

DRAFT FOR REVIEW**Town of Franklin****Planning Board****June 29, 2015
Meeting Minutes****RECEIVED
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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, Gregory Ballarino, William David, and alternate Gregory Rondeau. Also present: Beth Wierling, Town Planner; Michael Maglio, Town Engineer.

7:00 PM Commencement/General Business (Items A and B taken out of order from agenda)**A. Limited Site Plan: 45 Forge Hill Road - YMCA Splash Pool**

Mr. Donald Nielsen, Engineer for Guerriere & Halnon, Inc., Kevin Dionne, Hockomock Area YMCA, and Bob Guarino, South Shore Gunitite Pools & Spas, Inc., addressed the Planning Board. Mr. Nielsen provided an overview of the project to add a 2,000 square foot splash pad off the existing outdoor pool area. The water in the splash pool will go into three drains and be continuously recirculated with a filtration system. There is a proposed 3,000 gallon storage tank below the splash pool to recirculate the water as it is being treated. The splash pool and the other pools at the facility are supplied by water from an on-site well. Portions of the small retaining wall on the westerly edge of the existing apron of the pool will be removed. The splash pad will be constructed around the interior of the retaining wall and the remaining wall area will become a seat to watch children. There is a proposed five-foot apron for people to walk around without being in the water. Fencing and a secure gate will be around both pools.

Mr. Dionne stated YMCA membership has decreased. Additional parking was added in 2011. As well, parking is monitored daily to make sure members do not park on Forge Hill Road.

Jim Downs, Operations Officer for Hockomock YMCA, explained that school-age care and child care are not for members only, but approximately 95 percent of users are members. He noted the splash pool will be used for camp attendees, child-care attendees, and members. YMCA membership is hoped to increase with the splash pool.

Chairman Padula stated that final inspection on the applicant's outdoor pool was not done until recently--much after the outdoor pool was completed. In addition, he recounted a situation within the last two years regarding a handicapped member that used the locker room and then could not access the pool area. After staff made a way for him to get out to the pool, the handicapped access lift to enter the pool did not operate due to non-working batteries. The YMCA said they were going to reconstruct and make sure that the handicapped access was repaired. The handicapped member went back to the YMCA pool this year and encountered the same situation. Chairman Padula stated that before anything more was approved, he wanted a guarantee that handicapped access to the pool is in place.

Mr. Dionne responded that handicapped access to the outdoor pool is available and has been in place since the pool opened this year. The battery charging unit for the lift was replaced and two batteries were

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purchased in order for one battery to always be charging. Both aquatics and facilities staff take care of monitoring the charging. As well, the access problem has been solved as there is a five and one-half foot wide asphalt walkway to the pool with automatic push-button door opener. Mr. Dionne stated that although Building Commissioner Gus Brown has not visually inspected the access, he has received a drawing on how this issue was to be addressed.

Mr. Ballarino questioned ADA regulations requiring the battery unit to notify with a light or other method that the unit needs recharging.

Chairman Padula stated he was going to contact Gus Brown to make sure ADA is notified because once someone enters the pool they must be able to get out.

Mr. Dionne stated the YMCA's nightly procedure is to take the battery out of the sleeve in the pool chair lift and bring it to the mechanical room to charge and to make sure batteries are being rotated. The following morning a battery is returned to the chair lift. Although at this time there is no signature or timestamp required by the staff, Mr. Dionne stated that such a procedure could be implemented.

Beth Wierling, Town Planner, stated her question regarding whether the pool and splash area was still going to be secured by fence was confirmed.

Motion to Approve Limited Site Plan Modification for 45 Forge Hill Road. Halligan. Second: Ballarino. Vote: 5-0-0 (5-Yes; 0-No).

7:15 PM **PUBLIC HEARING** – *Initial*
 400 East Central Street
 Site Plan Modification

Documents presented to the Planning Board:

1. *Letter dated June 23, 2015 from Michael Maglio, Town Engineer, to Chairman Padula and Members of the Planning Board*
2. *Memorandum dated June 24, 2015 from Department of Planning and Community Development to Franklin Planning Board*
3. *Memorandum dated June 12, 2015 from Fire Chief McCarraher to Department of Planning and Community Development*
4. *Form-P: Application for Approval of a Site Plan, Received by Planning on May 27, 2015*
5. *Certification of Ownership, Received by Planning on May 27, 2015*
6. *Abutters List Request Form dated March 12, 2015, Received by Planning May 27, 2015*
7. *Abutters List Report dated March 12, 2015*
8. *Franklin Planning Board Public Hearing Notice Received May 28, 2015*
9. *Site Plan Modification Sheets 1-7 Dated March 9, 2015, from Guerriere & Halnon, Inc., Received by Planning on May 27, 2015*

Chairman Padula stated the applicant requested a continuance.

Motion to Continue the Public Hearing for 400 West Central Street to July 27, 2015 at 7:15 PM. Carroll. Second: Ballarino. Vote: 4-0-1 (4-Yes; 0-No; 1-Abstain).

General Business (continued)

B. Limited Site Plan: 38 Forge Parkway

Peter Bemis of Engineering Design Consultants, Inc. addressed the Planning Board. He provided an overview of the project for a limited site plan modification proposing to add two (2) loading dock spaces,

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one (1) bay for a compactor, and realign the emergency egress path. The additional loading docks are intended to support a new tenant that will occupy the facility. Stormwater will be handled by existing basins. A 19-page document with drainage detail had been provided. No parking will be changed.

