

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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PLANNING BOARD

November 6, 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 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: Michael Maglio, Town Engineer; Amy Love, Planner; Gary James, BETA Group; Matthew Crowley, BETA Group (via Zoom).

7:00 PM Commencement/General Business

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

Chair Rondeau thanked Mr. David and Mr. Power for the time and effort they put in over the years. Mr. David was on the Planning Board for 12 years and Mr. Power for 6 years. Planning Board members wished them well.

A. 81-P ANR: Beaver Street Interchange

Ms. Love said this is an application with the Town and the State exchanging some land by the Recycling Center. She said they are looking to move some lot lines. She said she does not see any issues with it.

Mr. Maglio stated that the Town and the State have been working on this for a number of years; there is a land transfer. He said this is the first of a few steps.

Motion to Approve the 81-P ANR for Beaver Street Interchange. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

B. Partial Form H: 341 Union Street

Ms. Love said the Planning Board approved a Site Plan and Special Permit on June 6, 2022. BETA performed a site walk and submitted a comment letter. She said most of the curbing and safety concerns have been addressed.

Mr. Crowley said they have been to the site a number of times. He said it is pretty straightforward regarding the status of construction as mostly what you would expect for a Partial Form H. He noted that they installed the car stops everywhere except the two spaces on the north side of the building. He said it does not appear as an eminent safety concern. He reviewed a few minor items of concern.

Ms. Wierling asked that the list of work to be completed is consistent with what BETA reported. She said it looked like the form was not signed by Town Engineer Michael Maglio.

Mr. Maglio said he does not have any issues with it.

Chair Rondeau asked if between the two buildings there was a guardrail between the two sites. Mr. David said he thought it was brought up as a safety issue. Mr. Maglio said he does not recollect. Discussion commenced on the final outcome of the guardrail. Chair Rondeau asked if there was enough space near the dumpster spot. Mr. Crowley said that was a good question. He said he thinks they can schedule trash pick up during a time of not main use of the site which would help. Chair Rondeau asked that those items be checked on before the applicant comes back for a final.

Motion to Approve the Partial Form H for 341 Union Street, as long as the schedule is consistent with BETA review. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

C. Partial Form H: 275 Washington Street – Flex Space

Ms. Love stated that the Planning Board approved the Site Plan on February 28, 2022. BETA reviewed the as-built plans and submitted a comment letter. She reviewed that the applicant completed most of the outstanding items from October 16, 2023. She said the Fire Department provided a letter regarding the propane tank, and BETA provided an updated observation report.

Mr. Crowley said this was before the Planning Board a few weeks ago, and they provided quite an extensive list of outstanding items to be addressed for the Partial Form H. BETA went to the site a number of times, and the applicant has addressed the overwhelming majority of items. He said there are about three items worthy of discussion. He discussed the number of parking spaces since the propane tank was being installed in two of the spaces. He said BETA looked at the parking. He reviewed the number of spaces required based on the bylaw. It appears the applicant needs 26 spaces for the seven occupants that they currently have. He said it looks like the parking should be sufficient for the seven known tenants. He discussed the relocated dumpster area and the relocated electrical transformer. He discussed the construction fencing and the storage materials located to the side of building #1 which makes the site not fully usable. He said the proponent said that once occupancy is granted, a lot of that equipment will get moved inside the building.

Mr. David asked about the site pictures shown on page 5 of 10. He noted it was asphalt curb and not granite curbing at the entrance. Mr. Crowley said that for the Partial Form H they have installed the berm as a temporary measure.

Chair Rondeau asked about fencing around the propane tank for safety purposes. He asked the building commissioner to review the storage containers and have everything moved prior to occupancy and check the means of egress.

Mr. Peter Genta, with the owner's group, stated that the containers are being used by the respective tenants, and it is just about moving them in the same day. He said he would coordinate it with Building Commissioner Gus Brown.

Motion to Approve the Partial Form H for 275 Washington Street – Flex Space. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

D. Final Form H: 120 Constitution Boulevard

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

Mr. Crowley stated this goes back to the spring of this year. He said BETA went out and noticed deficiencies such as with the grading of the top course. He said the applicant did some reworking, and it

works as supposed to. He said for some turning areas at the rear of the site there were some restrictions which did not allow pavement to go in 10 ft. which are outstanding.

Mr. Maglio said the grade is much better now.

Motion to Approve the Final Form H for 120 Constitution Boulevard. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

E. Endorsement: 25 Forge Parkway

Ms. Love said the Planning Board voted to approve the Site Plan for 25 Forge Parkway on May 22, 2023. The Site Plan includes a 16,000 sq. ft. addition. She said as a condition, they were to show the bay doors on the plan which they have done. She said they are looking for endorsement.

Motion to Endorse 25 Forge Parkway. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

7:00 PM **PUBLIC HEARING** – *Continued*
Kimberlee Avenue
Preliminary Subdivision
Documents presented to the Planning Board are on file.
TO BE CONTINUED

Ms. Love stated that the applicant requested a continuance. She recommended continuing to December 4, 2023.

Motion to Continue Kimberlee Avenue, Preliminary Subdivision, to December 4, 2023. Wierling. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

7:00 PM **PUBLIC HEARING** – *Continued*
0 Upper Union Street Solar Project
Site Plan Application
Documents presented to the Planning Board are on file.
TO BE CONTINUED

Ms. Love stated that the applicant was working through a lot of the Conservation Commission comments. She recommended a continuance to December 4, 2023.

Motion to Continue 0 Upper Union Street Solar Project, Site Plan Application, to December 4, 2023. Wierling. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

7:00 PM **PUBLIC HEARING** – *Continued*
15 Liberty Way
Site Plan Application
Documents presented to the Planning Board are on file.

Ms. Love noted that the applicant is not in attendance in person or on Zoom. Ms. Wierling suggested the applicant may be running late. Chair Rondeau said they will come back to this item later in the meeting.

7:00 PM **PUBLIC HEARING** – *Continued*
3 Fisher Street
Site Plan Modification
Documents presented to the Planning Board are on file.

TO BE CONTINUED

Chair Rondeau stated that the applicant requested a continuance. Ms. Love recommended continuing to November 20, 2023.

Motion to Continue 3 Fisher Street, Site Plan Modification, to November 20, 2023. Wierling. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

7:00 PM **PUBLIC HEARING** – *Continued*
100-200 Financial Way
Site Plan Modification Application
Documents presented to the Planning Board are on file.

Mr. Doug Hartnett of Highpoint Engineering representing the applicant Berkeley Partners; Mr. Daniel Mills, principal MDM Transportation; Ms. Connie Lu, project manager of Highpoint Engineering (via Zoom); and Mr. Andy Ramirez of Berkeley Partners (via Zoom) addressed the Planning Board.

