiver Request: §300.8.A.(1)(c) – Not require a new alternative development plan. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).***

***Motion to Approve Waiver Request for Maple Hill, Definitive Subdivision. Waiver Request: §300.8.C.(10) – Setting stakes every 100’ for sideline and sidewalks. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).***

***Motion to Approve Waiver Request for Maple Hill, Definitive Subdivision. Waiver Request: §300.10.D.(5) – Waiving the requirement that cuts/fills be no more than 5’ in some areas. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).***

***Motion to Approve Waiver Request for Maple Hill, Definitive Subdivision. Waiver Request: §300.10.E.(4) – Waiving the requirement that a dead-end be no less than 400’ long. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).***

Chair Padula stated he needed to look into if they needed a modification for the subdivision when going from one curb width to another in the cul de sac. Mr. Buckley stated he disagrees with Mr. Dunbar. He believes the regulations are limited to new construction; the Planning Board has no jurisdiction over existing public ways. He understands the issue; he does not think it applies to an existing way.

Ms. Love reviewed the Recommended Special Conditions:

1. The Applicant’s proposed off-site Traffic Mitigation shall be included in the decision, as written in the memo dated December 2, 2020.
2. Phasing – The Planning Board agrees to the construction of the project be done in 3 phases, as shown on sheet 2 and attached to this document.
3. The Street name and Street numbers will require approval from the Department of Public Works.

**Amy, FYI, the above special conditions were not motioned or voted on, and Chair Padula did not reference them to be added to the motion and vote below in approving the entire definitive subdivision.**

Mr. Maglio stated street names are approved by the Town Clerk’s office.

Chair Padula stated he would like the list of waivers and the special conditions to be listed on the front page of the definitive subdivision plans.

***Motion to Approve Maple Hill, Definitive Subdivision. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

***Motion to Adjourn the Remote Access Virtual Zoom Planning Board Meeting. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 8:57 PM.***

Respectfully submitted,

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Judith Lizardi,  
Recording Secretary

Town of Franklin



Planning Board

**December 21, 2020  
Meeting Minutes**

Chair Anthony Padula called the above-captioned **Remote Access Virtual Zoom Meeting** to order this date at 7:00 PM. Members in attendance: Joseph Halligan, William David, Gregory Rondeau, Rick Power, Associate member Jennifer Williams. Members absent: None. Also present: Michael Maglio, Town Engineer; Amy Love, Planner; Matthew Crowley, BETA Group, Inc.

*As stated on the agenda, due to the continued concerns regarding the COVID-19 virus, the Planning Board will conduct a **Remote Access Virtual Zoom Meeting**. The Massachusetts State of Emergency and the associated state legislation allows towns to hold remote access virtual meetings during the COVID-19 pandemic crisis. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link also provided on the agenda.*

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

Chair Padula read aloud the Zoom platform call-in phone number and the Zoom link which were also provided on the meeting agenda.

**A. Road Acceptance: Lucinda Way**

The Planning Board discussed recommending the roadway acceptance to Town Council.

***Motion to recommend Road Acceptance for Lucinda Way to Town Council. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

**B. Bond Release: Sandy Knoll Estates**

The Planning Board discussed releasing the remaining amount of the Bond being held for Sandy Knoll Estates. Ms. Love stated there is \$10,000 remaining in Bond money being held until the Town Council accepts the Roadway.

***Motion to Approve Bond Release: Sandy Knoll Estates. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).***

**C. Decision: 72-94 East Central Street- Special Permit & Site Plan**

***Chair Padula recused himself.***

Ms. Love stated the applicant is requesting two waivers, and there are two suggested special conditions.

Vice Chair Halligan read aloud the following two special conditions:

1. Prior to issuance of the occupancy permits for the final two (2) residential units within the building to be located at 94 East Central Street, the applicant shall have completed the exterior renovations/additions to

the building located at 88 East Central Street, and said structure is weather tight and built according to exterior plan, to the satisfaction of the Building Commissioner.

2. This special permit is personal to this applicant, or an entity owned by the applicant, and shall NOT run with land; any proposed change in the project, including a change of ownership, shall require submittal to and approval by Franklin Planning Board.

### **ROLL CALL VOTE:**

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

1. **Special Permits VOTE:** §185 Attachment 9: Maximum Height of Building and §185 Attachment 7: Multifamily.

Vice Chair Halligan read aloud the following.

- a) Proposed project addresses or is consistent with neighbor or Town need.  
**Halligan-YES; David-NO; Power-YES; Rondeau-NO. Vote: 2-2 (2-Yes; 2-No)**
- b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.  
**Halligan-YES; David-YES; Power-YES; Rondeau-YES. Vote: 4-0 (4-Yes; 0-No)**
- c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.  
**Halligan-YES; David-YES; Power-YES; Rondeau-YES. Vote: 4-0 (4-Yes; 0-No)**
- d) Neighborhood character and social structure will not be negatively impacted.  
**Halligan-YES; David-NO; Power-YES; Rondeau-NO. Vote: 2-2 (2-Yes; 2-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.  
**Halligan-YES; David-YES; Power-YES; Rondeau-YES. Vote: 4-0 (4-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.  
**Halligan-YES; David-NO; Power-YES; Rondeau-NO. Vote: 2-2 (2-Yes; 2-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.  
**Halligan-YES; David-YES; Power-YES; Rondeau-YES. Vote: 4-0 (4-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.

**Halligan-YES; David-NO; Power-YES; Rondeau-NO. Vote: 2-2 (2-Yes; 2-No)**

Ms. Love stated the applicant needed a majority vote for this to pass and there is a 2-2 vote; the project fails. She stated there were no reasons given on the no votes. Vice Chair Halligan stated he sees no reason to vote on the waivers as it is not a viable project.

