

Town of Franklin



Planning Board

March 23, 2015
Meeting Minutes

2015 MAY 19 AM 8:01
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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.

7:00 PM Commencement/General Business

A. **Endorsement:** Site Plan Modification – 599 Washington Street, Guardian Self Storage

Motion to endorse the “Site Plan Modification - 599 Washington Street, Guardian Self Storage.” Ballarino. Second: David. Vote: 5-0-0 (5-Yes; 0-No)

B. **Approval of Meeting Minutes:** January 5, 2015

Motion to approve meeting minutes for January 5, 2015. Carroll. Second: Ballarino. Vote: 5-0-0 (5-Yes; 0-No)

Agenda Item Added by Chairman Padula:

C. **Request for Lot Release:** Lot 4, 6 Loretta Road, in the Subdivision known as “Loretta Road Extension”

Ms. Wierling stated that all other lots in the subdivision have been released; Lot 4 was an oversight and not released. Applicant, John Colella, is requesting lot to be released. Ms. Wierling stated that although the road has not been accepted by the Town, there are no concerns.

Motion to approve Release of Lot 4, 6 Loretta Road, in the Subdivision known as “Loretta Road Extension.” Carroll. Second: Ballarino. Vote: 5-0-0 (5-Yes; 0-No)

7:05 PM **PUBLIC HEARING** – *Continued*
11 Forge Parkway
Eastern Propane
Site Plan Modification

Documents presented to the Planning Board:

1. *Memorandum dated March 18, 2015 from Department of Planning and Community Development to Franklin Planning Board*

2. *Letter dated March 19, 2015 from Michael Maglio, Town Engineer, to Chairman Padula and Members of the Planning Board*
3. *Letter dated March 16, 2015 from Michael Weaver, Guerriere & Halnon, Inc., to Town of Franklin Planning Board*
4. *Site Plan Modification Sheets 1-6 for 11 Forge Parkway with Revision date March 16, 2015, Received by Planning on March 16, 2015*

Mr. Donald Nielsen, Engineer for Guerriere & Halnon, Inc., representing Eastern Propane at 11 Forge Parkway addressed the Planning Board. He stated that comments and questions raised by Planning Board members, Department of Planning and Community Development, and Town Engineer have been addressed (*see letter dated March 16, 2015*).

Chairman Padula stated that he would like written documentation from the Town Attorney stating a determination on the accessory use for this site (repair of trucks on site in a garage).

Ms. Wierling reported that the June 27, 2012 Planning Board decision allowing Penske Truck Rental, also located in an Industrial Zone district, to repair company trucks on their property is a similar situation and did not require a special permit. As well, there were discussions within both the Planning and Building Departments, as well as with the Town Attorney, regarding the accessory use issue and no official written documentation will be provided. This is not a need requiring a special permit or accessory use as it is a need conducive to this business for their personal use.

Chairman Padula requested that Town Attorney Mark Cerel attend the next Planning Board meeting to further discuss this issue.

Motion to request Town Attorney Mark Cerel to attend the Planning Board meeting on April 13, 2015. Halligan. Second: Ballarino. Vote: 5-0-0 (5-Yes; 0-No)

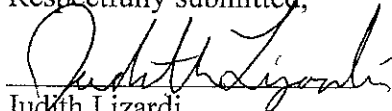
Mr. Nielsen asked that if the special permit issue is resolved at the next meeting, could the Planning Board vote to both approve and endorse the Plan at the same meeting.

Mr. Halligan stated he sees no problem with both approving and endorsing the Plan in the same meeting, as long as all other concerns have been addressed.

Motion to continue the Public Hearing for 11 Forge Parkway, Eastern Propane, Site Plan Modification to April 13, 2015 at 7:50 PM. Carroll. Second: Ballarino. Vote: 5-0-0 (5-Yes; 0-No)

Motion made to adjourn. Halligan. Second: Carroll. Vote: 5-0-0. Meeting adjourned at 7:18 PM.

Respectfully submitted,


Judith Lizardi
Recording Secretary