

Town of Franklin



Planning Board

February 23, 2015
Meeting Minutes

RECEIVED
 2015 JUN 30 AM 9:18
 TOWN OF FRANKLIN
 TOWN CLERK

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

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

7:00 PM Commencement/General Business

A. Approval of Meeting Minutes: September 8, 2014

Motion to approve meeting minutes for September 8, 2014. Carroll. Second: David.

Vote: 4-0-0 (4-Yes; 0-No)

Motion to recess until 7:15 PM. Halligan. Second: Carroll. Vote: 4-0-0 (4-Yes; 0-No)

7:15 PM **PUBLIC HEARING** – *Initial*
599 Washington Street
Guardian Self Storage
Site Plan Modification

Documents presented to the Planning Board:

1. *Memorandum dated January 30, 2015 from Department of Planning and Community Development to Franklin Planning Board*
2. *Letter dated February 3, 2015 from Michael Maglio, Town Engineer, to Chairman Padula and Members of the Planning Board*
3. *Letter dated February 17, 2015 from Philip Paradis, BETA Group, Inc., to Chairman Padula, Franklin Planning Board*
4. *Memorandum dated February 12, 2015 from Franklin Board of Health to Franklin Planning Board*
5. *Application for Approval of a Site Plan – Form P, Received by Planning on January 26, 2015*
6. *Guardian Self Storage Site Plan Modification dated January 6, 2015, Received by Planning on January 26, 2015*

7. *Site Development Plan for A.P. 31, Lots 2 & 3 dated July 6, 1998, Received by Planning on January 26, 2015*
8. *Public Hearing Notice*

Motion to waive the reading. Halligan. Second: Carroll. Vote: 4-0-0 (4-Yes; 0-No)

Mr. Donald Nielsen, Engineer for Guerriere & Halnon, Inc., representing Janice and Edward Yadisernia, owners of the property, addressed the Planning Board requesting a Site Plan Modification. The applicant is proposing to modify two existing foundations previously approved to create one environmentally controlled storage building with an internal hallway for access. The unit will contain rental units and a mechanical room. A portion of the previously approved foundation will be removed and replaced with gravel for snow storage, recharge and a decrease of impervious pavement at the site.

Mike Maglio, Town Engineer, Department of Public Works, commented on the submission. The proposed work reduces the amount of impervious area and resulting runoff from the site. The site is within a Zone II water resource and the proposed crushed stone recharge area should be installed with a berm or curb around the perimeter to exclude any surface runoff from the pavement. Also, it is requested that a condition of approval indicates that a bare metal roof is not allowed; the roof must be acrylic/painted metal. Existing pavement is draining into the existing drainage system with no change.

Philip Paradis, Sr. Project Manager, BETA Group, Inc., reiterated that there is a reduction in impervious area, and the modification would affect six parking spaces from the 1998 plan. He recommended that a condition be included to prohibit storage of toxic or hazardous materials on the site.

Beth Wierling requested additional notations on the Plan to include any new lighting, as well as a photometric plan, any proposed changes to the landscaping or building facades, and both the previously approved and existing parking spaces.

In response to Mr. Halligan's concern as to how is it known what contents are actually stored in the bays, Mr. Nielsen stated he would determine if the owner has the right to inspect the bays and provide the answer to the Planning Board.

Motion to continue the Public Hearing for 599 Washington Street, Guardian Self Storage, Site Plan Modification to March 9, 2015 at 7:30 PM. Halligan. Second: Carroll. Vote: 4-0-0 (4-Yes; 0-No)

7:30 PM **PUBLIC HEARING** – *Initial*
 Greystone Road
 Private Subdivision Modification

Documents presented to the Planning Board:

1. *Memorandum dated February 18, 2015 from Department of Planning and Community Development to Franklin Planning Board*
2. *Letter dated February 17, 2015 from Michael Maglio, Town Engineer, to Chairman Padula and Members of the Planning Board*
3. *Memorandum dated February 12, 2015 from Franklin Board of Health to Franklin Planning Board*
4. *Memorandum dated February 9, 2015 from G.B. McCarraher, Fire Chief, to DCPD*
5. *Application for Approval of Modification Plan – Form C-1, Received by Planning on January 29, 2015*
6. *Private Subdivision Modification Plan dated January 13, 2015, Received by Planning on January 29, 2015*
7. *Public Hearing Notice*

