

DRAFT FOR REVIEW**Town of Franklin**TOWN OF FRANKLIN
TOWN CLERK

2015 SEP 29 AM 10:14

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Planning Board**August 24, 2015
Meeting Minutes**

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, Alternate Gregory Rondeau. Also present: Beth Wierling, Town Planner; Michael Maglio, Town Engineer; Bryan Taberner, Director, Planning and Community Development; Philip Paradis, BETA Group, Inc.

7:00 PM Commencement/General Business

Chairman Padula announced the meeting would be video and audio recorded for the public's information.

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

Austin Turner, Project Manager for Bohler Engineering, addressed the Planning Board. He stated the fence around Noodles' outdoor patio has been replaced with a 4-foot high fence. In July a site walk was conducted at night using a light meter to record levels. Lighting levels were found to be at or well below what was approved by Planning Board. A test in which all lights inside and outside of building were shut off was performed with lighting measured. It was determined lighting was not coming from this project, but the halo of lighting was coming from abutting properties, other businesses or residences. Gus Brown, Building Commissioner, was present during this site walk and light meter reading.

Gus Brown stated that presently the sconces at the Starbucks drive-thru are not activated and there are no wires in the lights as well.

Motion to Accept the Form H for 648 Old West Central Street. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No).

B. Endorsement: Limited Site Plan Modification – 45 Forge Hill Road, Hockomock Area YMCA

Beth Wierling, Town Planner, stated the Planning Board approved the application for a Limited Site Plan for the Hockomock Area YMCA on June 29, 2015. The applicant is requesting endorsement for the Limited Site Plan Modification. There are no outstanding issues and endorsement recommended.

Motion to Endorse Limited Site Plan Modification for 45 Forge Hill Road, Hockomock Area YMCA. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No).

C. Endorsement: Limited Site Plan Modification – 26-28 West Central Street, East Coast Driving School

Chairman Padula recused himself from this agenda item.

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Ms. Wierling stated the Planning Board approved the application for a Limited Site Plan Modification for East Coast Driving School on January 26, 2015. The applicant is requesting endorsement for the Limited Site Plan Modification. There are no outstanding issues and endorsement recommended.

Mr. Halligan asked if any work had been done already.

Mr. Brown, Building Commissioner, stated that no permits have been pulled; they may have gone in and done some cleanup work.

Mr. Halligan asked if the vote for the Limited Site Plan was just on the change of use or a list of things that had to be done.

Ms. Wierling stated applicant was removing the walk-up window and the only condition on plan was if they wanted to change any exterior color or plantings they must return to the Planning Board. Once they have an endorsed plan, they can move forward when ready.

Motion to Endorse Limited Site Plan Modification for 45 Forge Hill Road, Hockomock Area YMCA, Carroll. Second: Ballarino. Vote: 4-0-0 (4-Yes; 0-No).

D. Certificate of Completion – Form H: 11 Forge Parkway

Philip Paradis, BETA Group, stated there were no outstanding issues at this time.

Motion to Approve the Form H for 11 Forge Parkway. Carroll. Second: Ballarino. Vote: 5-0-0 (5-Yes; 0-No).

E. Certificate of Completion – Form H: 435 West Central Street

Chairman Padula recused himself from this agenda item.

Philip Paradis, BETA Group, stated there were no outstanding issues at this time. A few concerns with the striping had been noted, but since fixed.

Michael Maglio, Town Engineer, stated there were no issues.

Motion to Approve the Form H for 435 West Central Street. Carroll. Second: Ballarino. Vote: 4-0-0 (4-Yes; 0-No).

F. Acceptance of Meeting Minutes: July 27, 2015

Motion to Approve the July 27, 2015 meeting minutes. Ballarino. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No).

Chairman Padula requested a recess for five minutes. Motion to Recess. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No).

7:15 PM **PUBLIC HEARING** – *Continued*
 210 Grove Street
 Site Plan Modification

Documents presented to the Planning Board:

1. *Memorandum dated August 19, 2015 from Department of Planning and Community Development to Franklin Planning Board*

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2. *Letter from Walter Lewinski, Engineering Design Consultants, Inc., to Planning Board Received by Planning August 18, 2015*
3. *Site Plan, Multi-Tenant Building, Existing Conditions with Revision date August 17, 2015 Received by Planning August 18, 2015*

Chairman Padula stated the public hearing will have to be continued as the upgrades were submitted late and BETA Group has not had a chance to review them.