*Chair Padula re-entered the meeting.*



**D. Phasing Plan Approval: 160 Grove Street**

Ms. Love reviewed that the applicant proposed a phasing plan at the November 16, 2020 meeting. The plan proposed was not the correct plan and the applicant has since submitted a revised Phase Plan One. Included in the Planning Board's meeting packet is a memo from the applicant outlining the phasing plan along with a detailed Site Plan of Phase One. The applicant is looking for agreement from the Planning Board to allow the Phase Plan. She stated the applicant is proposing about 56 parking spots in the front parking area in Phase One and the back parking area in Phase Two. Chair Padula asked about the back area and if a fire truck could get around. Ms. Love stated the applicant will have access around the entire building in Phase One. Mr. Rondeau asked about the duration between the phases. Ms. Love stated the applicant could not provide a timeline; it will depend on how well their product sells and their finances. Chair Padula read aloud the applicant's contingency plan provided in the application.

***Motion to Approve the Phasing Plan for 160 Grove Street. No motion/No second made. Vote: 5-0-0 (5-Yes; 0-No).***

**E. Endorsement: 164 Grove Street**

Ms. Love reviewed that the Planning Board approved the Site Plan and Special Permits on November 2, 2020 for 164 Grove Street, Marijuana Retail. The applicant has added the Certificate of Vote to the Site Plan. As a Special Condition, the Planning Board requested that easements for the access driveway be provided prior to endorsement; the draft easements have been attached. Chair Padula requested the information be put on the front of the plans. Mr. Rondeau asked if all the paperwork is in for the light at Grove Street and Washington Street. Ms. Love stated there were no conditions in the Certificate of Vote for paperwork. She stated there was a resolution made by the Town Council. Mr. Rondeau stated he wants to make sure the light is taken care of.

Mr. Maglio provided an update and stated the Town did not get the Mass Works Grant, but the Town is moving forward on the project. The Town Council authorized a borrowing resolution to fund the project. They are working now to get a survey done and hiring an engineer to design it. They will apply for the Mass Works grant again next year.

***Motion to Endorse 164 Grove Street. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

**F. Endorsement: 162 Grove Street**

Ms. Love reviewed that the Planning Board approved the Site Plan and Special Permits on October 19, 2020 for 162 Grove Street, Marijuana Retail. The applicant has added the Certificate of Vote to the Site Plan. Chair Padula requested the special conditions be on the front page of the plans.

***Motion to Endorse 162 Grove Street. David. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).***

**G. 81-P ANR: 15-17 Margaret's Cove**

Ms. Love reviewed that the ANR plan depicts two conforming lots. The applicant is not adding a new buildable lot; the applicant is only increasing the size of existing lots within the subdivision. Each lot meets the zoning regulations. Chair Padula asked if this was a modification to the subdivision. Ms. Love stated that the applicant is not increasing the number of lots; no new lots are being added.

***Motion to Approve 81-P ANR: 15-17 Margaret's Cove. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

**H. 81-P ANR Rescind Vote: 55 Coutu Street**

Chair Padula explained the Planning Board approved an 81-P ANR plan for 55 Coutu Street with conditions. However, the 81-P ANR cannot be subject to such conditions. Per Town Attorney Cerel, it is recommended

that the Planning Board rescind their vote on the 81-P ANR application as such conditions are not permitted in an 81-P ANR application. He stated the applicant will file a Definitive Subdivision Modification with the Planning Board.

***Motion to Rescind Vote for 81-P ANR: 55 Coutu Street. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).***

**I. Meeting Minutes: November 2, 2020 & November 16, 2020**

***Motion to Approve the Meeting Minutes for November 2, 2020. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

***Motion to Approve the Meeting Minutes for November 16, 2020. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

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

Ms. Love reviewed the concerns expressed by the Planning Board at their last meeting. She stated the applicant is withdrawing their special permit request for a drive through at the existing gas station. The applicant is now requesting a takeout coffee shop with no drive through.

Mr. Halim Choubah, consulting engineer representing the applicant, stated they had appeared before the Planning Board regarding a special permit for a drive through coffee shop at the existing gas station. The Planning Board members expressed concerns. The applicant looked at all their options regarding traffic circulation; unfortunately, it did not work. They have decided to withdraw their special permit request for a drive through. However, they would like to explore the possibility of having a 600 sq. ft. coffee shop at the location. He stated it is an allowed use, and five parking spaces would be required; they have 10 parking spaces on the site. He asked what is expected from the applicant as they will not be doing any site modification.

Chair Padula stated that procedurally, the applicant would withdraw their application without prejudice. As long as they stay under 600 sq. ft., it is the building commissioner's call as to how much they can change on the site.

Mr. Choubah stated he wished to withdraw the application without prejudice for the Special Permit & Site Plan Modification.

***Motion to Withdraw the application without prejudice for 52 East Central Street, Special Permit & Site Plan Modification. Halligan. Second: Power. Vote: 5-0-0 (5-Yes; 0-No).***

7:10 PM      **PUBLIC HEARING** – *Continued*  
***515 West Central Street***  
 Site Plan  
*Documents presented to the Planning Board are on file.*  
**TO BE CONTINUED**

Ms. Amanda Cavaliere of Guerriere & Halnon, Inc. stated that on behalf of the applicant a letter requesting a continuance to the next meeting was submitted.

***Motion to Continue the public hearing for 515 West Central Street, Site Plan, to January 11, 2021, at 7:10 PM. David. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).***

7:15 PM        **PUBLIC HEARING** – *Initial*  
                    ***138 East Central Street***  
                    Site Plan  
                    *Documents presented to the Planning Board are on file.*

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

***Mr. Halligan recused himself.***

Mr. Rick Goodreau of United Consultants, Inc., on behalf of the Franklin Food Pantry, owner of the property, stated members of the Franklin Food Pantry would like to make a presentation; he will then review the Site Plan.