Motion to waive the reading. Halligan. Second: Carroll. Vote: 4-0-0 (4-Yes; 0-No)

Mr. Donald Nielsen, Engineer for Guerriere & Halnon, Inc., representing the owner, Greystone Road Realty Trust, and the applicant, Stephen D’Innocenzo, addressed the Planning Board requesting a Private Subdivision Modification. The one-lot subdivision was previously approved in 2006 as a public subdivision. The applicant is now proposing a private subdivision with a private roadway, multiple waivers, including providing drainage components on a separate lot that does not conform to zoning requirements. He stated that overall the current Plan satisfies the same criteria set forth by initial Plans. Integrity for drainage, storm water and noise has been considered. Two additional permits are still needed and will be going to Design Review on February 24, 2015.

Mr. Nielsen stated the applicant would like to save trees on the property, as well provide a turn-around area on the street for vehicles that come to the property. Applicant is trying to maintain much of the site in its natural state. He would like to use two proposed rain gardens as opposed to other drainage mechanisms that will collect rainwater from the driveway and discharge to proposed swale which will discharge onto Greystone Road. House will have special unit to collect roof run-off. Waivers were granted with the original project.

Chairman Padula questioned where the snow storage would be put at the end of the road without the cul-de-sac. Snow plows with an angled plow would not have a place to turn around, and snow would have to be stacked at the dead end. The plow truck would then have to back up in order to turn around to go the other way. Private owner will have to take snow from stacking point and plow his own right of way.

Mr. Nielsen indicated there is a crushed stone area that will allow a vehicle to pull up and turn around, as well as provide a snow storage area. He stated that he had spoken with Mr. Maglio regarding acceptable the snow storage plan.

Mr. Maglio said he received input from both Director and Superintendent of Public Works regarding snow issue and the created area of snow removal and storage on the Plan is acceptable. He reiterated that the site will be on private well and private septic. He stated concerns including the proposed extension of Greystone Road and that all related drainage infrastructure should remain private. Also, of the waivers requested there are no issues with requests except in the areas where a 2:1 slope is proposed; it should be noted on the Plans that it should be stabilized with erosion control matting until an adequate vegetative cover can be established. Also, the Plan shows Parcel A-1 as a drainage easement. It is not clear to whom this easement is to be granted. Responsibility for long term maintenance of the drainage facilities should remain with the property owner. This should be noted in writing on the plans.

Mr. Nielsen stated that parcel A-1 should be maintained by the owner.

Ms. Wierling stated that two waivers are duplicate and should be withdrawn accordingly, and a private road covenant will be needed from the Town Council. Also, the Plan shows a private well and septic on the property, therefore coordination with the Board of Health to ensure proper procedures are followed for obtaining permits is necessary.

Motion to open Public Hearing for 505 West Central Street and continue it at the conclusion of Public Hearing for Greystone Road. Halligan. Second: Carroll. Vote: 4-0-0 (4-Yes; 0-No)

Glenn Woloski, abutter at 1 Glenwood Road, addressed the Planning Board. He stated he has spoken with Mr. D'Innocenzo and is satisfied with the building plans.

Motion to close the Public Hearing for Greystone. Halligan. Second: Carroll. Vote: 4-0-0 (4-Yes; 0-No)

Motion to vote on the waivers #1-12, #14, and #15. Halligan. Second: Carroll. Vote: 4-0-0 (4-Yes; 0-No)

Motions to accept waivers:

