

# Town of Franklin



## Planning Board

March 9, 2015  
Meeting Minutes

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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, Gregory Ballarino and alternate Gregory Rondeau. Also present: 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. **Approval of Meeting Minutes:** September 22, 2014 & January 26, 2015

*Motion to approve meeting minutes for September 22, 2014. Carroll. Second: Ballarino.*

*Vote: 5-0-0 (5-Yes; 0-No)*

*Motion to approve meeting minutes for January 26, 2015. Carroll. Second: David.*

*Vote: 4-0-1 (4-Yes; 0-No, 1-Abstain)*

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

7:15 PM **PUBLIC HEARING** – *Initial*

*11 Forge Parkway*

*Eastern Propane*

*Site Plan Modification*

*Documents presented to the Planning Board:*

1. *Memorandum dated March 4, 2015 from Department of Planning and Community Development to Franklin Planning Board*
2. *Memorandum dated February 20, 2015 from G.B. McCarraher, Fire Chief, to DCPD*
3. *Memorandum dated March 3, 2015 from Franklin Board of Health to Franklin Planning Board*
4. *Application for Approval of a Site Plan – Form P, dated January 9, 2015, Received by Planning on February 12, 2015*
5. *Abutters List Request Form dated January 7, 2015*
6. *Abutters List Report dated January 9, 2015*

7. *Site Plan Modification Sheets for 11 Forge Parkway dated January 7, 2015, Received by Planning on February 12, 2015*

***Motion to waive the reading. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No)***

Mr. Donald Nielsen, Engineer for Guerriere & Halnon, Inc., and a representative from Cranshaw Construction, addressed the Planning Board requesting a modification to 11 Forge Parkway. Currently, a 7,000 sq. ft. building and would like to expand 2,400 sq. ft. to add a two-bay maintenance garage to the rear of the site to repair their own vehicles. Met with Conservation Committee last Thursday, but due to the snow, the site cannot be investigated for wetlands which may delay hearing until sometime in April. Approximately 20 years ago when the site was originally processed no pretreatment drainage was needed. In the process of complying with current storm water management guidelines, adjustments have been made to the existing pavement and drainage. To right side of building where trucks are stored, no pavement was in place. Therefore, 2,100 sq. ft. of pavement with berm was added which will discharge drainage water into adjacent wetlands. By both eliminating and adding areas of pavement there is a net loss of 91 sq. ft. of pavement. A metal building with floor drains connected to a holding tank below grade installed within DEP guidelines is proposed. Regarding mitigation for drainage, proposed that a section of pavement be removed to put in rain garden which is where pretreatment of new pavement will occur. Conventional drainage not appropriate as water table is approximately 3 ½ ft. from surface in this area. Vegetation will also be provided around basin. Basin will be built within 5 ft. of wetlands, therefore requesting variance from Conservation Committee. Lighting plan has been provided.

Chairman Padula stated concerns that need to be addressed. How long have the trucks been parked on the gravel, and is this parking area within the 50 ft. buffer? Was it shown on original Site Plan where the trucks are supposed to park? Was the gravel area, indicated on the original Site Plan, identified for the storage of tanks with liquid propane? Was there parking on the original Site Plan? How is a rain garden going to filter out material leaked by trucks? How is this site going from a propane establishment to truck maintenance area? In addition, motor vehicle maintenance is supposed to be by Special Permit. Although Fire Chief's letter indicates no concerns, this may need further review.

Ms. Beth Wierling stated she had provided a list of questions to Mr. Nielsen.

Mr. Nielsen provided responses to some of those questions. He stated that the present storage at the facility based on the propane is set at 120,000 gallons. The gravel area is where the propane tanks, which are re-used for both residential and commercial use, are stored. There is a storage area for the individual tanks and another area where trucks are parked in front of the electrical box with cords to the vehicles to recharge the trucks. There will be a holding tank for the floor drains. There will be storage tanks inside the building for the oil. He stated that this site, for some reason, has slipped through cracks.

Mr. Mike Maglio, Town Engineer, Department of Public Works, indicated concern with the rain gardens and the net loss of impervious area. Some of the grading must be corrected to have the drainage flow correctly.

Ms. Wierling mentioned that the oil changes within the garage were not considered a primary use which would require a Special Permit; it is listed as an accessory use to the actual primary use. The Fire Chief reviewed that there were no issues, as did the Building Commissioner.

Chairman Padula recommended that this be checked with the Town Attorney so issue does not compound between primary and secondary uses.

Mr. Ballarino requested that Mr. Nielsen clarify the reason the trucks are being plugged in at night.

Mr. Rondeau requested additional information regarding the holding tank.

***Motion to continue the Public Hearing for 11 Forge Parkway, Eastern Propane, Site Plan Modification to March 23, 2015 at 7:05 PM. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No)***

7:30 PM      **PUBLIC HEARING** – *Continued*  
                   ***599 Washington Street***  
                   *Guardian Self Storage*  
                   Site Plan Modification

*Documents presented to the Planning Board:*

1. *Letter dated March 5, 2015 from Michael Maglio, Town Engineer, to Chairman Padula and Members of the Planning Board*
2. *Letter dated March 4, 2015 from Philip Paradis, BETA Group, Inc., to Chairman Padula, Franklin Planning Board*
3. *Memorandum dated March 3, 2015 from Department of Planning and Community Development to Franklin Planning Board*
4. *Letter dated March 5, 2015 from Donald Nielsen, Guerriere & Halnon, Inc., to Town of Franklin Planning Board*
5. *Letter dated February 27, 2015 from Michael Weaver, Guerriere & Halnon, Inc., to Town of Franklin Planning Board*
6. *Site Plan Submission for Guardian Self Storage revision date May 22, 1998, Received by Planning on March 2, 2015*
7. *Guardian Self Storage Site Plan Modification revision date March 2, 2015, Received by Planning on March 2, 2015*