Ms. Lynn Calling, Executive Director of the Franklin Food Pantry, narrated a slideshow presentation. She provided their mission and vision and an overview of the Franklin Food Pantry. She stated they are essential to Franklin. She explained why they need a building. She noted their vision for 138 East Central Street.

Mr. Goodreau reviewed the Site Plan. He stated that the rear of the property has access off Cross Street. The site currently consists of an existing building. The majority of the property is currently paved with access from East Central Street. The site will be reconfigured to provide vehicle parking, vehicle access, and pedestrian access. The plan includes access with a one-way entrance on East Central Street. He reviewed the number and location of parking spaces. He explained the one-way exit on Cross Street. He reviewed the dumpster location, dumpster pick up procedure, and the off-loading area in parking space #13 for the food pantry truck deliveries. He explained the pedestrian access to the site and the proposed pedestrian walkway as shown on the plans. He reviewed site grading, utilities, and plantings. He stated they have had meetings with the Town's technical review staff. He reviewed the proposed stormwater plan. He stated that during the review process, BETA determined that this site was party to an activity and use limitation. While it is a possibly to provide a stormwater system on the site, any excavation greater than four feet would be at the purview of a licensed site professional. He stated a photometric plan has been provided. BETA provided a comment regarding the property to the southwest. The applicant is proposing to remove existing vegetation in the area and install a 4 ft. fence; BETA suggested increasing the fence height to 6 ft.

Mr. Rob Marcalow of Kuth Ranieri Architects reviewed the building aesthetics and site features. He showed existing site photos and proposed renderings. He stated that the footprint of the existing building will not be changed. He reviewed landscaping, access, office locations, and client entry.

Mr. and Mrs. William Martin, 33 Cross Street, abutters to the property, expressed concern about the proposed removal of the trees on the property line; they do not want their trees cut down. The trees provide privacy and a residential feel to their property.

Ms. Love reviewed her memorandum to the Planning Board dated December 17, 2020, provided in the meeting packet. She stated there is no Conservation jurisdiction on the site. The deputy fire chief had no concerns with the submitted Site Plan. The applicant has requested the \$1,500 application fee be waived. Chair Padula stated this is a regular Site Plan application; he does not see a reason to waive the fee.

Mr. Maglio reviewed his letter to the Planning Board dated December 7, 2020. He stated that where this is a redevelopment project, the applicant is proposing a net decrease in impervious area as well as infiltrating some of the existing roof runoff in order to meet the stormwater standards. He stated agreement with this approach and the proposed drainage improvements. He noted that the layout of parking space #1 may present

a safety concern as a vehicle parked in this spot would need to back up into the entrance driveway. He stated the plans call for an approximately 30 ft. length of vertical curb along the property line shared with the adjacent gas station near the front of the property on East Central Street. Where this area is currently all paved between the two parcels, the applicant may want to consider eliminating this curb line to avoid it from being hit and to simplify snow removal.

Ms. Williams asked about the van accessible parking space and stated that it seems like a potentially hazardous situation as it is a tight corner and space. She expressed concern regarding space #12 as well. Overall, it feels like there are a lot of entries and exists on the site with vehicles pulling in and out. In terms of the building itself, being in the character of the Town of Franklin, while the modern architecture is great, she is wondering about the color choice. Mr. Rondeau stated that he read in BETA's comments that five parking spaces are on the abutting property. He does not see snow storage on the plans. He expressed concerns about the dumpster location and noted that dumpster trucks now are front loading. There is a lot going on in a small site. Mr. Power asked on average how many people will occupy the food pantry at any one time. Ms. Calling said right now they are doing a drive through operation, and they have posted hours when people can come; they usually see 35 to 80 people. When people come into the pantry, appointments are scheduled. Mr. David asked for clarification about the entrance and exit. Mr. Goodreau reviewed the snow storage plan; they have plans to remove snow from the site due to the tightness of the site. Mr. Rondeau noted that as this is considered a tainted site, will they have to be concerned about snow being taken off the site if it could potentially be contaminated. Chair Padula provided a brief history of the site. It used to be a Chrysler-Dodge dealership; it is a contaminated site. He explained the site drainage. He stated that it abuts a residential property; the bylaw states there will be a space 4 ft. wide of screening. He expressed concern about parking space #10 and the dumpster procedure. He noted concern about the length of parking spaces #7, 8 and 9, and the turning capabilities of a vehicle. He noted the proposed 4 ft. high screening fence and stated that screening is to be 4 ft. wide. He stated it is a challenge to get this site onto this property. He stated the renderings are not to scale as the parking area looks huge and the cars look small. He stated they should try to have a conforming site before requesting waivers.

Mr. Crowley highlighted his letter to the Planning Board dated December 17, 2020, and noted concern about the overall function of the site as related to parking and vehicles being able to maneuver. He discussed waivers that will need to be requested. He noted light spillage over the property lines and existing contamination on the site.

Mr. and Mrs. Martin reiterated their concerns about privacy and the residential nature of their property. Mr. Martin stated that the trees proposed to be removed are on their side of the property line. Mrs. Martin stated that they had a survey done, and it is very clear where their property line is; they do not want the cedar trees cut down. Mr. Goodreau stated it would be a good idea if he and people from the food pantry met with the Martins on the site to review the Site Plan and look at the situation to see if a resolution can be determined. Chair Padula noted that with the 4 ft. wide requirement, the trees can be kept. He stated Mr. Goodreau would contact the Martins.

Chair Padula stated the Planning Board's concerns are public safety and infrastructure.

Mr. Sean Yang, 24 Cross Street, asked that with regard to this business, will there will be an odor. Ms. Sue Kilcoyne confirmed there will be no onsite food preparation or cooking. Mr. Yang stated there is a dumpster pickup at Walgreens that comes very early in the morning. He asked for the dumpster schedule of the food pantry. Chair Padula stated Mr. Yang should call the building commissioner as no dumpster pick up should be before 7 AM.