1. **§300-13.A. Sidewalks.** Install no sidewalks in place of two. **Halligan. Second: David. Vote: 4-0-0.**
2. **§300-10.E. Dead-end streets.** To eliminate 50' of pavement and create a Private Way turnaround. **Halligan. Second: David. Vote: 4-0-0.**
3. **§300-10.C.(1). Width Requirements.** Reduce pavement width from 26 feet to 18 feet. **Halligan. Second: David. Vote: 4-0-0.**
4. **§300-12.A.1. Water Supply.** To eliminate the extension of the water line to the property and create a private well on Lot 1. **Halligan. Second: David. Vote: 4-0-0.**
5. **§300-12.C.(1). Other Utilities.** To have above ground wiring servicing a 1-lot subdivision. **Halligan. Second: David. Vote: 4-0-0.**

6. **§300-12.C.(2). Other Utilities.** To construct no Street lights. *Halligan. Second: David. Vote: 4-0-0.*
7. **§300-10.H.(1). Curbing.** To install no curbing. *Halligan. Second: David. Vote: 4-0-0.*
8. **§300-12.E.(4). To create a private way 18 ft. for one lot a length of 200 +/-feet.** *Halligan. Second: David. Vote: 4-0-0.*
9. **§300-11. Stormwater management.** To waive conventional stormwater collection and use extended swales and rain garden. *Halligan. Second: David. Vote: 4-0-0.*
10. **§300-B.(2). Create plan using NGVD29.** *Halligan. Second: David. Vote: 4-0-0.*
11. **§300-13.E (1), (2) (a), (b), & (c). Shade trees.** Waive tree and landscaping planting along private road. *Halligan. Second: David. Vote: 4-0-0.*
12. **§300-13.C. Other Improvements.** Waiver of slope of shoulder off private roadway from 3:1. *Halligan. Second: David. Vote: 4-0-0.*
14. **§300-10.D.(5). Right-of-way-grade.** To cut grade greater than 5' below road grade. *Halligan. Second: David. Vote: 4-0-0.*
15. **§300-11.A.(4). Stormwater Management.** The drainage area is not on a conforming separate lot. *Halligan. Second: David. Vote: 4-0-0.*

Motion to approve the private subdivision subject to Mr. Maglio's comments stated above and referenced in Letter dated February 17, 2015 from Michael Maglio, Town Engineer, to Chairman Padula and Members of the Planning Board, and Private Road covenant needed from Town Council. Halligan. Second: David. Vote: 4-0-0.

7:45 PM **PUBLIC HEARING** – *Continued*
 505 West Central Street – Lot 1
 Midas Auto Service & Tires
 Special Permit & Site Plan Modification

Documents presented to the Planning Board:

1. *Memorandum dated February 19, 2015 from Department of Planning and Community Development to Franklin Planning Board*
2. *Letter dated February 19, 2015 from Michael Maglio, Town Engineer, to Chairman Padula and Members of the Planning Board*
3. *Letter dated February 19, 2015 from Philip Paradis, BETA Group, Inc., to Chairman Padula, Franklin Planning Board*
4. *Letter dated February 13, 2015 from Donald Nielsen, Guerriere & Halnon, Inc., to Franklin Planning Board*
5. *Memorandum dated February 18, 2015 from George Russell, Conservation Agent, to Beth Wierling, Town Planner*
6. *Site Plan Modification Lot 1 – Revisions Date 2/15/15, Received by Planning on February 17, 2015*

7. *Equipment Plan Schedules and Notes dated May 2007, Received by Planning on February 17, 2015*
8. *Building Plan dated February 17, 2015, Received by Planning on February 17, 2015*

Chairman Padula recused himself.

Mr. Jeff Sterns, applicant, and Mr. Donald Nielsen, Engineer for Guerriere & Halnon, Inc., addressed the Planning Board.

