

## Town of Franklin



## Planning Board

April 27, 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 PM. Members in attendance: Joseph Halligan, John Carroll, William David, and alternate Gregory Rondeau. Also present: Beth Wierling, Town Planner; Michael Maglio, Town Engineer.

### 7:00 PM Commencement/General Business

#### A. Acceptance of Certificate of Partial Completion – Form H: 648 Old West Central Street, Franklin Retail

John Scribner, Franklin Retail, LLC, and Ross Stiffler, Construction Source Management, General Contractor, addressed the Planning Board.

Mr. Maglio stated the DPW had two outstanding issues: the on-site sewer manhole testing, and the fire service line results. The fire service test performed satisfactorily. BETA Group, Inc., worked on the manhole testing and the two questionable manholes passed the requirement for no leaks.

Ms. Wierling discussed items on the updated Site Observation Report by BETA Group, Inc. Outstanding items included landscaping, pylon sign, and lack of dumpster. She stated the applicant was requesting a Certificate of Partial Completion with lighting and paint colors to be added to the Form H. Lighting must be adjusted as there is spillage onto neighboring and abutting properties.

Mr. Stiffler confirmed all signage for exiting onto Route 140 and thermoplastic striping has been completed.

Mr. Carroll noted the excess lighting spillage into the neighborhood is unacceptable.

Mr. Stiffler stated they are in the process of rectifying the lighting issue; the lighting representative has made adjustments. If acceptable, permanent cutoff shields will be manufactured and installed.

Chairman Padula stated the permeable concrete, especially in the eating areas, is not allowed in Franklin as it is difficult to clean, unsanitary and unappealing to view. The Board was under the impression that pavers were to be installed. He questioned that the items with star (\*) notations were indicated as the responsibility of the tenants, and noted that there is no metal fencing

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installed on the right side. He stated this is the applicant's, not the tenant's, responsibility as it was on the Site Plan. In addition, Chairman Padula questioned when permission was granted to cut the bollards from 48 inches to 36 inches. They are not useful from a safety standpoint if they cannot be seen from a vehicle. As well, he questioned who authorized the 20 ft. less granite coming out to the corner.

Gus Brown, Building Commissioner, stated he was concerned about the lighting and the paint colors. The back of the building that faces Old West Central Street was supposed to be a two-toned color—not plain as is currently. In addition, an As-Built may be required if lighting cannot be adequately assessed.

Mr. Stiffler said the bollards were in place only to protect the corners of the building. All bollards required for safety have been installed. Mr. Stiffler stated the 20 ft. less granite was a mistake. He confirmed the lighting would be repaired prior to opening. Also, the building colors will be corrected and repainted tomorrow.

Ms. Wierling requested the lighting spillage and design review issues be added to the Form-H.

***Motion to Grant temporary occupancy, with requirement that applicant attend the May 18, 2015 Planning Board meeting to confirm lighting spillage, paint colors, fencing, dumpster, pylon sign, thermo-striping and planting items have been addressed and completed. Halligan. Second: Carroll. Vote: 4-0-0 (4-Yes; 0-No).***

7:05 PM      **PUBLIC HEARING** – *Initial*  
                   ***435 West Central Street – CVS Pharmacy***  
                   Site Plan Modification

*Documents presented to the Planning Board:*

1. Memorandum dated April 21, 2015 from Department of Planning and Community Development to Franklin Planning Board
2. Letter dated April 3, 2015 from Michael Maglio, Town Engineer, to Chairman Padula and Members of the Planning Board
3. Memorandum dated April 3, 2015 from G.B. McCarraher, Fire Chief, to DCPD
4. Memorandum dated April 16, 2015 from Franklin Board of Health, to Franklin Planning Board
5. Form-P: Application for Approval of a Site Plan, Received by Planning on March 30, 2015
6. Certification of Ownership, Received by Planning on March 30, 2015
7. Abutters List Request Form dated March 10, 2015, Received by Planning March 17, 2015
8. Abutters List Report dated March 19, 2015
9. Franklin Planning Board Public Hearing Notice Received March 30, 2015
10. Site Plan Modification Sheets 1-5 Revision Date March 25, 2015 from Civil Design Group, LLC, Received by Planning on March 30, 2015

***Chairman Padula recused himself.***

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Jeff Kern of William Starck Architects, Inc. addressed the Planning Board and provided a review of the CVS plans to make voluntary upgrades to meet current accessibility standards. He noted when applicants applied for a building permit they were told that due to the amount of site work Planning Board approval was needed.