Mr. Jim Roche, Franklin Food Pantry Treasurer, clarified the reasoning for the fee waiver. He stated that they are a 501C charitable organization. He stated that 78 to 80 percent of funds raised go to serving the clientele.

Chair Padula asked if they only serve Franklin. Mr. Roche stated that in the pandemic environment they do not turn away anyone from the drive through. The majority of their clients are from Franklin.

Mr. Power stated he would be in favor of waiving the \$1,500 as it could go to helping a family. Mr. Rondeau and Mr. David agreed. Mr. David confirmed the drive through procedure due to the pandemic.

***Motion to Waive the \$1,500 application fee for 138 East Central Street, Site Plan. Rondeau. Second: David. Vote: 4-0-0 (4-Yes; 0-No).***

***Motion to Continue the public hearing for 138 East Central Street, Site Plan, to January 25, 2021. Rondeau. Second: David. Vote: 4-0-0 (4-Yes; 0-No).***

***Mr. Halligan re-entered the meeting.***

7:20 PM      **PUBLIC HEARING** – Initial  
                 ***Countryside Estates***  
                 Subdivision Modification  
                 *Documents presented to the Planning Board are on file.*

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

Ms. Love stated the requested modification is to eliminate the sidewalk on Countryside Lane. She noted the applicant still owes DPCD \$291.06 for the legal ad and abutters mailing.

Mr. Maglio stated that the submitted plan was reviewed, and he has no issue with the elimination of the sidewalk. He suggested that if the proposed sidewalk is eliminated, the Planning Board consider requiring the developer to donate the cost savings to the Town for sidewalk construction elsewhere in Town.

Mr. Justin Ruel, resident 6 Countryside Lane and applicant, explained the request to eliminate the sidewalk. He stated that Countryside Lane is a short street that ends in a cul de sac with only three private residences. The original plans called for one sidewalk on the southern side of the street. It was agreed with the residents and the developer in 2016 to move the sidewalk to the other side to minimize a septic slope. After incorrectly believing this sidewalk matter was addressed, this issue is that on one hand the developer is expected to deliver the sidewalk, while on the other hand he and his neighbors expected movement of the sidewalk to the northerly side of the street. Regardless, as the development is near completion, no resident on the street would like the sidewalk developed as it is detrimental to their properties. They hope the Planning Board will agree to allow the modification.

Chair Padula stated this is a continuous sidewalk from September Drive. As this subdivision got approved, the Planning Board already waived subdivision regulations to allow one sidewalk. It is a public sidewalk accepted by the Town; it is not privately owned. The Planning Board very seldom waives sidewalks. He stated that this developer knows that this sidewalk should have been installed before the subdivision got this far. He discussed that the developer has also not provided continuous concrete aprons. He noted that in the future, a current homeowner could sell their home and a handicapped person could move in who would need the sidewalk. Mr. Rondeau agreed with Chair Padula that the sidewalk should go in.

Mr. Ruel stated that as the developer did not do this when he was supposed to, the homeowners are now facing significant costs to modify their lots to compensate for something that was not done. Due to the sloping of their front yard, they may have to put in a retaining wall which would be an extraordinary cost. Chair Padula stated he believes the developer should incur that cost; he should make it right. Mr. Maglio stated he believes the slope is 3 to 1; therefore, the developer would have to incur that cost. Planning Board members discussed the subdivision regulations and the position of the neighbors. Ms. Love stated there is

about \$193,000 in the current bond being held. Chair Padula asked that Mr. Maglio or BETA get back to the developer to let them know what still needs to be done; the developer must take care of it.

Mr. Ruel stated he is concerned that if the Planning Board votes against their request, they will have to incur significant costs and retribution against the developer will be very difficult. Chair Padula asked Mr. Ruel to let the Town try to take care of this issue.

***Motion to Close the public hearing for Countryside Estates, Subdivision Modification. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

***Motion to Deny Countryside Estates, Subdivision Modification. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

7:25 PM      **PUBLIC HEARING** – Continued  
***186 Grove Street***  
 Site Plan Modification  
*Documents presented to the Planning Board are on file.*

Ms. Love stated there were a few items Mr. Maglio and BETA wanted the applicant to add to the plans. They wanted the 200 ft. riverfront line added to the plans. Mr. Maglio stated his previous comment has been satisfied. Mr. Crowley stated his comments have been addressed. He noted a few items including that it should be indicated on the plan set that the concrete curbing should be precast, and the detail for the hay bales should be replaced with straw wattles. He noted that the applicant is requesting a waiver to not provide some trees around the parking area which he believes is reasonable.

Mr. Tim Power, applicant's engineer, stated there are a few waivers.

***Motion to Close the public hearing for 186 Grove Street, Site Plan Modification. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).***

***Motion to Approve the Waiver: Section 185-31C.(3).(f) – Topography for Whole Site - Topography for the whole site is not warranted given the size and scale of the project. Topography is adequately provided within all areas where improvements are proposed, for 186 Grove Street, Site Plan Modification. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

***Motion to Approve the Waiver: Section 185-31C.(3).(l) – Photometric Plan - During the site plan review in 2019, a photometric was provided for the initial site construction that demonstrated the now existing light pole would not create glare or illumination that extended beyond the site's property lines. A second pole is now proposed further away from any property lines than the existing pole., for 186 Grove Street, Site Plan Modification. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

***Motion to Approve the Waiver: Section 185-21.C.(5) – Parking Lot Trees - No new trees are proposed as part of the project. The property and area surrounding the parking lot is well vegetated with woodland areas. No existing trees are to be removed as part of this project, for 186 Grove Street, Site Plan Modification. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).***

***Motion to Approve 186 Grove Street, Site Plan Modification. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).***

**Meeting Comments**

Ms. Love stated the Planning Board should revisit the General Business item for **Decision: 72-94 East Central Street- Special Permit & Site Plan**. She stated that if the Planning Board votes No on a Special Permit, the Planning Board must provide a reason. Four of the questions were voted No.