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. Based on comments from the last Planning Board meeting changes were made to the existing Plan. The landscaping along the Washington Street side, along with the fencing, detailed buildings and impervious area, has been noted on the Plan. The Plan requires 64% impervious coverage—currently at 62% which does fall under the criteria for the current zoning. The information requested by BETA Group regarding water quality has been provided. Lighting at either end of the building has been identified. Also, berm around the stone area that is

protecting the pavement from the storm water runoff has been added. There is a net loss of 2,400 to 2,500 sq. ft. of pavement on the site.

Mike Maglio, Town Engineer, stated the revised Plans have addressed all of his concerns. Also, he stated that he did not see a concern that the same area be used for both runoff and snow storage.

Chairman Padula expressed concern that the parallel parking spaces located in front of the units used to store and remove items are supposed to be 24 ft. in length, but they are only 20 ft.

Mr. Nielsen stated they would make the parking spaces 24 ft. in length, and did not think any spaces would be lost with this change. He stated he wanted to keep the roof runoff separate from the regular storm water, and indicated for this site he preferred this type of runoff plan rather than an underground tank collection.

Ms. Wierling stated her concerns have been addressed. In addition, she stated that it is usually a requirement to have the parking spaces painted.

Mr. Nielsen stated the spaces will be marked at 24 ft. x 19 ft.

***Motion to close the Public Hearing for 599 Washington Street, Guardian Self Storage, Site Plan Modification. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No)***

***Motion to Approve Site Plan Modification for 599 Washington Street, Guardian Self Storage. David. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No)***

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. *Letter dated March 4, 2015 from Michael Maglio, Town Engineer, to Chairman Padula and Members of the Planning Board*
2. *Letter dated March 4, 2015 from Philip Paradis, BETA Group, Inc., to Chairman Padula, Franklin Planning Board*
3. *Memorandum dated March 3, 2015 from Department of Planning and Community Development to Franklin Planning Board*
4. *Three Letters dated February 26, 2015 from Michael Weaver, Guerriere & Halnon, Inc., to Franklin Planning Board*
5. *Memorandum dated February 19, 2015 from Department of Planning and Community Development to Franklin Planning Board*
6. *Letter dated February 19, 2015 from Michael Maglio, Town Engineer, to Chairman Padula and Members of the Planning Board*
7. *Letter dated December 31, 2014 from Franklin Crossing Condominium Association to Town of Franklin Planning Board*

8. *Application for Special Permit dated December 4, 2014, Received by Planning on December 11, 2014*
9. *Documents noted as Exhibits #1-9*
10. *Site Plan Modification Lot 1 – Revision Date 2/26/15, Received by Planning on March 2, 2015*

***Chairman Padula recused himself.***  
***Mr. Ballarino recused himself***

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

Mr. Nielsen stated they would be filing a Notice of Intent with the Conservation Commission tomorrow. He expects that within the next two meetings scheduled with the Conservation Commission all issues will have been addressed and completed for sign off. They would then like to return to the Planning Board for vote.

Mike Maglio, Town Engineer stated that the latest revised Plans address all of his previous comments.

Beth Wierling had no comments.

Marie Delzappo, Member of the Board of Trustees of Franklin Crossing Condominiums, abutting property to the Northwest, addressed the Planning Board with a number of questions. How far away from the condominium's property line does the slope behind the building start? Is the 19 ft. high building going to be constructed of metal clad material? All noise studies were done based on the building being made from masonry concrete block. As such, how does that compare to the noise from a metal clad building? After researching noise levels, she stated that mechanics using impact wrenches should use hearing protection or may result in hearing loss. With many impact wrenches being used at the site, it most likely will produce loud noise. There is a discrepancy between the hours of operation stated at the last meeting of 7:30am - 6:30pm, and the hours of operation listed on the Plans of 7:30am - 6:00pm. She would like to know who to contact and when regarding involvement in the planning of the 25 white pine trees along the property line.

Mr. Halligan indicated that metal clad buildings typically have an 8 in. thick insulation, whereas concrete masonry block does not. However, he requested that the applicant provide supporting documentation regarding the noise based on the new building material.

Mr. Carroll indicated that since the doors are not facing Franklin Crossing property, most likely they will not be impacted by the noise of the impact wrenches.

Mr. Nielsen indicated that approximately 8 ft. of the building is below ground which will reduce noise. With the building being put into the hill, only 11 ft. of the back of the building will be above ground.

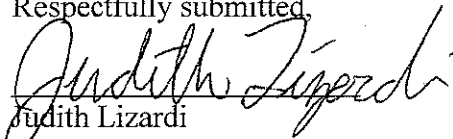
Mr. Sterns stated that the outside storage of tires and catalytic converters was eliminated, as shown on the new Plans.

Ms. Wierling stated that BETA Group was going to work directly with Mr. Nielsen regarding the planting of the trees during planting season. The information regarding the noise differences between concrete block and metal clad buildings should be distributed to the Planning Office. The information will then be forwarded to Ms. Delzappo.

***Motion to continue the Public Hearing for 505 West Central Street – Lot 1, Midas Auto Service & Tires, Special Permit & Site Plan Modification to April 13, 2015 at 7:05 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 8:08 PM.***

Respectfully submitted,



Judith Lizardi  
Recording Secretary