

# Town of Franklin



## Planning Board

November 17, 2014

### Meeting Minutes

Chairman Anthony Padula called the above-captioned meeting to order on this date at 7:00 p.m. Members in attendance: Joseph Halligan, Vice Chairman; William David, Gregory Ballarino, and alternate Gregory Rondeau. Also present: Beth Wierling, Town Planner; Mike Maglio, Town Engineer; and Phil Paradis, from BETA Group, Inc. Absent from this meeting was John Carroll, Clerk.

*Chairman Padula stated that the meeting would be recorded for broadcast.*

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

#### A. Acceptance of 2015 Planning Board Meeting Dates

Chairman Padula asked the Board if they foresaw any potential conflicts with the proposed meeting dates for the following year. There were no objections.

*Motion to approve the 2015 Planning Board Meeting Dates as submitted, Halligan. Seconded, David. Vote: 4-0-0.*

#### B. Appointment of Officers

Mrs. Wierling suggested continuing this item to the next Planning Board meeting in order to have all the Planning Board members present for the Appointment of Officers since Mr. Carroll was not present for the meeting. Chairman Padula stated the Planning Board would proceed with the Appointment of Officers, provided that there were no new nominations or changes to existing officers. Members agree to keep the officers as currently elected.

*Motion that the Planning Board shall remain as it currently stands, Halligan. Seconded, David. Vote: 4-0-0.*

**C. Approval of 81-P Signing Authority**

Chairman Padula stated it was the Chairman's duty to exercise his signing authority over the authorization of 81-P plans.

***Motion to authorize the chairman to have signing authority over 81-P plans, David. Seconded, Ballarino. Vote: 4-0-0.***

**D. Endorsement: Limited Site Plan Modification, 23 Hutchinson Street**

Mrs. Wierling stated the Limited Site Plan Modification had been approved by the Planning Board on November 3, 2014 and the applicant was seeking endorsement. Mrs. Wierling stated the DPCD had no further issues and recommended endorsing the plan as submitted.

Chairman Padula addressed the members of the Planning Board and inquired whether they had any issues with the submittal.

***Motion to endorse the Limited Site Plan Modification for 23 Hutchinson Street. Halligan. Seconded, Ballarino. Vote: 4-0-0***

**E. Approval of Meeting Minutes: October 20, 2014**

Chairman Padula asked if there were any additions or deletions to the meeting minutes as submitted.

***Motion to approve the October 20, 2014 Planning Board meeting minutes as submitted, Ballarino. Seconded, David. Vote: 4-0-0.***

**F. Endorsement: Site Plan, Village at Cooks Farm (Special Permit, multiple, single-family dwellings in RVII)**

Mrs. Wierling stated the Planning Board had approved the application for the special permit and site plan entitled "Site Plan for Village at Cooks Farm," location on East Central Street, on August 14, 2014 and the applicant was seeking endorsement. Mrs. Wierling stated the DPCD had no further issues and recommended endorsing the plan as submitted.

Mrs. Wierling indicated the applicant will need to establish a construction inspections contract with BETA Group, Inc. before moving forward with construction at the site.

***Motion to endorse the Site Plan entitled "Village at Cooks Farm," Halligan. Seconded, David. Vote: 4-0-0.***

***Motion to recess until 7:15pm, Halligan. Seconded, David. Vote: 4-0-0.***

**PUBLIC HEARING** –Continued  
***Winter Garden Estates***  
 Definitive Subdivision

*Documents presented to the Board:*

1. *Letter from the DPW dated November 13, 2014 to the Planning Board*
2. *Revised site plan entitled "WINTER GARDENS Definitive Subdivision in Franklin, Massachusetts," dated September 11, 2014 and revised through November, 20, 2014*
3. *Addendum 2 Drainage Analysis, Dated September 11, 2014 and revised through November 6, 2014*
4. *Letter from United Consultants dated November 5, 2014*
5. *Letter from DPW dated October 30, 2014 to the Planning Board*
6. *Letter from BETA Group, Inc. Dated October 30, 2014 to the Planning Board*
7. *Letter from the DPCD dated October 29, 2014 to the Planning Board*
8. *Form R: Subdivision Waiver Request dated October 20, 2014*
9. *Letter from United Consultants dated October 20, 2014*
10. *Drainage Analysis dated September 11, 2014 and revised through October 20, 2014*
11. *Letter from the Franklin Health Department dated October 20, 2014 to the Planning Board*
12. *Letter from the Department of Public Works dated October 16, 2014 to the Planning Board*
13. *Letter from the DPCD dated October 15, 2014 to the Planning Board*
14. *Letter from BETA Group, Inc. data October 14, 2014 to the Planning Board*
15. *Letter from the Franklin Board of Health dated October 7, 2014 to the Planning Board*
16. *Letter from June and Paul Bussey (abutter), 94 Jordan Road to Planning Board*
17. *Environmental Impact Analysis dated September 18, 2014*
18. *Drainage Analysis dated September 11, 2014*
19. *Memorandum from the DPCD dated September 18, 2014*
20. *Abutter's List Request Form received September 16, 2014*
21. *Form C: Application for Approval of a Definitive Plan dated September 18, 2014*
22. *Certification of Ownership dated September 17 2014*
23. *Six (6) Form R: Subdivision Waiver Request dated September 11, 2014*
24. *Public Hearing Notice*
25. *Legal Ad*

***Mr. Halligan and Mr. Ballarino recused themselves from the hearing.***

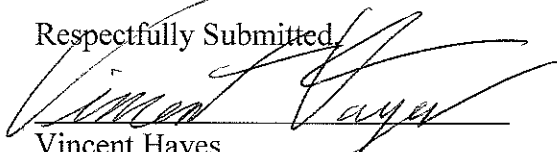
*Due to a lack of Quorum, the Planning Board held a general discussion regarding Winter Garden Estates and made a motion to continue the hearing until November 20, 2014 at 10 a.m. to discuss outstanding issues and vote on the plan as presented.*

***Motion to continue the Public Hearing for Winter Garden Estates until November 20, 2014 at 10:00 a.m. David. Second Padula. (2-0-0)***

***Mr. Halligan and Mr. Ballarino rejoined the meeting.***

***Motion made to adjourn.***

Respectfully Submitted,



Vincent Hayes  
 Planning Board Secretary