Mr. Hartnett reviewed what has been done since the last meeting. He said they worked to resolve outstanding items. He said he submitted a letter dated October 26, 2023, that summarized where they were going to be by tonight’s Planning Board hearing. He reviewed the items as listed in the letter which was provided in the meeting packet. He stated that there are no outstanding comments regarding the site plan. He said there is consensus between Mr. Mills and BETA regarding recommendations for roadway improvements at the intersection. He reviewed that as requested by the Planning Board, the applicant has contacted the owners of 553 Washington Street and 881 King Street, respectively, to determine if there is interest in granting right of way or construction easements to increase available roadway/intersection width for potential intersection improvements. The property owners have declined this request. He said as a result, Option A is the proposed mitigation solution for the intersection. He said the Conservation Commission closed the hearing and approved. He said he felt the letter of October 26, 2023, restates the applicant’s commitment to mitigation for the project which is stated in page two of the letter. He discussed the Planning Board members’ concerns for sidewalks. He noted a grant has been filed by the DPW regarding design services. He said in being a good neighbor, the applicant would like to make a \$50,000 grant donation to the follow-on construction upon issuance of the building permit for the first building. He said the applicant commits to working with the owners of 300 Financial Park as well as with the Charter School to develop an operation and maintenance plan for the entire park for all three entities and submit that to DPW regarding maintenance and reporting of the shared stormwater controls.

Ms. Love said that Mr. Hartnett touch on many items that were in her letter. She said if the Planning Board were to approve the plan, there would be two waivers: parking waiver to reduce from the required 413 spaces to 262 spaces, and use of HDPE pipes for the three roof drain collectors. She noted a list of suggested conditions from her letter to the Planning Board dated October 31, 2023.

Mr. Maglio stated that he did not have anything outstanding. Mr. James said they only had a couple of comments remaining which he reviewed and were addressed. He said from BETA’s standpoint, they have no further comments.

Ms. Jaklyn Centracchio, traffic consultant of BETA Group (via Zoom), said that all options were explored regarding the right of way. She said the proposed mitigation she finds reasonable since they were not able to work outside of their right of way limits. She said they were asked to include crash data in their monitoring study.

Chair Rondeau said he wanted to state hours of operation from 6 AM to 9 PM based on the review of the traffic. He said it can be adjusted later if necessary. He said prior to a tenant moving in, they need to come back to the Planning Board for approval of who it is. He said no hazardous waste storage at the site. He said the \$50,000 should be bumped up to \$100,000 to help the upgrades in the area including sidewalks and making it safer. Mr. David said he would like to hold the applicant responsible and not the Town for the signage on the island for signs that get destroyed.

Ms. Wierling said they all worked together on this process which she appreciates. Ms. Williams said she appreciates the clarification on the traffic issues and working together.

Mr. Hartnett said he would speak on behalf of the applicant. He said he does not foresee the applicant objecting to meeting in the middle at \$75,000; he said asking for double of the grant amount seems a bit much. He said they assumed they would be operating under the bylaw requirements as overseen by the Building Department for the hours of operation. He said restricting hours to 9 PM is very restrictive in terms of being able to market the facility; 24/7 is the typical. He asked the Planning Board to reconsider that request.

Chair Rondeau said this is like a test run. He said he wants to hold it tight to make sure they are doing the right thing for the town. He said there are residents in the area. Mr. David asked for the bylaw hours. Chair Rondeau said they did this similarly to a business on King Street. He said they would like to institute this so it will not be out of control. Ms. Wierling asked about the hours of the previous businesses at the building. Ms. Love said the previous businesses had no restrictions on hours. She said that for the most recent warehouse on King Street, the restrictions were 11 PM to 5 AM for no truck traffic. Ms. Wierling said she was not a huge fan of restricting hours of operation. She said if there were restrictions, it should be 11 PM or midnight. Mr. David asked what a reasonable time would be to market this. Mr. Hartnett explained it would be per tenant. He said they do not want to restrict hours as they would not want to close the facility. Chair Rondeau said the hours would be for restricting truck traffic entering and existing the site like for King Street, not closing the facility for employees. Discussion commenced on the usual time of truck traffic. Mr. Hartnett said the 11 PM to 5 AM would be appropriate, and he asked that a tenant could come back to the Planning Board for an adjustment of the hours. Chair Rondeau said they would be amenable to that. Ms. Williams said she does not want trucks idling on Washington Street if they cannot enter the site until 5 AM. Chair Rondeau said they really do not have any place to idle on that narrow area. Discussion commenced on why trucks cannot turn onto Grove Street regarding the wells and the Charter School. Chair Rondeau confirmed 11 PM to 5 AM for no truck traffic.

Mr. Mills explained the capture of the peak times on the intersection for maximum volume. He noted the loop detection is not functioning properly at this time. He noted they wanted to look at the timing adjustments and optimizing the signal during the peak hours which is why they were looking at the monitoring.

Ms. Love asked if they need future monitoring from 5 AM to 11 PM, and to see how many trucks are going through each hour rather than setting the hours. She said that regarding the donation, the Town received a \$175,000 grant to design the study for the sidewalk; there are no funds for construction. She said the \$100,000 would go toward the construction of a potential sidewalk. She requested another condition regarding that the applicant offered to put together a new island and they work with DPW to finalize what the material will be for the island at King Street and Washington Street.

Ms. Maureen Sullivan said she was the abutting neighbor, and this is an absolute no for her. She said they have been abused as neighbors. She said there has been so many untruths with this starting with the first night when Mr. Hartnett said someone from Berkeley Partners went around and knocked on the door of

every neighbor and everyone was excited for this plan. She said they did not even know about any plan, never mind a knock on the door. She said this is an absolute no. She discussed the trucks and said the Planning Board is breaking its own bylaws regarding the truck traffic. She discussed that neighbors include small children. She said this is a bad situation. She said she was going to fight this as hard as she can. She said the trucks start at 3:30 AM which may even be a little better. She said it is a treacherous corner to get around for a truck. She discussed the trucking situation as it affects her driveway. She said this is a bad plan; they should come back with another plan.

Mr. Mello discussed that the cost to put in sidewalks in that section would be about \$112,000. Ms. Sullivan discussed about where the sidewalk would be on Washington Street.

Mr. Hartnett said in light of Mr. Mello's calculations, the applicant will agree to \$100,000.