Vice Chair Halligan read aloud the following.

- a) Proposed project addresses or is consistent with neighbor or Town need.

**Halligan-YES; David-NO; Power-YES; Rondeau-NO. Vote: 2-2 (2-Yes; 2-No)**

Mr. David stated the building is too big for the site; there is too much going on there. Mr. Rondeau stated agreement with Mr. David and that the building is too large for the site; it is too congested.

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

**Halligan-YES; David-NO; Power-YES; Rondeau-NO. Vote: 2-2 (2-Yes; 2-No)**

Mr. David stated the building being so big would be out of place; the home out front should be removed and bring the building forward to be consistent with the previous buildings. Mr. Rondeau stated agreement with Mr. David and that the size of the building has an effect on the neighbors as well.

- 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.

**Halligan-YES; David-NO; Power-YES; Rondeau-NO. Vote: 2-2 (2-Yes; 2-No)**

Mr. David stated that the building being so big where it sits and close to the lot lines, it will impact the structures around it being the size it is. Mr. Rondeau stated agreement with Mr. David and he was a proponent of the white house being removed and the building being pulled forward. It has a direct impact on the area.

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.

**Halligan-YES; David-NO; Power-YES; Rondeau-NO. Vote: 2-2 (2-Yes; 2-No)**

Mr. David stated they have asked for the home out front to be taken down and pull the building forward. Altering the existing home and adding an addition to it does not look proper to that area. Mr. Rondeau stated agreement with Mr. David and that he was a proponent of the building being pulled forward and making it aesthetically pleasing for the Town; it is too much for a small lot.

Chair Padula pointed out a procedural concern regarding Planning Board members providing extra reasons for the way they vote on Special Permits; in effect, they are providing a double reason as the question itself indicates the reason.

***Motion to Adjourn the Remote Access Virtual Zoom Planning Board Meeting. Halligan. No Second. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 9:06 PM.***

Respectfully submitted,

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Judith Lizardi,  
Recording Secretary

Town of Franklin



Planning Board

**January 11, 2021  
Meeting Minutes**

Chair Anthony Padula called the above-captioned **Remote Access Virtual Zoom Meeting** to order this date at 7:00 PM. Members in attendance: Joseph Halligan, William David, Gregory Rondeau, Rick Power, Associate member Jennifer Williams. Members absent: None. Also present: Michael Maglio, Town Engineer; Amy Love, Planner; Matthew Crowley, BETA Group, Inc.; Maxine Kinhart, Administrative Staff.

*As stated on the agenda, due to the continued concerns regarding the COVID-19 virus, the Planning Board will conduct a **Remote Access Virtual Zoom Meeting**. The Massachusetts State of Emergency and the associated state legislation allows towns to hold remote access virtual meetings during the COVID-19 pandemic crisis. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link also provided on the agenda.*

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

Chair Padula read aloud the Zoom platform call-in phone number and the Zoom link which were also provided on the meeting agenda.

**A. Final Form H: 864 Upper Union Street**

Ms. Love reviewed that the applicant submitted a Final Form H and Engineer's Certificate of Completion and a final as-built plan. BETA provided an onsite report with pictures and narrative. BETA indicated the outstanding item is trees still need to be planted. The Planning Board may want consider a partial Form H approval until the trees are planted.

Mr. Crowley confirmed the applicant relocated the dumpster into the gravel equipment area; there is a concrete pad under it. He discussed the rip rap area. Chair Padula confirmed the Planning Board members would like a stipulation in the approval about the trees.

***Motion to Approve Final Form H for 864 Upper Union Street, with the stipulation that the trees will need to be planted in the spring by May 1, 2021. Power. Second: Rondeau. Roll Call Vote: Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No).***

**B. Endorsement: 340 East Central Street - Site Plan**

Ms. Love stated the applicant submitted plans for Endorsement and added the Certificate of Vote to the plans.

***Motion to Endorse 340 East Central Street, Site Plan. Rondeau. Second: David. Roll Call Vote: Padula-YES; Halligan-ABSTAIN; David-YES; Rondeau-YES; Power-YES. Vote: 4-0-1 (4-Yes; 0-No; 1-Abstain).***

**C. Endorsement: 186 Grove Street**

Ms. Love stated the applicant submitted plans for Endorsement and added the Certificate of Vote to the plans.



***Motion to Endorse 186 Grove Street. Rondeau. Second: David. Roll Call Vote: Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No).***

**D. Concept Plan: 94 East Central Street**

***Chair Padula recused himself.***

Mr. Richard Cornetta, attorney representing the applicant, stated the applicant was before the Planning Board in approximately November of last year and was not successful in obtaining two special permit requests. There was concern from the Planning Board regarding the existing building at the location. The current rendering shows removal of the building entirely. Before they formally present in front of the Planning Board, they would like some direction from the Planning Board as to whether the removal of the building at 88 East Central Street would be seen as a significant change to the plans that were previously submitted.

Vice Chair Halligan clarified this item is under General Business to provide some feedback to the applicant. He asked if the Planning Board feels removal of the building is a substantial change to allow the applicant to come forward to present this project again, as the applicant can reapply if the Planning Board determines it is a significant change. He stated that in his opinion this is a substantial change.