Mr. Nielsen provided small plans to audience members. He referenced a letter sent to the Franklin Planning Board from Guerriere & Halnon, Inc., dated February 13, 2015, identifying a list of items that have been added to the Site Plan Modification since the last meeting. Some of these items include: eliminated retaining wall behind building; building has been shifted 18 ft. to the south; foundation wall of back building has been raised 4 ft.; heating and ventilation unit on the roof will be screened. As noted in past, abutters planted some white pine trees; therefore, Plans include changed landscaping from arborvitaes to white pines and planted more densely. The lighting diagram will be further reviewed to confirm no lighting spillage. Drainage has stayed the same. Changes still allow for maintaining the integrity of original Plan. Still need to obtain two permits. Scheduled to attend Design Review on February 24, 2015. Must present before Conservation Commission and need to file new Notice of Intent. Also, must make change on all correspondence to indicate the correct address as 529 West Central Street. Would like to return to Planning Board on March 9, 2015 to attend to any remaining issues. Will then submit that set of Plans on March 10, to Conservation Commission for review at the March 26, 2015 meeting. By April, 2015 the Plans should be consistent between Planning Board and Conservation Commission.

Mr. Maglio addressed items on the revised plan from his letter of February 19, 2015. The proposed grading shows a berm and grassed swale along the northern property line. The grass swale should be lined with erosion control matting for protection until adequate vegetation can be established.

Ms. Wierling commented that the address must be corrected on the new revised Special Permit criteria. Must make sure documents approved by Design Review are provided to Planning Board and verify lighting creates no glare. Also, the Special Permit criteria indicate a previous approval of a drive thru on this site. There was no previous approval of a drive thru; therefore, this must be changed on the notations. Hours of operation are listed as 7:30am to 6:00pm. These hours of operation, including deliveries and trash removal, should be discussed before approval is granted.

Mr. Paradis stated the majority of issues have been addressed. The spot grade in north corner of the parking lot is .5 ft. higher than the first floor slab. The Engineer said there was going to be a step interior—this should be noted on the plan. Also, the greatest concern for this site regards cutting into the slope with wetlands on one side and relocating some of the storm water to the southwest corner. Need to make sure that the runoff load is not concentrated in that area and will not impact the walls and abutting properties. Believes some of the landscaping can be adjusted as needed to provide proper screening.

Mr. Halligan requested that Mr. Nielsen address the placement of the white pine trees on the Plan to clarify that it will get done. Mr. Paradis stated he would be directly involved with the placement of the trees.

Marie Delzappo, Member of the Board of Trustees of Franklin Crossing Condominiums, abutting property to the Northwest, addressed the Planning Board. She thanked the Mr. Sterns for looking into and responding to previous concerns and questions. She asked additional questions about items such as the trees to be planted on the property line, retaining wall, dumpster placement and pickup times, lighting, noise, and hours of operation.

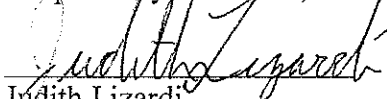
Mr. Nielsen stated that raising the back of the building foundation 4 ft. takes the place of the retaining wall. As well, the color of the back of the building has been changed to neutral beige. The grade is no steeper to 3:1. Lights will be pointed downward and do not need additional shielding. They do not expect blasting to be needed. An alternative to blasting is a hammer on the front of a backhoe; blasting will be the last endeavor. If blasting must occur, they will follow the mandates provided by the Fire Department.

Mr. Sterns stated the tires will be removed weekly. Quite-tool technology will be used at this Midas location to accommodate Franklin Crossing requests. Hours of operation will be Monday through Saturday and all deliveries and trash pickup will occur during those hours. At this time they are planning to be closed on Sundays. Nighttime drop-off will be infrequent, but cannot quantify. Currently working with contractor to determine location of AC unit—looking at a type of internal unit which is neither on ground nor on roof. He will report information at the next meeting. In addition, in response to Mr. Halligan's concern about people searching through open dumpster/open containment area looking for metal parts and catalytic converters, Mr. Sterns stated he would look into the cost of making the containment area for the tires and scrap metal sealed off and more secure.

Motion to continue the Public Hearing for 505 West Central Street – Lot 1, Midas Auto Service & Tires, Special Permit & Site Plan Modification to March 9, 2015 at 7:45 PM. Carroll. Second: David. Vote: 4-0-0 (4-Yes; 0-No)

Motion made to adjourn. Carroll. Second: David. Vote: 4-0-0. Meeting adjourned at 8:41 PM.

Respectfully submitted,


Judith Lizardi
Recording Secretary