Motion to Close the public hearing for 100-200 Financial Way, Site Plan Modification Application. Wierling. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

Motion to Approve the following waivers for 100-200 Financial Way, Site Plan Modification Application:

Parking waiver to reduce from the required 413 spaces to 262 spaces and waive RCP pipe and allow the use of HDPE pipes under the three roof drain collectors. Wierling. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

Motion to Approve the following special conditions for 100-200 Financial Way, Site Plan Modification Application: no hazardous waste storage; increase the sidewalk construction funds to \$100,000 as referenced on the applicant's letter dated October 26, 2023; no truck traffic 11 PM to 5 AM with the option to approach the Planning Board for an amendment at a later date once the tenant is selected; work with DPW to finalize materials for the island; all conditions apply as written in a letter from Douglas Harnett, Highpoint Engineering, dated October 26, 2023, as listed on page two (2) with the modification to allow the sidewalk allowance to \$100,000; transportation monitoring for two periods: within 6 months of initial occupancy and with 6 months of full occupancy of the project to include traffic data collection to identify potential traffic signal timing adjustments, and monitoring shall include hours as a whole for truck traffic hours and crash data analysis will be included in both traffic studies as mentioned above; provide the results of these monitoring studies to the Department of Planning and Community Development and Town Engineer, and if applicable, the Proponent will design and implement an optimized traffic signal timing plan; no idling on Washington Street; no trucks allowed on Ivy Lane; and the signage on the island will be maintained by the applicant. Wierling. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

Motion to Approve the warehouse industrial development at 100-200 Financial Park. Wierling. Second: Rondeau. Vote: 5-0 (5-Yes; 0-No).

This Item Continued from Earlier in the Meeting

7:00 PM **PUBLIC HEARING** – *Continued*
 15 Liberty Way
 Site Plan Application
 Documents presented to the Planning Board are on file.

Chair Rondeau noted that the applicant was still not present via Zoom.

Motion to Continue 15 Liberty Way, Site Plan Application, to December 4, 2023. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

Mr. David said this is his last meeting. He said it has been an honor, and he thanked the voters of Franklin for supporting him all these years. He thanked all past and present members, Mr. Maglio, Ms. Love, and BETA Group members. He congratulated Mr. Mello and Mr. Christopher Stickney. Chair Rondeau thanked Mr. David for his time and effort. Mr. Power thanked all. He said it has been a learning experience, and he got a lot of support from the Town. He said it has been a privilege serving the town.

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

Meeting adjourned at 8:06 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary

Town of Franklin

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Franklin, Massachusetts 02038-1352



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PLANNING BOARD

November 20, 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 dialing into the meeting using the provided phone number or participating by copying the provided link. Members in attendance: Gregory Rondeau, Chair; Beth Wierling, Vice Chair; Jennifer Williams, Clerk; Jay Mello; Christopher Stickney (via Zoom). Members absent: None. Also present: Michael Maglio, Town Engineer; Amy Love, Planner; Gary James, BETA Group; Matthew Crowley, BETA Group (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. Elect Officers

Motion to Elect Beth Wierling as Vice Chair by Rondeau. Second: Williams. Roll Call Vote: Rondeau-YES; Wierling-Did not state vote; Williams-YES; Mello-YES; Stickney-YES. Vote: 4-0-0 (4-Yes; 0-No).

Motion to Elect Gregory Rondeau as Chair by Wierling. Second: Williams. Roll Call Vote: Rondeau-YES; Wierling-YES; Williams-YES; Mello-YES; Stickney-YES. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Elect Jennifer Williams as Clerk by Rondeau. Second: Mello. Roll Call Vote: Rondeau-YES; Wierling-YES; Williams-YES; Mello-YES; Stickney-YES. Vote: 5-0-0 (5-Yes; 0-No).

B. 2024 Meeting Dates

Motion to Accept 2024 Planning Board Meeting Dates. Rondeau. Second: Williams. Roll Call Vote: Rondeau-YES; Wierling-YES; Williams-YES; Mello-YES; Stickney-YES. Vote: 5-0-0 (5-Yes; 0-No).

C. 81-P ANR Signature

Motion to Approve Chair Rondeau as 81-P ANR Signing Authority. Rondeau. Second: Wierling. Roll Call Vote: Rondeau-YES; Wierling-YES; Williams-YES; Mello-YES; Stickney-YES. Vote: 5-0-0 (5-Yes; 0-No).

D. Bond Reduction: Countryside Estates

Ms. Love said reviewed that the current bond is held in a Tripartite Agreement with the Town of Franklin in the amount of \$54,961.00 for September and October Drives. She said the applicant has requested a bond reduction; BETA has provided a cost-to-complete along with a detailed list of items and pictures. The applicant has provided a letter regarding tree plantings. She stated that based on BETA's observation report, the cost-to-complete is \$39,200.00.

Mr. Maglio stated that he had no issues.

Mr. Crowley reviewed the bond reduction. He said the applicant has continued to complete outstanding work items and most recently completed the sidewalk, driveway, and curb along the frontage of Lot 1 and

performed maintenance on the stormwater basins. He said the subdivision is substantially complete. He reviewed a number of punch-list items that should be addressed. He noted that the bond amount included some landscape items that were previously discussed before the Planning Board, most notably the number of trees provided throughout the subdivision and the slope treatment. He said if the Planning Board was satisfied with the number of trees and slope treatment, the bond reduction would be down to about \$4,000.00. He noted that the applicant has not done an as-built and the roadway has not been accepted by the Town.

Chair Rondeau asked for additional information on the trees. Mr. Crowley explained the approved plans called for 56 trees throughout the development. He said he thinks approximately 32 trees were installed. He said they exceed the number for the development which is three trees per lot for a total of 27; however, they do not meet the number shown on the approved plans. Mr. Mello asked if the homeowners were asked if they want the trees.

Mr. Joel D'Errico, applicant, said that Heritage Design who did the subdivision for him in 2004 over stamped the number of trees on the plan, and it got by him. He said that he did not think he would have to go for a subdivision modification as he just adhered to the three trees per lot. Chair Rondeau asked if Mr. Crowley was comfortable with the three trees per lot. Mr. Crowley said it looks good out there, and he has no issue with it.

Mr. D'Errico explained that the northerly side of September Drive is a severe slope. He discussed the deed and infrastructure that he will be giving to the Town. He discussed that he did not grass the area as the Town would not mow it; the land is not owned by anyone. He showed pictures of another subdivision that was mulched due to the slope. Discussion commenced on the slope and woodchips. Chair Rondeau said he was comfortable with that. Mr. Maglio said he had no concerns about erosion.

Mr. D'Errico said he thinks he will be able to wrap this up in the spring. Discussion commenced on the amount of the bond reduction depending on what is left and considering a usual minimum amount.

Motion to Approve the Bond Reduction for Countryside Estates for a bond total of \$10,000. Rondeau. Second: Wierling. Roll Call Vote: Rondeau-YES; Wierling-YES; Williams-YES; Mello-YES; Stickney-YES. Vote: 5-0-0 (5-Yes; 0-No).

E. Endorsement: 122-138 East Central Street

Ms. Love said the Planning Board voted to approve the site plan for 122-138 East Central Street on October 23, 2023. She said the Certificate of Vote has been added to the site plans. She said she has been told the easements have been established.

Motion to Approve the Endorsement for 122-138 East Central Street. Rondeau. Second: Williams. Roll Call Vote: Rondeau-YES; Wierling-YES; Williams-YES; Mello-YES; Stickney-YES. Vote: 5-0-0 (5-Yes; 0-No).

7:00 PM **PUBLIC HEARING** – *Continued*
Uncas Avenue
Special Permit & Site Plan Application
Documents presented to the Planning Board are on file.

Mr. Rob Truax of GLM Engineering stated that since the last meeting they submitted a revised plan. He said they rearranged the units to eliminate the common drives. He said they did a drainage study and traffic study which went to review. He said he is just reading the BETA comments. He said he does not have anything else to add this evening.

Ms. Love stated that the Planning Board was concerned about the common driveways; however, the applicant has addressed that. She said that the Planning Board expressed concern that there is no turn around at the end of the street for trash trucks and delivery trucks.

Mr. Maglio stated that he reviewed the drainage and had conversations with Mr. Truax. He said that the original project was a much bigger design than the project that got approved. He said that even with this increase in impervious area going from duplexes to triplexes, they are still under the original design for the drainage system. He said it is big enough to handle any increase on their current proposal.

Mr. Crowley said there were two major concerns from the Planning Board at the initial hearing. He stated that one was the common driveways which have been eliminated. He noted that two of the driveways directly abut each other, so a small separation between them may be considered to define parking rights. He noted the Planning Board expressed some concern about traffic. He said a summary table was provided showing total daily trips and trips both AM and PM during peak hours from what was approved to what is showing now which is converting the duplexes to triplexes. He explained that 121 trips per day was approved, and now it is bumped to 135 trips per day. He said this was a negligible impact to traffic. He noted the stormwater review and that they defer to Mr. Maglio on that.

Ms. Wierling requested time to review the new information. Chair Rondeau asked Mr. Crowley to review the traffic information and the space between the two driveways. He said they would be looking at some sort of cul de sac for turnarounds. Mr. Truax said that there is a cul de sac for the roadway.

Ms. Donna Paradis, 9 Cook Street, said her property abuts the development on the east side. She said that of course there is going to be blasting. She said that the locations of the ledge are on the drawings. She said there are piles of rubble up there from blasting. She said the previous blasting representative said that they would be back for more blasting when the houses were starting. She said the application states that no homes are within sight or accessible from the Uncas Avenue Extension cul de sac. She said when she walks up there, she can see her house and neighbors' homes. She discussed the neighborhood area when they moved in, the change with the 55 and over units, and now triplexes. She reviewed the recently approved units in the area and said each will impact their neighborhood with traffic. She asked how much does one neighborhood have to bear.

Ms. Wierling discussed the traffic analysis and indicated the need for an analysis taking into account all other developments as mentioned by Ms. Paradis around this particular development. Mr. Truax said he thought the intention was that they were only looking from the 18 units to 27 units and how much impact that would have as a growth standpoint. He said he did not think they were obligated to do a full-blown traffic study of the whole area. He said they did one when they approved the subdivision. He noted the original plans were for approval of about 22 units for over-55 in approximately 2008. He reviewed the changes happening since then.

Ms. Wierling said the applicant is asking the Planning Board to approve a modification to do triplexes based on a traffic study from 2014 or 2008. She said a lot has been done in that area since then. Chair Rondeau asked the applicant to consider the new developments in the area. Mr. Crowley said it sounds like the Planning Board is asking for a full traffic study; that is more involved than the information being presented. Chair Rondeau said he would like to see a full one to accommodate all the additional buildings that are being built in the general area. Mr. Truax said they will have a traffic engineer reach out to BETA.

Motion to Continue Uncas Avenue, Special Permit & Site Plan Application, to December 18, 2023. Rondeau. Second: Wierling. Vote: 3-0-0 (3-Yes; 0-No).

7:00 PM

PUBLIC HEARING – *Continued*

King Street Rezone

Zoning Amendment

Documents presented to the Planning Board are on file.

Ms. Love reviewed information from the letter from DPCD to the Planning Board dated November 15, 2023, which was provided in the meeting packet. She said there are two parcels on King Street that are currently in a residential zone; this has been through the Economic Development Committee who discussed rezoning it to the business zone. She said that Town Council recommended it to the Planning Board for a recommendation or no recommendation back to the Town Council. She said one parcel is vacant next to Fire Station #2 on King Street and next to that parcel is a residential house. The total area to rezone is 1.319 acres for the two parcels if they were to combine them. She noted the provided map. She noted there is a business across the street.

Director of Planning and Community Development Bryan Taberner said there have been many people commenting on this change. He said it would be a good opportunity to open it to the public and get their views. He said it is a small area, and there have been issues in the past with people trying to rezone the area; it is business zoned across the street. He said the location for the zoning change has been turned down a few times. He said the issue came up mid-summer or before for the potential to rezone it industrial. He said he would not recommend going to Industrial in that area, and if it is to be changed at all, he recommends Business zone. He noted the Town Administrator presented this to the Economic Development Committee.

Ms. Sally Grant, 660 King Street, said she is an abutter to the proposed. She said she wanted to correct a few things. She said the nursing home is not considered a business zone; it is a special residential. She said across the street is not another business zone; it is three residences. She said where the power lines are near I-495 is where the other business zones are. She said it is very much a residential neighborhood. She said she is not sure who submitted for this rezoning, but that should be transparent; she asked the Planning Board to provide that information. She said it shows Cumberland Farms is the current owner, but she does not think that is true; she noted that Cumberland Farms was the owner previously. She requested the information on who is the entity trying to develop the lot. She said it is a very busy street. She said a business there would create the traffic pattern to increase throughout the day. She asked if there would be a widening of the road. She said that whether it is to be a gas station or something else, there is a lot to consider before rezoning. She said a Special Permit would allow almost anything to go there. She said this would change the property values of the neighborhood.

Mr. Taberner said that he does not know who came forward with this, but he is assuming it is the current owner. Ms. Love said this came from the Economic Development Committee to the Town Council and is referred to the Planning Board from the Town Council.

Ms. Grant questioned that whoever asked for the application, is it not a public record. Ms. Love said she did not know if it is or is not. She said it came from Economic Development in a memo. Ms. Wierling said she thinks the Town recommended it; there was not a specific person that came forward and requested it. She said it is not knowledge that the Planning Board is aware of; that is more of a question for the Town Administrator to answer. Chair Rondeau said this is for the Planning Board to move it forward.