Mr. David stated it is a substantial change with the house being removed. He stated he agrees with what Mr. Rondeau has been saying since the beginning that the building should be pulled forward utilizing both lots. Vice Chair Halligan stated that if this item were to come forward as a special permit, Ms. Williams would be enacted to vote. Ms. Williams agreed this is a substantial change. She said pulling the building forward would help from a number of perspectives. Mr. Rondeau stated he agrees with the rest of the Planning Board; he was always in favor of taking down the house and pulling the building forward as there will be some more green space and make it more fluid to tie it together. He emphasized the white building has to come down before the other building gets built; this is a substantial change. Mr. Power stated that he agreed this is a substantial change with the house taken down. Moving the building forward would be nice.

Vice Chair Halligan confirmed that the plan that was submitted this evening is not acceptable, but if the house were taken down and the building moved forward on a new plan, that would be considered substantial. Mr. David confirmed another plan would have to be submitted with the building pulled forward. Vice Chair Halligan asked the Planning Board members how far forward they would like the building to come. Ms. Williams said she would not like parking or pavement at the street edge; the building should be pulled as forward as possible and parking and vehicular traffic should be behind the building. Vice Chair Halligan asked about the topography of the site. Mr. Rondeau stated that in taking the white house down, there is ledge on the right side. He suggested to pull the building forward to parking space #3 or #4, and take the top of the ledge down 3 ft. to 4 ft. so it ties the two sites together. Mr. David stated he agreed.

Mr. Cornetta thanked the Planning Board for their input. He discussed the elevations of the site and where the building is currently situated on the plans. He stated he understands what the Planning Board is saying and will take a look at what they are asking. He stated he is hearing from the Planning Board that removal of the structure at 88 East Central Street is paramount and to reconfigure the building on the site; the Planning Board would see this is a material and substantial change from the previous filing.

***Chair Padula re-entered the meeting.***

7:05 PM

**PUBLIC HEARING – Initial**

***Eastern Woods – 725 Summer Street***

Preliminary Subdivision

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

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

Ms. Love reviewed that the applicant submitted a preliminary plan for a Conventional Subdivision. The preliminary plans do not show the water and sewer details. The applicant has not requested any waivers. The applicant should show the sidewalks on the plan and provide a list of waivers, if requesting any. The applicant did not provide information on the proposed drainage system and should show any structures within 300 ft. on the plans.

Ms. Amanda Cavaliere of Guerriere & Halnon, Inc., on behalf of the applicant, stated this is one subdivision with two separate cul de sacs. Chair Padula stated this is two different subdivisions.

Mr. Maglio reviewed his letter to the Planning Board dated January 6, 2021, which was provided in the Planning Board's meeting packet. His comments included, but were not limited to, that there is no town water available at this location. Town sewer exists in the adjacent subdivision; however, approval of a Sewer Map amendment by the Town Council would be required in order to connect. The plan does not indicate how water and sewer will be provided for the proposed homes. The proposed extension of Fall Lane would result in a 600-ft. long cul de sac; however, the existing Summer Heights subdivision only has one point of access which is off Summer Street and does not meet current requirements regarding maximum length of dead end streets. Extending Fall Lane would worsen this situation. The preliminary plan does not indicate pavement widths, edge treatments, or sidewalks.

Chair Padula stated he believes the first developer lost the development, and it was finished by another contractor. In the rules in 1995, they requested provisions to be made for any subdivision to attach to the roadways so people could tie in on it. Since then, in 1998, they came up with a bylaw that they did not want this to happen anymore. He reviewed where the intersection is being measured to obtain the 600 ft. He said when the extension filing was done, they were supposed to put in a cul de sac, but they did not. A preliminary plan is supposed to show the drainage and detention basins. He stated that from the approved plan in the past, the sidewalk is on the wrong side of the road. Ms. Love stated the abutters within 300 ft. were notified for this public hearing.

Chair Padula stated the road coming off Summer Street to enter and exit the subdivision is dangerous. Mr. Maglio stated the sight distance would be based on the road speeds. Chair Padula recommended a traffic consultant be hired for this. Mr. Halligan stated he has concern about the sight distance; he is not concerned about the Fall Lane road. Chair Padula stated he does not agree with the Fire Department's recommendation to tie the two; Mr. Halligan agreed. Mr. Rondeau stated the sight distance on the corner is tough to see and discussed the water coming off the hill. He asked if there is any thought to just having one entry off Fall Lane for safety. Ms. Cavaliere stated sight distance is something they will be looking at in the definitive stage. Discussion commenced on Fall Lane and that the original plan was not endorsed by the Planning Board. Ms. Love stated she may have seen an endorsement and will review the entire file. Chair Padula reviewed that as the law has changed, the Planning Board is not in the habit of recommending to tap into another subdivision. Mr. David agreed with the concern about the sight distance.

Chair Padula confirmed the applicant has completed all requirements for a preliminary plan. Mr. Steve Mesrobian, on behalf of Camp Haiastan, stated this abuts their land. He asked how abutters can see the plans. Ms. Love provided the location of the plans on the Town's website. Chair Padula reviewed the Planning Board's time requirement to vote; the applicant would then return with a Definitive Plan showing more plan details.

Mr. Michael Canesi, 1 Woodchester Road, stated concern about the ledge in the subdivision. He stated that a lot of blasting would be required and he asked what are the blasting requirements. He stated concern about erosion and drainage as he lives at the bottom of the hill of the proposed subdivision. Chair Padula explained

the regulations for drainage and blasting. Mr. Maglio stated all blasting permits go through the Fire Department. Mr. David Beauchesne, abutter on Summer Heights, stated they are technically above the proposed subdivision and expressed concern about the ledge and topography in the area. Chair Padula stated that by law, all drainage should stay on site.

Chair Padula stated the applicant has covered the bases with the Preliminary Plan and the Planning Board has reviewed some of the concerns. Ms. Cavaliere stated they are proposing private water and private sewer. Chair Padula stated he would need an original plan for Summer Heights. Discussion commenced on the elevation change on the cul de sac.

