

Town of Franklin



Planning Board

September 8, 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: Bryan Taberner, Planning and Community Development, Director; Beth Wierling, Town Planner; Mike Maglio, Town Engineer.

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

7:00 PM Commencement/General Business

A. Discussion: Planning Board meeting material submittal deadlines

Ms. Wierling, Department of Planning and Community Development, stated she submitted a memo to discuss the changing of Planning Board meeting material submittal deadlines. The memo reiterates the many and various functions provided by the staff to support the Planning Board. Currently, meeting documents must be submitted by noon the Wednesday before each scheduled Monday Planning Board meeting. Essentially, this leaves only 48 hours for review prior to the scheduled Planning Board meeting. The current deadline creates a challenge to perform sufficient review of materials. Therefore, requesting the Planning Board meeting material submittal deadlines be changed to noon the Monday before the scheduled Planning Board meeting.

Motion to Move Planning Board meeting material submittal deadlines. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No)

B. Establishment of Bond – Countryside Estates: September Drive, Countryside Lane

Chairman Padula stated the Bond Estimate is \$456,772.00 minus the base coat on September Drive.

Ms. Wierling stated that the applicant, Mr. D'Errico, has requested that the bonding not include the binder course (inaudible) for September Drive and Countryside Lane. This is a Tri-party agreement with Mr. D'Errico, The Town and Dean Cooperative Bank.

Motion to Approve the Tri-Party agreement for the bond. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No)

Lot Releases for Lot A and Lots 1 through 9 on September Drive and Countryside Lane.

Mr. Ballarino asked if the road had been inspected.

Chairman Padula stated that the base coat of the road had been inspected by BETA Group.

Ms. Wierling confirmed that it had been inspected.

Motion to Release Lot A and Lots 1 through 9 on September Drive and Countryside Lane. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No)

C. Form H – Certificate of Completion: 175 East Central Street, Franklin Ford

Chairman Padula stated that he did not have a letter of recommendation from any of the Boards; but he did have a letter from the GZA. He stated the only problem he has is that the arches that were installed in the front of the building eliminated some of the existing parking.

Ms. Wierling confirmed that the Site Plan that was approved by the Planning Board does not show striped parking in that area, but arches shown on the Design Review Plan which was recommended for approval to the Planning Board by Design Review Commission. The parking lot currently does not have any striping; it was done according to the Site Plan.

Motion to sign Form H: Certification of Completion: 175 East Central Street, Franklin Ford. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No)

D. 81-P: Spring Street, Lot 1

Ms. Wierling stated that the applicant, Patricia Morse, has submitted a request for an 81-P Plan. The Lot is shown in the Residential 1 Zoning District. It is a creation of a Lot 1 which is 78,193 sq. ft. and the remaining land is forty (40) plus acres. Ms. Wierling recommended that the Planning Board vote to endorse the Plan as it conforms to all the requirements of an 81-P Plan and has no outstanding issues.

Motion to Authorize Chairman to sign the 81-P: Spring Street, Lot 1. Carroll. Second: Ballarino. Vote: 5-0-0 (5-Yes; 0-No)

E. Limited Site Plan Modification: 60 Earl's Way, First Class Marble and Granite

A representative from First Class Marble and Granite addressed the Planning Board. He stated the project is mainly for outside storage of the marble slabs. Mr. Susi from United Consultants, Inc. showed proposed changes on Plan, indicating the area in blue is where the granite racks are currently stored and proposing to move this area that has encroached on the abutter's property. The engineer indicated they would like to create a 10-foot access way on own property, and

would like to move current concrete block wall. Mr. Susi mentioned that currently the dumpster is located between the two lot lines and would like to relocate the dumpster to own property.

Mr. Susi explained that currently some of the granite racks are on Mr. Tulley's property, so they proposing to remove all storage that is on abutter's property and put it all on First Class Marble and Granite property. A 10-foot access area between properties has been left so the forklifts and equipment can get around the building to the granite and not have to go on abutting property.

Chairman Padula asked where the granite dumpsters were going to be located, how the trucks were going to get at the dumpsters when they are full, and what the dumpsters would be placed on.

Mr. Susi stated the dumpsters would be located on the existing asphalt behind the building and trucks would back in to get to the dumpsters. Mr. Susi indicated they were requesting that no fencing be added around the dumpster.

Chairman Padula stated that he did not think the asphalt would hold the dumpsters and would recommend concrete pad.

Mr. Susi stated he would add that detail to the Site Plan. He also stated that they would be relocating approximately 2 ft. section of concrete wall.