Mr. Maglio stated the proposed site modification involves relocating two handicap parking spaces and reconstructing sidewalks and sections of the paved parking lot. It was noticed that stormwater runoff from the Panther Way driveway bypasses the existing catch basin and flows out onto Panther Way. The designer has included in the plan a proposed trench drain across the Panther Way driveway to intercept this sheet flow and direct it into the onsite drainage system as it was originally designed to do.

Ms. Wierling wanted to ensure all parking spaces were not less than 9 feet in width and 19 feet in length. As well, she requested both existing and replacement landscaping be shown on the plans. She confirmed there will be no changes to current lighting.

Mr. Halligan requested that two missing signs on the West Central Street entrance/exist be replaced—a Right Turn Only sign upon exist, and a No Left Turn sign to prevent vehicles from entering when coming down the hill on Route 140. These signs were on the original Site Plan.

In response to concerns regarding provisions for additional parking during construction, Mr. Kern stated that if a site experiences parking difficulty during exterior improvements a police officer is hired to direct traffic; the contractors are adept at maintaining safety and ensuring customers are not inconvenienced.

***Motion to Close the Public Hearing for 435 West Central Street, CVS Pharmacy. Carroll. Second: David. Vote: 4-0-0 (4-Yes; 0-No).***

***Motion to Approve the Site Plan Modification for 435 West Central Street, CVS Pharmacy. Carroll. Second: David. Vote: 4-0-0 (4-Yes; 0-No).***

***Chairman Padula reentered the meeting.***

7:20 PM      **PUBLIC HEARING** – *Continued*  
                   ***176 Grove Street***  
                   Site Plan Modification

*Documents presented to the Planning Board:*

1. *Email dated April 24, 2015 from Karlis Skulte to Beth Wierling*

***Motion to Continue the Public Hearing for Site Plan Modification for 176 Grove Street to May 18, 2015 at 7:15 PM. Halligan. Second: Carroll. Vote: 4-0-0 (4-Yes; 0-No).***

**B. Endorsement: 11 Forge Parkway**

Ms. Wierling stated the Conservation Commission is holding a special meeting on April 30, 2015 in order to have a quorum to vote to accept the Order of Conditions as the Planning Board

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had asked for this acceptance prior to endorsement. She asked the Planning Board if they would endorse the plan at this meeting knowing that the Conservation Commission will be accepting the Order of Conditions on Thursday night. Otherwise, the applicant must wait until the next Planning Board meeting on May 18, to move forward with any construction at the site.

***Motion to Endorse 11 Forge Parkway contingent upon the Conservation Commission's approval of the Order of Conditions at their meeting on April 30, making endorsement effective May 1, 2015. Halligan. Second: Carroll. Vote: 4-0-0 (4-Yes; 0-No)***

***Chairman Padula called a five minute recess.***

7:35 PM      **PUBLIC HEARING** – *Continued*  
***37-41 East Central Street***  
Special Permit (2) & Site Plan Modification  
Use-Multi-family & Impervious Coverage

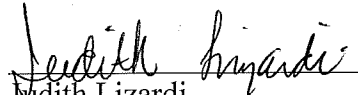
*Documents presented to the Planning Board:*

1. *Email dated April 21, 2015 from Brad Chaffee to Beth Wierling*

***Motion to Continue the Public Hearing for Special Permit (2) & Site Plan Modification Use-Multi-family & Impervious Coverage for 37-41 East Central Street to May 18, 2015 at 7:30 PM. Halligan. Second: Carroll. Vote: 4-0-0 (4-Yes; 0-No).***

***Motion made to adjourn. Halligan. Second: Carroll. Vote: 4-0-0. Meeting adjourned at 7:35 PM.***

Respectfully submitted,

  
Judith Lizardi  
Recording Secretary