Mr. Greg Dellorco, 701 King Street, said he wanted to reiterate some of the things Ms. Paradis said. He said the traffic is unreasonable as it is, and it is all residential except for the nursing home and the fire station. He urged the Planning Board to think regarding changing this.

Ms. Michaela Duff, 680 King Street, noted Ian Duff and their daughter were at the meeting. Ms. Duff said rezoning is a bad idea and said she would provide an emotional plea to not rezone. She discussed the neighborhood and said it is a very residential area. She said they walk her daughter to school every day. She said she is concerned that what is going to be built next to the fire station would be a drive-through, a gas station, or a bar. She asked the Planning Board to consider who this amendment would benefit.

Mr. Ian Duff, 680 King Street, said that he provided a submission to the Planning Board. He read aloud from a prepared statement. He reviewed the 555 King Street development and said it was understandable; however, this amendment is not appropriate. He discussed the neighborhood and that it is all residential. He discussed the commercial development across from Stop & Shop and how it is different. He discussed that there is no precedent for this amendment in the Town's history. He said a business zone allows by right too many uses. He said he spoke to Mr. Joe Evans, the owner of the undeveloped parcel, when he learned of this. He said Mr. Evans would not share his vision for the parcel. He noted the current traffic in the area. He said he would do all he can to exclude fueling station and service station uses. He said he wants Mr. Evans to succeed in a way that supports public welfare and benefits Franklin. He discussed that he submitted an amendment to DPCD to replace this proposed amendment. He discussed that this is a small parcel, and it looks like spot zoning. He asked the Planning Board to consider this carefully. He asked the Planning Board to decline to recommend this amendment; let an improved amendment come back to them. He thanked the Planning Board for their consideration.

Property owner of 637 King Street said she bought this property in 2022. She said the land is directly across the street from her. She said she bought at the location as it was very residential. She said it is a very busy street. She said having this rezoned to be something like a gas station would greatly impact her. She is concerned about light and sound pollution and other hazards.

Ms. Wierling asked for the distance from the front of the house to the front of the property line across the street. Mr. Mello said about 105 ft. to the center. Ms. Wierling reviewed what is allowed in single-family III by special permit. She said the applicant would have the opportunity to do something commercial related. She said she would not support recommending this.

Chair Rondeau said he was going to recommend moving it forward. He said if anything were to get built, they would have to come back before the Planning Board. Ms. Williams stated that what can be built by right in a business district is very different than what can be built by right or special permit in a single-family III district. She said this would impact the residents on the street. She said she would not support changing the zoning.

Mr. Stickney stated that he would not have a vote as this is a continued hearing, and he was just elected; however, his concern is that taking a left turn out of the lots becomes a cause for concern regarding traffic. He said he would say residential and would not like opening the door for anything greater than what can already be done there.

Mr. Mello said he would out on this one. He discussed a daycare situation could go there.

Motion to Recommend to Town Council the King Street Rezone, Zoning Amendment. Wierling. Second: Williams. Vote: 1-2 (1-Yes; 2-No).

Mr. Joe Evans (via Zoom) said he was not recognized to speak; he could not find the raise-hand function on Zoom. He said he wanted to introduce himself. He said he owns the property; he purchased it from Cumberland Farms in September. He said he is a life-long Franklin resident and former Franklin police officer. He said he founded/owns East Coast Driving School in Franklin since 2010. He said he also owns

the former Friendly's site at 28 West Central Street. He said that site is next to the Franklin Fire Department, and it is zoned industrial. He discussed the zoning in the area and the property location. He said he understands there are residents who live on the street. He said let's keep the focus on this particular parcel and how it relates to the surrounding area; it abuts industrial property of the fire station and Dell/EMC. He said he does not have any particular plans for the site. He said he does not want to get ahead of ourselves and talk about what could go there and therefore we are not going to recommend a rezone. He discussed that the Economic Development Committee recommended this rezone and the Town Council unanimously recommended to send it to the Planning Board. He said there is public benefit to have this site rezoned. He said there is demand for tax revenue. He said this is certainly not a residential site.

Motion to Close the Public Hearing for the King Street Rezone, Zoning Amendment. Wierling. Second: Williams. Vote: 3-0 (3-Yes; 0-No).

Ms. Wierling restated her previous motion.

Motion to Recommend to Town Council the King Street Rezone, Zoning Amendment. Wierling. Second: Williams. Vote: 1-2 (1-Yes; 2-No).

Ms. Williams said that although it is near, on a map, other zoning districts, the access to those sites is not in the exact proximity and the access to this particular site is directly across from and next to residential parcels, and in her opinion, it should remain that way for multiple reasons that she stated previously.

Ms. Love explained that this will go to Town Council, and they will be having public hearings on it. Ms. Wierling noted that Town Council can either take or not take the Planning Board's recommendation.

7:00 PM **PUBLIC HEARING** – *Continued*
 10 Kenwood Circle
 Site Plan Modification
 Documents presented to the Planning Board are on file.
 TO BE CONTINUED

Ms. Love stated that the applicant requested a continuance to December 18, 2023.

Motion to Continue 10 Kenwood Circle, Site Plan Modification, to December 18, 2023. Rondeau. Second: Williams. Vote: 3-0 (3-Yes; 0-No).

7:00 PM **PUBLIC HEARING** – *Continued*
 Maplegate Solar South
 Site Plan Application
 Documents presented to the Planning Board are on file.

Mr. Greg DiBona of Bohler Engineering said that he wanted to give an update as they have not been before the Planning Board in some time. He said the project continues to move forward. He said they have been having meetings with Bellingham as well to go through their Planning Board process and Conservation process. He said they will not be before Conservation until December 14. He said it would make sense to be continued to a time in January. He said that we want to make sure we have all the reviews and comments addressed. He noted some minor modifications were made and said all were improvements. Discussion commenced on the continuation date.

Motion to Continue Maplegate Solar South, Site Plan Application, to January 8, 2024. Rondeau. Second: Wierling. Vote: 3-0 (3-Yes; 0-No).

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

3 Fisher Street

Site Plan Modification

Documents presented to the Planning Board are on file.

Mr. Craig Ciechanowski, representing the applicant; Mr. Casey Killam and Mr. Rick Kaplan, owners; and Mr. Daniel Campbell, engineer of Level Design Group, addressed the Planning Board.

Ms. Love reviewed comments from the previous meeting and noted the applicant provided the requested items. She noted a letter was provided by the Fire Department which indicated they were all set with everything.

Mr. Maglio discussed a previous comment regarding a catch basin in the area of the three parking spaces on the northeast side of building 5. He was questioning how/what that was connected to; he wanted to verify the existing conditions plan and the connection. He said that with the modified design, it results in a reduction in impervious area, but as it is redevelopment, it still needs to meet the Town's stormwater bylaw related to the predevelopment design criteria. He said this needs to be shown.