***Motion to Close the public hearing for Eastern Woods, 725 Summer Street, Preliminary Subdivision. Rondeau. Second: David. Roll Call Vote: Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No).***

***Motion to Approve Eastern Woods, 725 Summer Street, Preliminary Subdivision Plan. Rondeau. Second: David. Roll Call Vote: Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No).***

7:10 PM **PUBLIC HEARING** – *Continued*

***515 West Central Street***

Site Plan

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

Ms. Love reviewed her letter to the Planning Board dated January 6, 2021. The applicant is proposing to construct a two-story 5,250 sq. ft. daycare facility to include parking spaces with drainage and landscaping. She stated she does not know if the applicant has filed with the Conservation Commission. The applicant has not requested any waivers. Regarding comments from the Planning Board's November 11, 2020, meeting, the Planning Board asked how many students will be attending the daycare. The applicant provided the number of students along with drop off schedule. The Planning Board expressed concern with the traffic flow throughout the site. The applicant provided traffic flow in one direction throughout the site. The Planning Board asked how much percent of the upland lot is impervious. The applicant has shown the impervious is 51 percent. The Planning Board indicated that they wanted the cul-de-sac constructed and paved. The applicant has shown that there is a transformer in the middle of the cul de sac and is not able to construct the cul de sac. She reviewed that the dumpster is located next to the abutting residential property; DPCD recommends the dumpster is moved to the other side of the property, away from residential units. However, the applicant has provided an explanation for the dumpster location. She stated that the Fire Department requested a 20 ft. access drive around the building which the applicant has provided. Regarding snow storage, she stated that it appears the only access to the snow storage is through the Wendy's parking area; the applicant has moved the snow storage. She stated that the applicant is required apply with the Design Review Commission; they are scheduled for the January 12, 2021, meeting.

Mr. Maglio reviewed his letter to the Planning Board dated January 6, 2021, provided in the Planning Board's meeting packet. He stated that the sewer manholes should be utilized on site where there are changes in pipe direction rather than cleanouts and 8 in. pipe should be used between manholes. Stormwater runoff for the proposed project is intended to be connected to the existing drainage system which was previously designed and constructed to accommodate this development. The applicant has indicated the existing system will be inspected and cleaned prior to construction. He recommended that this should be noted as a condition of approval. He noted that some of the proposed curbing is called out as vertical granite curb, such as along the access road around the building, and some as vertical concrete curb. He requested that the applicant clarify if vertical granite curb is intended to be used on site.

Mr. Crowley reviewed his letter to the Planning Board dated January 6, 2021, as provided in the Planning Board's meeting packet. He stated the majority of his comments have been addressed; he reviewed the outstanding items. He stated a waiver would be required for each section of HDPE pipe proposed.

Chair Padula stated that a concern from the Planning Board's last meeting was that the cul de sac be completed on the exterior of the roadway that goes in. He stated that he asked for the approved plan for Wendy's. He stated there is nothing in that plan that this other building, which was earmarked to be a hardware store or office, would exit through Wendy's parking lot. He discussed that on the diagram, the fire truck going around the building at the back corner overlaps the 20 ft. roadway. He asked why it is not 24 ft. wide for the fire truck. He questioned the parking for 22 employees and 8 for drop off for children. Arguably, that may be okay for parents dropping children off, but it is not okay for picking children up; cars will be queuing on the roadway to pick up the children. He asked who was going to be on the second floor of the building. Ms. Williams stated that she is concerned about the quantity of parking spaces and the layout of the spaces; this seems like a serious safety issue. Mr. David stated he brought it up during the last meeting that the cul de sac has to go in for public safety; the transformer can get moved. The traffic flow will have to be reworked with the cul de sac.

Chair Padula stated that when the roadway was voted in, it was rather contentious. It was contemplated to have the applicant install lights. This is just going to exacerbate the whole problem. Currently, people are allowed to take a left out of there. This is going to be a disaster coming out to the roadway at pick up time. Mr. David stated agreement with Mr. Rondeau regarding the need for the cul de sac. Mr. Power expressed agreement with the previous comments. Mr. Halligan stated that he did research on this. The Wendy's, the daycare, and the muffler shop are three separately deeded sites. The right-of-way private road is also separately owned by a private entity. Procedurally, he does not see how they are involved in the application where they are utilizing part of someone else's land for their Site Plan; they do not own the private way. Maybe these people are not even aware this is going on. There are four entities here, four different deeded parcels. They are trying to include it as part of their Site Plan when they do not own it. He stated he is in favor of a cul de sac, as well. Chair Padula stated there are a few loose ends, and the applicant is trying to get too much of a building on a small lot; the site is really congested for a daycare. Discussion commenced on the ownership of the private way and the three separately deeded lots.

Mr. Edward Cannon, attorney on behalf of the applicant, and Ms. Amanda Cavaliere of Guerriere & Halnon, Inc. addressed the Planning Board. Mr. Cannon stated that the roadway is a private roadway with a private covenant similar to condominiums so everyone shares equally in maintenance. If the Planning Board would like to have the roadway trust signed into the application, it can be done. He stated there is an access easement with the Wendy's site. He stated that he looked into the Planning Board's request for the cul de sac. He provided history of the roadway. He stated that the Planning Board waived pavement of the cul de sac in 2013 when it was approved. In 2016 when the Midas approval was given, the transformer pad being in the middle of the cul de sac was approved. He stated that the end of the cul de sac abuts wetland areas.

Chair Padula stated that cul de sacs are required at the end of roadways for turnaround. Mr. Halligan stated the pavement of the cul de sac was waived at the time as the construction was not going up that far. However, waiving a cul de sac protected the Planning Board if a purpose such as this with high traffic were to be brought forth. Mr. Cannon reviewed the 2013 decision of waiving the pavement of the cul de sac under the subdivision approval. Mr. Halligan stated the intent was to waive it at the time as there was not further development on the third lot. Mr. Cannon further explained his position on the intent not to pave the cul de sac. He thinks there would be plenty of room on the Midas site if trucks had to turn around. Discussion commenced on the previous and current plans regarding the pavement and the cul de sac.