Mike Maglio, Town Engineer, stated that there were no issues with the waivers that were being requested. Minor comment has to do with the reconstruction of the wall. There is a small portion on the adjacent property to be reconfigured; therefore, make sure permission is granted from adjacent property owner to reconstruct the wall.

Ms. Wierling stated the waiver request is for allowing 17 parking spaces where 20 are required and they were requesting a waiver for the dumpster pad which was just discussed and determined that it would be put in. Ms. Wierling asked about parking in the western portion of the site: is it existing and is it striped? In addition, it is labelled on the Plan as 9ft. by 18ft., whereas it should be labelled 9ft. by 19ft. Ms. Wierling requested that this labelling be corrected on Plan prior to endorsement, as well as the notation of the concrete pad be included.

Chairman Padula reiterated that the concrete pad must be made of reinforced concrete.

Motion to Approve request of waiver to allow 17 parking spaces where 20 are required. Ballarino. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No)

Motion to Approve waiver to allow no fence around the dumpster. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No)

Motion to Approve the Limited Site Plan Modification. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No)

7:15 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 September 22, 2014 at 7:30PM. Ballarino. Second: Carroll.

F. Request for Continuance of Completion – Site Plan Approval, 37-41 East Central Street

Chairman Padula recused himself.

Ms. Wierling stated the Site Plan was approved on November 4, 2013. As part of a condition for approval the construction must begin within one year. The applicant, Brad Chaffee, is looking for a continuance of one year to complete or work toward completion of the Site Plan.

Motion for Continuance of Completion, Site Plan Approval, 37-41 East Central Street, to November 4, 2015. Carroll. Second: Ballarino. Vote: 4-0-0 (4-Yes; 0-No, 1-Recused)

Chairman Padula reentered the meeting.

G. Acceptance of Form H: 19 National Drive, TMC Environmental

Ms. Wierling stated the applicant is requesting the Planning Board accept the Certificate of Completion for TMC Environmental located at 19 National Drive. It is located in the Industrial Zoning district. The applicant has indicated the following changes were made at the site: increased impervious pavement in the southeast corner of the property to 2,704 sq. ft., which was approved at 46.5 percent and the As-Build was 47.5 and allowed as 80%; added three storage containers in the southeastern corner of the property; and added a temporary 1,000 gallon diesel fuel dispenser. There are some concerns about the location of the temporary diesel fuel dispenser and its proximity to the tractor trailer parking spaces. Ms. Wierling questioned that if the tank is proposed to be temporary, when will the tank be removed? Also, is there a plan for a permanent tank? There has been no formal sign-off from GZA GeoEnvironmental, Inc. for this site as is normal procedure. Ms. Wierling suggested that the Planning Board request these changes be submitted through a Limited Site Plan or receive a formal sign-off from GZA.

Chairman Padula indicated he did not need a sign-off from GZA, but requested that they do come back regarding the 1,000 gallon diesel dispenser as it must be inspected by the Fire Chief, and he questioned the spill containment for the tank. Also, the three storage containers in the southeastern corner of the property need to be approved, whether temporary or not. Chairman Padula does not recommend signing off on this.

Mr. Ballarino stated agreement with Chairman Padula's concerns and requested applicant return to Planning Board. Remaining members of Board expressed agreement, as well.

The applicant will return to the Planning Board when outstanding issues are resolved.

H. Endorsement: LSPM, 900 Chestnut Street, Franklin Children's School

Motion to Endorse Limited Site Plan for 900 Chestnut Street, Franklin Children's School. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No)

I. **Discussion:** Form H, 900 Chestnut Street, Franklin Children's School

Chairman Padula requested that this Agenda Item I. be discussed prior to Agenda Item H.

Chairman Padula asked if this has all been inspected.

Ms. Wierling stated that it has not.

Mr. Don Nielsen, Engineer for Guerriere & Hanlon, Inc., stated that the Site Plan is for original approval which is requested is by the Planning Board. The changes of the septic tank, the septic system, and the handicapped accessibility with the various rails that were proposed were completed. Therefore, requesting Planning Board to approve the Site Plan. Also, the As-Built and Form-H have been completed. In addition, a request was made to BETA Group, Inc. to make a final inspection.

Chairman Padula stated that since it is a septic system and it does affect children, for their safety he recommends that it be inspected.

Mr. Nielsen stated they have applied for that inspection.

Ms. Wierling stated that an endorsed plan is required prior to getting inspected and setting up an inspections contract. Therefore, Ms. Wierling is requesting approval of a Limited Site Plan which is the normal process.

Chairman Padula stated that they would not be signing the Form-H, but will vote to endorse the Limited Site Plan. (See Agenda Item H.)

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

Respectfully submitted,


Judith Lizardi
Recording Secretary *PL*