Mr. James said they had a meeting with the designers. He said that regarding the parking spaces along Fisher Street, there is still a waiver required associated with two spaces and part of it was that originally there were 12 spaces. He suggested the Planning Board take a look at this. He noted the elimination of the retaining wall would reduce overall construction costs. He discussed the three spaces and said there was only a 13 ft. wide access going back to them. He discussed the spaces and said that there is a possibility to eliminate the requirement for a waiver with rearranging the spaces. He discussed the requirements of the bylaw regarding stormwater improvements especially associated with redevelopment and said the applicant must look at this and come up with some form of an infiltration system.

Mr. Campbell showed the plan and reviewed the areas having to do with drainage. He discussed the compliance with phosphorus removal, the drain lines that come into the property, the infiltration system, and the Town's discharge onto the property. He said the drainage area they are talking about is greater than 30 acres and less than 50 acres. Mr. Maglio noted the original proposal. He said he would need to discuss with the DPW director and Town attorney that they are meeting the bylaw in one form or another.

Mr. Campbell reviewed the two areas in question regarding the parking spaces. He explained that the driveway area does not require a waiver. Mr. James commented on the parking spaces and the turning. Mr. Campbell explained that they cannot stay where they are even if he turned them. He explained where the spaces could and could not go. He noted they are trying to control the truck turning. He explained where the entrance is in relation to the handicap spots.

Chair Rondeau told the applicant to work with Mr. James on the rearrangement of the couple of spaces and work on the balance of the drainage with Mr. Maglio. In response to Ms. Wierling, he said he wanted to make sure the drainage is squared away so it would be a continuance. Mr. Campbell explained the only other option for drainage in case the Planning Board wanted to vote on this tonight. Ms. Wierling asked Mr. Maglio his thoughts on closing the hearing tonight with conditions. Mr. Maglio stated his thoughts. Ms. Wierling said her opinion is that the applicant and the engineers can work it out as a condition of approval. Ms. Williams said she agreed. Chair Rondeau said he did not want to leave too much on the table and make sure they are all set and continue it for two weeks.

Attorney Ciechanowski said that they can comply with the comments made. He said he thinks the Planning Board can close the hearing and vote knowing that they can comply. Chair Rondeau said he wants to make sure they are on the same page. He said the parking and drainage are the last two issues. He will close and vote in two weeks. Attorney Ciechanowski reiterated that the Planning Board can close the hearing and be compliant. Chair Rondeau said they will close and vote at the next meeting. Ms. Wierling discussed her opinion about closing tonight. Ms. Love discussed the Planning Board closing tonight.

Motion to Close 3 Fisher Street, Site Plan Modification. Rondeau. Second: Williams. Vote: 3-0 (3-Yes; 0-No).

Chair Rondeau congratulated Mr. Mello for moving from an associated member to a full member of the Planning Board, and he welcomed Mr. Stickney as a new member of the Planning Board.

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

Meeting adjourned at 8:35 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary

Town of Franklin

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PLANNING BOARD

October 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 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: Michael Maglio, Town Engineer; Amy Love, Planner; Gary James, BETA Group.

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: August 7 & 21, September 18, 2023

Motion to Approve the Meeting Minutes for August 7, 2023. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

Motion to Approve the Meeting Minutes for August 21, 2023. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

Motion to Approve the Meeting Minutes for September 18, 2023. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

7:00 PM PUBLIC HEARING – *Initial* ***10 Kenwood Circle***

Site Plan Modification

Documents presented to the Planning Board are on file.

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

Mr. Edward Cannon, attorney on behalf of the applicant; Mr. Andrew Lee, Director of Operations of Lasership; Mr. Paul Oliveria of Haynes Group; Mr. Jeffrey Dirk of Vanasse & Associates (via Zoom); and Brandon Li of Kelly Engineering (via Zoom) addressed the Planning Board.

Mr. Cannon provided a review. He said the building has been in existence since 1987. The business that is there has been there since 2017. He said the prior business was a similar shipping business to that which the applicant operates. He said the applicant did not realize they needed a site plan modification as it was a very similar use. He said that when this was discovered, the applicant made this application so the Planning Board can review their operation and impose appropriate conditions for their operation. He said there were some issues that triggered that in terms of traffic along Kenwood and some parking issues which they believe they have addressed.

Mr. Lee stated that they run a small e-commerce small package company. He said they have about 100 locations across the country. He said they have independent contractors come into the building, scan, and load cargo vans with small packages; they do this very quickly and then leave. He said that when they come into the building, they turn their vehicles off as there is a no idle policy. He said they have parking attendants in the yard; they keep the flow off the street and through the parking lot.

Mr. David asked how many vehicles are there at one time. Mr. Lee said there are about 25 to 35 vehicles at one time. He said there are about 150 in total from about 6 AM to 9:30 AM. He explained each has a designated time to show up. Mr. Cannon explained that the yard marshals are from an outflow of this application process and Vanasse & Associates recommendations. Mr. Li shared his screen and reviewed the plan. He showed where the parking ambassadors are located on the site.

Representative of Vanasse & Associates said they performed observations at peak morning times. He explained how the parking ambassadors operate. He said they recommend that they keep a 24 ft. wide clearance between the valet parking area and the front row of parking. He said that other than that, they did not see any extensive cueing. He said that appears to be a successful solution.

Mr. Cannon addressed some of the comments/concerns raised by the fire chief and some of the measures that the applicant has done to address those comments. He said that signage and striping was recommended and the applicant says that is not a problem as a condition. He said they would add the dumpsters to the plan. He stated that the current plan seems to be addressing the flow of traffic and the concerns that were raised.

Ms. Love stated that this has been raised to the building commissioner. She said there has been a lot of concerns from other tenants in the area about parking on Kenwood and the traffic this brings. She said that the Planning Board can decide if BETA should review the traffic. She asked where the vehicles would be pulling into the building. Mr. Lee explained that there was a drive through on the east side of the building. Discussion commenced on the entering and exiting of the vehicles. Ms. Love recommended a drive through pattern and expanding the east side of the property for circulation.

Mr. Maglio said this issue was brought up to him in March. He said it seems like the applicant has a plan to address the issues; he has not gotten to the site to see how effective it is. He said something long-term may be needed.

Planning Board members asked questions and made comments. In response, Mr. Lee explained that the trailers unload between 2 AM and 5 AM with the packages that the drivers are delivering. He said the drivers deliver usually by 8:30 AM and occasionally to 9:30 AM. He said it is the drivers who are waiting and are the ones parking on the street. He said that it is recently that the parking marshals have been in effect, and they believe it is working. He explained that when the drivers are told to come back later, they do not tell them specifically where to go; the drivers go possibly to Dunkin' or wherever they want to wait. Mr. Lee said that now with these changes, the operation is going very smoothly.