Motion to Continue the Public Hearing for 210 Grove Street to September 14, 2015 at 7:45 PM. Carroll. Second: Halligan: 5-0-0 (5-Yes; 0-No).

Chairman Padula requested a recess until 7:30 PM. Motion to Recess. Carroll. Second: Ballarino. Vote: 5-0-0 (5-Yes; 0-No).

7:30 PM **PUBLIC HEARING** – *Continued*
 5 Kenwood Circle
 Site Plan Modification

Documents presented to the Planning Board:

1. *Memorandum dated August 19, 2015 from Department of Planning and Community Development to Franklin Planning Board*
2. *Letter dated August 19, 2015 from Michael Maglio, Town Engineer, to Chairman Padula and Members of the Planning Board*
3. *Letter from Walter Lewinski, Engineering Design Consultants, Inc., to Franklin Planning Board Received by Planning August 18, 2015*
4. *Memorandum dated August 18, 2015 from George Russell, Conservation Agent, to Beth Wierling, Town Planner*
5. *Site Plan by Engineering Design Consultants, Inc., with Revision date August 17, 2015, Received by Planning August 18, 2015*

Chairman Padula stated the public hearing will have to be continued as submissions have not been reviewed by BETA Group.

Peter Bemis, Engineering Design Consultants, addressed the Planning Board. He stated a negative determination was received from the Conservation Commission for the originally submitted plans. BETA Group had requested a little more stormwater management be done. Mr. Bemis stated that if additional stormwater management is done, Mr. Russell, Conservation Agent, indicated a new NOI would need to be filed. Therefore, Mr. Bemis stated he would like to present it to the Planning Board first, so if Planning Board does not require applicant to do the additional stormwater management, it will not be necessary to go to the Conservation Commission, and project will stay with original plan for stormwater treatment.

Chairman Padula stated most likely Planning Board would stand behind Conservation Commission.

Motion to Continue the Public Hearing for 5 Kenwood Circle to September 14, 2015 at 7:50 PM. Halligan. Second: Carroll: 5-0-0 (5-Yes; 0-No).

7:35 PM **PUBLIC HEARING** – *Continued*
 12 Forge Parkway
 Site Plan Modification

Documents presented to the Planning Board:

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1. *Memorandum dated August 18, 2015 from Department of Planning and Community Development to Franklin Planning Board*
2. *Letter dated August 19, 2015 from Michael Maglio, Town Engineer, to Chairman Padula and Members of the Planning Board*
3. *Letter dated August 20, 2015 from Philip Paradis, BETA Group, Inc., to Chairman Padula, Franklin Planning Board*
4. *Memorandum dated August 18, 2015 from George Russell, Conservation Agent, Town of Franklin, to Beth Wierling, Town Planner*
5. *Memorandum dated August 17, 2015 from Gary McCarraher, Fire Chief, to Peter Bemis, Engineering Design Consultants, Inc.*
6. *Letter from Walter Lewinski, Engineering Design Consultants, Inc., to Franklin Planning Board Received by Planning August 18, 2015*

Peter Bemis, Engineering Design Consultants, addressed the Planning Board. He stated he had received the August 20, 2015 report from BETA Group and there are a few items remaining.

Mr. Philip Paradis stated a concern with parking insuring whatever tenant comes in does not have an increased demand on parking that makes the reduced number of spaces a hardship. Also, the northeast corner of the parking lot where it comes to a point only has 12 feet of buffer from the Industrial to Residential and the requirement is 15 feet. Also, not sure the scale on the plan was noted correctly.

Mr. Bemis indicated both the plan scale and the pinch point of the parking lot have been corrected. In addition, he stated they received a negative determination from the Conservation Commission for the proposed work. Mr. Bemis stated that a wetland area has grown in a previously constructed detention basin on the property and although applicant would like to maintain the detention area, the Conservation Commission stated the area is now a wetland area and cutting down the trees is not allowed. To do so would require an NOI filed with Conservation Commission. Mr. Bemis stated there are no plans to go to Conservation Commission for this purpose and therefore will stay with original plans.

Michael Maglio noted an infiltration chamber detail to be changed on the plan.

Chairman Padula verified all changes will be shown before endorsement.

***Motion to Approve the Site Plan Modification with the changes for 12 Forge Parkway. Halligan.
Second: Carroll: 5-0-0 (5-Yes; 0-No).***

Motion made to adjourn. Carroll. Second: Ballarino. Vote: 5-0-0. Meeting adjourned at 7:42 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary