

Town of Franklin



Planning Board

September 22, 2014
Meeting Minutes

Chairman, Anthony Padula called the above-captioned meeting to order this date at 7:00 p.m. Members in attendance: Joseph Halligan, John Carroll, Gregory Ballarino, William David, and alternate Gregory Rondeau. Also present: Beth Wierling, Town Planner.

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

7:00 PM Commencement

Citizen Comments

Jeffrey Nutting, Town Administrator, addressed the Planning Board to ask for consideration in changing a sub-division regulation to allow for LED street lights. To continue to improve energy efficiency in the Town, school and municipal parking lots are being changed to LED fixtures. LED lighting provides great savings in both the fixture and the replacement maintenance costs. Regulation for LED lighting for sub-divisions would have to be written and then approved by Planning Board.

Members had no issues with this request and indicated any previously approved Subdivisions may make the change to LED at this time.

General Business

A. Form H – Certificate of Completion: 308 West Central Street

Ms. Wierling, Town Planner, stated this site is the former Aslan Electric Building. This request for Certificate of Completion was reviewed by BETA Group, Inc. They have submitted a letter and photographs indicating the Form H is complete. There are no outstanding items on this site.

*Motion to approve Form H – Certificate of Completion: 308 West Central Street. Halligan.
Second: Carroll. Vote: 4-0-1*

B. Limited Site Plan Modification: 19 National Drive

Mr. Don Nielsen, Guerriere & Hanlon, Inc. requested a continuance. Chairman Padula requested this item be put on the October 6, 2014 agenda.

C. Release of Covenant: Franklin Ridge Farm - Washington Street

***Motion for Release of Covenant: Franklin Ridge Farm - Washington Street. Halligan.
Second: Carroll. Vote: 5-0-0***

D. Endorsement, 81-P: 648-652 Old West Central Street

Ms. Wierling stated the 81-P for 648-652 Old West Central Street is for the combining of three lots (Lots #30, #31, #32) into one lot in the Business Zoning District. This lot is for the Starbucks property. This combination of three lots is one of the requirements for endorsement for the next agenda item. All requirements for the 81-P Plan have been met and endorsement is recommended.

***Motion for Endorsement, 81-P: 648-652 Old West Central Street. Halligan. Second: Carroll.
Vote: 5-0-0***

E. Endorsement, Site Plan: 648-652 Old West Central Street

***Motion for Endorsement, Site Plan: 648-652 Old West Central Street. Ballarino. Second:
Carroll. Vote: 5-0-0***

F. Approval of Meeting Minutes: August 4, 2014

***Motion to approve meeting minutes for August 4, 2014. Ballarino. Second: Carroll.
Vote: 5-0-0***

Motion to recess until 7:15 PM. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No)

7:15 PM **PUBLIC HEARING** – *Continued*
Planet Chrysler Jeep Dodge
400 & 406 East Central Street
Site Plan

Chairman Padula read a memo from BETA Group, Inc., asking for a continuance.

Mr. Wierling stated the applicant is requesting a continuance to October 6, 2014.

***Motion to continue the Public Hearing for Planet Chrysler Jeep Dodge to October 6, 2014 at
7:45PM. Carroll. Second: David. Vote: 4-0-1***

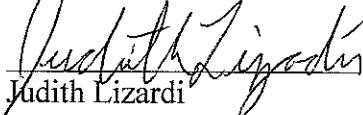
Motion to recess until 7:30 PM. Halligan. Second: Ballarino. Vote: 5-0-0

7:30 PM **PUBLIC HEARING** – *Continued*
Villages at Oak Hill
Limited Site Plan Modification & Special Permit

Motion to continue the Public Hearing for Villages at Oak Hill to October 6, 2014 at 7:30 PM. Carroll. Second: Ballarino. Vote: 5-0-0

Motion made to adjourn. David. Second: Ballarino. Vote: 5-0-0. Meeting adjourned at 7:30 PM.

Respectfully submitted,


Judith Lizardi
Recording Secretary