Mr. Cannon said Lasership has been in business since 2017. He said that when they came to this location, their business was similar to the existing business, so they did not know that they needed approval for what they were doing. He said when they found out, they are now before the Planning Board. Ms. Wierling reviewed the letter from the fire chief indicating that the measures implemented have not alleviated the problem. She said they are still seeing cars parked. She noted concerns with the staging area blocking eight parking spaces including two ADA spaces. She asked for the hours of the business. Mr. Lee said the building is open 24 hours. He said he does not know what where the hours of the previous business. Ms. Wierling noted that parking ambassadors are not a long-term solution. Mr. Power asked that if the delivery hours are 6 AM to 9:30 AM, why are the ambassadors stationed from 9 AM to 1 PM. Mr. Lee said it was based on volume. Mr. Cannon said the times listed on the plan will be updated.

Chair Rondeau said that he is not keen on cueing in front of the handicapped spots and other spots in front of the building. He suggested some other type of system. He said the problem is when you tell the drivers to leave the site, they are driving around other areas of Grove Street during peak times. He suggested internal circulation and recommended BETA review this. He asked that if vehicles are driving into the buildings, are there gas traps in there. Mr. Maglio said he would look into that. Chair Rondeau said ambassadors are a temporary fix. He said to work with BETA and the town to get this fixed. He requested a circulation plan. Mr. Cannon said he thinks that makes sense.

Motion to Continue 10 Kenwood Circle, Site Plan Modification, to November 20, 2023. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

7:00 PM **PUBLIC HEARING** – *Continued*
138 East Central Street
Site Plan Modification
Documents presented to the Planning Board are on file.

Mr. Brad Chaffee, owner/applicant, and Mr. Rick Goodreau of United Consultants addressed the Planning Board.

Ms. Love said she went over the comments from the previous meeting. She said the applicant provided reserved parking for designated parking spaces for 118 East Central Street and provided curb stops for parking spaces 21-25. She recommended they show on the plans the location of the grease trap by the bay doors.

Mr. Goodreau reviewed the site plans. He said the project consists of a building addition and designated parking on the site to accommodate parking for 122 and 138 site locations. He reviewed the stormwater improvements to the site.

Mr. Maglio said any previous comments he had have been addressed. He said the only issue that came up is the two separate properties and if there is any kind permanent agreement for parking on one lot.

Mr. Gary James reviewed that they had a couple of stormwater comments. He noted that the applicant is requesting two waivers. He confirmed that there will be less pavement.

Mr. David asked about the proposed trash area. Mr. Goodreau showed on the plans how the area would be accessed. He asked about the proposed addition. Mr. Chaffee said it would be a one-story addition. He said the use is listed as office wholesaling on the plan. Ms. Williams asked where the trees are being proposed. Mr. Goodreau explained the locations. Mr. James pointed out that the applicant is proposing a 6 ft. vinyl fence along one edge where the trees are currently sparse. Mr. Goodreau reviewed the two property line areas. He pointed out where the 6 ft. fence on the other boundary line would be. He reviewed the two waivers: To allow the use of PVC and HPDE pipe for the roof drains and underground stormwater storage area, and to allow the site lighting to extend past the property line. Discussion commenced on light spillage.

Chair Rondeau asked if they could combine the two lots. Mr. Chaffee said he would like to do an easement for the liability and for the mortgages. He said he wants to keep them separate and do an easement for the parking. Ms. Love asked about the shared parking easement. She confirmed the easement would be given to 138. Discussion commenced on the easement and legal solution.

Mr. David asked about the location of the snow storage. Mr. Goodreau explained the location and said there are excess parking spaces they plan to utilize. Mr. Goodreau pointed out the jurisdictional wetland on the plans.

Motion to Close the public hearing for 138 East Central Street, Site Plan Modification. Wierling. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

Motion to Accept the following waivers for 138 East Central Street, Site Plan Modification:

- 1. To allow the use of PVC and HPDE pipe for the roof drains and underground stormwater storage area, in grassed area.**
- 2. To allow the site lighting to extend past the property line as shown on the photometric plan**
- 3. To waive or remove pavement necessary to provide the required 4 ft. screening**

And the following conditions:

- 1. Work with the town attorney for the permanent easement for parking to 138 East Central Street prior to construction.**
- 2. Snow will be removed from the site in excess.**

Wierling. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

Motion to Approve 122 to 138 East Central Street, Site Plan Modification. Wierling. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

7:00 PM **PUBLIC HEARING** – *Continued*
3 Fisher Street
Site Plan Modification
Documents presented to the Planning Board are on file.
TO BE CONTINUED

Ms. Love stated that the applicant requested a continuance to November 6, 2023.

Motion to Continue 3 Fisher Street, Site Plan Modification, to November 6, 2023. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

7:00 PM **PUBLIC HEARING** – *Continued*
Maplegate Solar South
Site Plan Application
Documents presented to the Planning Board are on file.
TO BE CONTINUED

Ms. Love stated that the applicant requested a continuance to November 20, 2023.

Motion to Continue Maplegate Solar South, Site Plan Application, to November 20, 2023. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

7:00 PM **PUBLIC HEARING** – *Continued*
100-200 Financial Way
Site Plan Modification Application
Documents presented to the Planning Board are on file.

Mr. Doug Hartnett of Highpoint Engineering; Mr. Brendan Pellerin, asset management director of Berkeley Partners; Mr. Daniel Mills, principal MDM Transportation; Ms. Connie Lu, project manager of Highpoint Engineering (via Zoom); and Mr. Andy Ramirez of Berkeley Partners (via Zoom) addressed the Planning Board.

Ms. Love reviewed that the Planning Board requested that the applicant upgrade the vehicle detection system at Washington Street and King Street and look at removing the sidewalk in front of 553 Washington Street. She reviewed that several options have been submitted by the applicant, but the applicant has indicated only

Plan 1 would be able to be implemented. She said she deferred to the Planning Board on how they want to handle the traffic.

Mr. Maglio reviewed that all previous comments have been addressed. He said other issues regard the traffic. He explained his concern about the traffic on King Street and that it is not an ideal situation. He explained the traffic for the current warehouses. He said with this proposed development, there will be an 83 percent increase in trucks going through that intersection. He reviewed the alternative the applicant provided.

Mr. James reviewed the applicant's stormwater infiltration and noted that they are still looking for a few more details.

Mr. Hartnett discussed refinements to the site entrance and the exit movements. He said the plan addressed the recommendations that BETA made, and he explained the improvements including a concrete rumble strip. He said they met with the Conservation Commission and expect that when all items are addressed the meeting will be closed in early November.