Ms. Cavaliere reviewed that the width of the access around the building has been increased, and the traffic flow pattern was adjusted to reduce queuing. She stated that there is no exiting through Wendy's; that is for

trash pick up only. She explained the modified proposed traffic pattern. She explained that they had an informal discussion with Presidential Arms a few weeks ago and Presidential Arms said they were glad to not be able to see the dumpster where it is currently located. She stated there was a concern about the construction of the retaining wall in the back area; it goes up to 18 ft. They have shifted it a little further off the property line; it will be designed by a structural engineer. She discussed the fire truck turning plan; she stated they are within the 20 ft. wide access recommended by the fire department. Chair Padula stated regulations require 24 ft. Ms. Cavaliere stated they would need a waiver for this. She reviewed the required parking spaces.

Mr. Cannon stated the applicant has a similar size facility; the data from that facility will be provided to the Planning Board. Discussion commenced regarding the parking spaces and the cul de sac. Chair Padula reviewed the proposed vertical to slope granite and the transition pieces. He noted precast concrete curb will be installed. He confirmed the retaining wall will be stamped by a structural engineer. Ms. Cavaliere reviewed the design of the traffic flow. She stated that the only exist going through the Wendy's is trash disposal; client queuing will be around the back on the access road. There is no two-way traffic. Mr. David questioned that as there is no sidewalk, people existing their vehicle to try to run in and get their child will be running in the road. Ms. Cavaliere stated the applicant has very specific procedures for drop off and pick up. This daycare is mainly for infants and toddlers. It is not school-age children running in the parking lot. It is different from a YMCA as far as clientele. She noted that they still need to go through Conservation Commission as there are wetland resource areas.

Chair Padula reviewed that as there will be infants and toddlers, it will be time consuming during pickup to go into the building and pick up a child while in the queuing line. Mr. Halligan reviewed the potential staff and drop off at peak hours based on the information provided by the applicant. There will be possibly 49 vehicles parked in the back and on the private drive to pick up children all day long; the parking does not work. As well, it obstructs the fire lane if a fire truck needed to go around the back of the building. Chair Padula noted the possibly of all these vehicles trying to take a left out of the site. Ms. Williams reviewed possible pick up and drop off scenarios from a safety perspective; she stated this is a tight site. Mr. Rondeau discussed the access road. He would like to see a gate at the Wendy's to delineate that vehicles cannot go through Wendy's to get to this site. Chair Padula stated there is no ability to bypass anybody who is in the line as it is only 20 ft. wide; it is a tight site for a daycare. He discussed the dumpster location; it is on the property line. He explained that there are some awful odors that come out of a dumpster and odors rise. Mr. Halligan questioned that as food will be served, should there be two dumpsters with one for food. Mr. Manoj Gandhi stated they serve biscuits, Cheerios, and snack items; they do not cook food.

***Motion to Continue the public hearing for 515 West Central Street, Site Plan, to January 25, 2021, at 7:10 PM. Rondeau. Second: David. Roll Call Vote: Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No).***

***Motion to Adjourn the Remote Access Virtual Zoom Planning Board Meeting. Rondeau. Second: David. Roll Call Vote: Padula-YES; Halligan-YES; David-YES; Rondeau-YES; Power-YES. Vote: 5-0-0 (5-Yes; 0-No). Meeting adjourned at 8:54 PM.***

Respectfully submitted,

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Judith Lizardi,  
Recording Secretary



Amy Love <alove@franklinma.gov>

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## Franklin Food Pantry

1 message

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**Rick** <Rick@uci850.com>

Tue, Jan 19, 2021 at 2:41 PM

To: Amy Love <alove@franklinma.gov>

Cc: Amy Cataldo <acataldo@franklinfoodpantry.org>, Sue Kilcoyne <skilcoyne@franklinfoodpantry.org>, Tina Powderly <ttpowderly@gmail.com>, Brad Chaffee <brad@camfordpg.com>

Amy,

Good afternoon.

On behalf of our client the Franklin Food Pantry we are requesting a continuance from the Planning Board's hearing scheduled for Monday January 25, 2021.

We are requesting to be placed on the Planning Boards February 8, 2021 hearing schedule.

Thanks You in advance.

Rick

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Amy Love <alove@franklinma.gov>

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## 515 W. Central Street - Meeting Continuance

1 message

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**Amanda Cavaliere** <ACavaliere@gandhengineering.com>

Fri, Jan 15, 2021 at 2:33 PM

To: Amy Love <alove@franklinma.gov>

Cc: "mfsenterprises@comcast.net" <mfsenterprises@comcast.net>, Manoj Gandhi <manoj@nvklearning.com>, "Edward V. Cannon" <evc@ddcrwlaw.com>

Good afternoon Amy

We respectfully request a continuance to the 1/25 Planning Board meeting to the next available meeting on 2/8 to address some additional concerns raised at the 1/11 Planning Board meeting.

Should you have any questions or require additional information, please contact our office.

Amanda K. Cavaliere, Office Manager

[cid:image001.jpg@01D6EB4B.7468AD20]

55 West Central Street

Franklin, MA 02038

Ph. 508.528.3221

Fx. 508.528.7921

Email: [acavaliere@gandhengineering.com](mailto:acavaliere@gandhengineering.com) <<mailto:acavaliere@gandhengineering.com>>

Website: [www.gandhengineering.com](http://www.gandhengineering.com) <<http://www.gandhengineering.com>>

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**Guerriere &  
Halnon, Inc**



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