Michael Maglio, Town Engineer, presented concerns regarding drainage analysis. He stated the proposed modifications result in an increase in impervious area and the drainage calculations indicate an increase in runoff rates and volumes. The applicant should demonstrate that the existing drainage basin is capable of handling the increase without any detrimental effects and comply with the Massachusetts Stormwater Management Standards. In addition, the analysis indicates that seven (7) catch basins in this part of the site had adequate capacity for the increased runoff, but the analysis should address only the catch basins that will see the increase in flow from the new impervious area.

Chairman Padula requested confirmation that the applicant would provide additional dumpster detail and retaining wall detail regarding proposed height, and all would be in place before the endorsement.

Mr. Bemis confirmed that all requirements would be satisfied.

Motion to Approve Limited Site Plan Modification with the condition that prior to endorsement the applicant shall incorporate comments from the June 23, 2015 Department of Public Works comment letter from the Town Engineer and comments from the June 24, 2015 Department of Planning & Community Development Memorandum. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No).

C. Acceptance of Bond and Lot Release: Winter Garden Estates

Ms. Wierling provided an overview of the Tripartite Agreement between the Town of Franklin, Dean Cooperative Bank and the applicant. Applicant is requesting Planning Board accept the agreement and release the covenant dated December 15, 2014 to release the five lots in the subdivision.

Motion to Accept the Tripartite Agreement for \$148,122.00 and Release the Five Lots. Carroll. Second: Ballarino. Vote: 4-0-1 (4-Yes; 0-No; 1-Abstain).

D. Release of 2006 Covenant: Greystone Road Subdivision

Ms. Wierling stated that at a previous Planning Board meeting it was voted to accept various documents pertaining to the Greystone Road Subdivision that was approved as a private subdivision versus a previous approval as a definitive subdivision. When originally approved in 2006 a covenant was associated with the subdivision which now needs to be released as it is no longer needed.

Motion to Release the 2006 Covenant for Greystone Road Subdivision. Carroll. Second: Ballarino. Vote: 5-0-0 (5-Yes; 0-No).

E. Acceptance of Certificate of Completion – Form H: 648 Old West Central Street

Chairman Padula stated he would prefer a four-foot metal fence rather than a three-foot metal fence. The applicant indicated that a three-foot fence was detailed on the plans. Chairman Padula stated he would accept the three-foot fence if the applicant agreed to take the pervious concrete out of the pads and replace it with the pavers that were detailed on the plans.

Applicant stated he would speak to tenant about increasing the height of the fence, but Chairman Padula stated that applicant applied for the site plan, not the tenant. After confirming that beer and wine is sold at *Noodles*, Chairman Padula stated a four-foot fence will be required for consistency with use of plan details for installation of site features.

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Mr. Carroll stated that the lighting must be addressed as it is spilling onto homes both across the street and adjacent. Although applicant stated the lighting had been addressed, Mr. Carroll conveyed that it has not been corrected as the prior evening at 10 PM he was at the site and verified that the lighting on the parking lot pole was going beyond the lot. He stated there should be no lighting splash beyond the property and requested that applicant provide light readings. Applicant stated that fixtures were reduced from 400 watt LED to 250 watt LED.

Mr. Maglio indicated BETA Group's report stated that with the exception of the invasive species of Japanese Knotweed BETA does not have any outstanding concerns. Ms. Wierling stated the Japanese Knotweed has been removed.

Chairman Padula requested applicants return to the next Planning Board meeting on July 13, 2015 with fencing and lighting issues remedied.

Mr. Halligan asked if BETA Group could go to the site and take light readings at night. Ms. Wierling stated that BETA Group's scope did not include night readings on lighting levels, but she could ask them to expand their scope. Ms. Wierling stated she would consult with Gus Brown to determine the paperwork he has received on the lighting plans and will provide the information to the Planning Board. Mr. David indicated that two installed wall sconces have not been provided with shields in the drive-thru and it should be determined if applicant plans to use those lights.

F. Acceptance of Certificate of Completion – Form H: Tri-County Solar

Chairman Padula stated he had concerns and needed to speak with applicant and reminded that field changes cannot be made without coming back to the Planning Board.

Ms. Wierling suggested applicant's contractor and BETA Group be at the next Planning Board meeting on July 13, 2015 to discuss Chairman Padula's concerns.

G. Approval of Meeting Minutes: February 23, 2015, March 9, 2015 & May 18, 2015

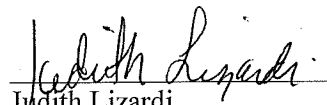
Motion to approve meeting minutes for February 23, 2015. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No)

Motion to approve meeting minutes for March 9, 2015. Carroll. Second: Ballarino. Vote: 5-0-0 (5-Yes; 0-No)

Motion to approve meeting minutes for May 18, 2015. Carroll. Second: Halligan. Vote: 4-0-1 (4-Yes; 0-No; 1-Abstain)

Motion made to adjourn. Carroll. Second: Ballarino. Vote: 5-0-0. Meeting adjourned at 7:52 PM.

Respectfully submitted,


Judith Lizardi
Recording Secretary