Mr. Mills reviewed the traffic plan. He stated that they have gone through BETA's and the Planning Board's comments. He addressed the traffic island at the signalized intersection. He clarified some of BETA's comments. He noted that they conducted a level service analysis of the intersection. He noted it is an atypical intersection. He explained that they analyzed the intersection as a four-way stop analysis. He said they analyzed the movements at the intersection. He said the intersection is expected to operate at a level C. He said they are willing to work with the Planning Board and applicant to develop signage regarding Ivy Lane. He discussed the King Street signal as shown on the plan. He explained what happens when a truck approaches the intersection. He explained it is a function of the right of way of Washington Street. He explained what would be necessary to improve that situation including cooperation with the private property owner. He said there is low frequency of vehicles tracking over the nose of the island. He explained some alternatives for this. He explained and showed examples of mountable features made for truck traffic. He suggested alternatives for the nose of the island including a rumble strip application. He recommended in all cases pulling the nose of the island back. He discussed options for a full right turn lane and that there is still a pinch point. He explained various options and the consequences of each. He discussed the options that would impact the abutting property.

Ms. Jaklyn Centracchio, traffic consultant of BETA Group, reviewed the concept that she said would be the best as it eliminates the pinch point and they would be better able to turn at the intersection. She said this takes care of what BETA's concerns are.

Chair Rondeau asked by about how many feet the abutter would be affected. He asked if the option would improve the abutter's site as well. Discussion commenced as to the encroachment onto the abutting property, the right of way, the curb line, and the grade. Mr. Hartnett reviewed that it may be about 30 ft. plus into the abutting property. Ms. Wierling said she understands what they are trying to do by looking into options that involve the abutter's property, but she thinks the abutter has made it clear that she is not interested. Ms. Wierling said therefore, they cannot keep revisiting asking the abutter if she is willing. Ms. Wierling said that option 1 is the only option to work without affecting the abutter; therefore, they should focus on making option 1 work as currently it is not quite where the Planning Board wants it to be. She said this is a valuable project for the town, but they need to make it work. Discussion commenced on what to do to improve option 1 and the traffic. It was noted that it is an acceptable level of service at level C.

Mr. David said he is okay with the mountable island but is concerned about signage and that the applicant would need to take care of that, not the Town. He said they need to address the cueing of the traffic light with the 83 percent increase in trucks. Mr. Mills discussed that currently the traffic light cueing is malfunctioning and they plan to use a different type of vehicle detection. Ms. Williams asked about the sidewalks that just end on Washington Street and that it is a safety issue. She asked what can be done as part of this project to

get the town closer to executing what is planned for sidewalk continuation. Mr. Maglio said there is some funding available for design work next year and possibly the following year for construction in 2025. Mr. Mello discussed the 398 trucks/cars per day and how many this is per minute. He discussed the pinch point. He said he understands option 1 is the option, but it will leave many people angry about the intersection when they are sitting and waiting. Ms. Williams requested additional clarification about option 1 and option 2. Mr. Mills explained the setup of option 1 and noted that there is some impact to the abutter's driveway in option 2. He clarified that the 400 truck trips per day is the total of both entering and existing. He said it would be distributed throughout the day, but there will be spikes.

Ms. Williams said that option 1 is not feasible, but it is the only option that we have to work with. So, we have to get this to a point that it is feasible. She said she does not feel like any improvements have been made. She read the last paragraph from Highpoint Engineering's letter dated October 11, 2023, regarding the traffic, and then she noted BETA's letter regarding the traffic situation. She stated that the letters have different information, and she said it is not clear if option 1 improves or does not improve the traffic situation. Ms. Centracchio reviewed whether she believed option 1 was an improvement. She said the loop detection is broken now and the applicant is showing that with the video detection, it will be fixed. Ms. Wierling said it is still a question as to whether this is an improvement.

Ms. Love said that maybe the Planning Board can discuss the type of stamped concrete, striping or rumble strips, and option 1. Mr. Maglio said that he would want to touch base with the DPW Director to get more information regarding the flush part of that median specifically for snow plow operation. Mr. James said regarding snow removal, he will defer to the DPW Director. Mr. Maglio discussed pulling back the island somewhat is a little improvement. He confirmed that option 1 is really the only option the applicant can do as the other options involve the abutting property. Ms. Wierling asked Mr. Maglio if he thinks option 1 can be further refined. Mr. Maglio said he does not think they have the room to do anything else. He discussed the video detection system and that it is mounted on the top and not in the road. Mr. David questioned if option 1 is the right option, and he said probably not, but if it keeps the truck traffic flowing, it is at least better than what it is currently.

Chair Rondeau said maybe we can address this on a period of time and try it and see what happens. He said if it does not work, we are going to have to throttle it back. He said that they have done that before if something does not work, they bring it back and revisit it. He said you would have to cut back on the number of trucks entering and existing the building on a daily basis. Mr. Hartnett said it is not unusual for projects like this to have a traffic monitoring program post construction to evaluate the performance of the intersection and the signal; he said he thinks it would be an appropriate condition and solution to give the Planning Board some comfort level.

Ms. Maureen Sullivan, resident at 871 King Street, said she is one house before the corner and she has a double easement onto Washington Street. She said she owns the property at 553 Washington Street, and there are two lots. She said they are not currently for sale. She said she does not need any advice from the Town to tell her to let them do their improvements. She discussed when the first trucking company was installed. She said sidewalks were put in for the Jefferson Remington School and what a waste of money that was as they are going to now take the sidewalks out. She said no one in the neighborhood wants 398 trucks travelling around that little corner.

Chair Rondeau said the sidewalks are staying. He noted option 1. He asked if the applicant can do another round of a sit down to work on option 1 with the best solution of the islands and signage. Ms. Sullivan asked about the islands and how they work. Mr. Mills explained that the divisional island keeps traffic on both sides of the road.

Mr. Hartnett said their goal is to continue to work with Mr. James on the final comments. He said they will then go to Conservation Commission for a decision. Ms. Wierling discussed the Town elections and that two

Planning Board members would be leaving which puts the Planning Board in a conundrum. Ms. Love said new Planning Board members just cannot vote; there will be three members who can vote. Discussion commenced on the continuance date of this public hearing. Mr. Hartnett said he hopes they can work collaboratively and that perhaps they can do some conditioning. Ms. Williams requested agreement between the professional traffic engineers as the Planning Board is relying on their information.

Motion to Continue the public hearing for 100-200 Financial Way, Site Plan Modification Application, to November 6, 2023. Rondeau. Second: Williams. Vote: 5-0 (5-Yes; 0-No).

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

Meeting adjourned at 8:52 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary