

Town of Franklin



Planning Board

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July 13, 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. Members not in attendance: Alternate Gregory Rondeau. Also present: Beth Wierling, Town Planner; Matt Crowley, BETA Group, Inc.

7:00 PM Commencement/General Business (Items taken out of order from agenda)

A. Discussion: Limited Site Plan Modification: 38 Forge Parkway, Change to Plan

Peter Bemis of Engineering Design Consultants, Inc. addressed the Planning Board. He provided an overview of the items that needed to be addressed since the last Planning Board meeting. He stated the site plan was initially approved at the last Planning Board meeting; he had some administrative items to add to the plans and the condition to satisfy Town Engineer's concerns regarding drainage. All conditions are on plans that are being submitted tonight.

Beth Wierling, Town Planner, stated that the plan that was approved by the Planning Board when submitted for endorsement did not meet Town Engineer Michael Maglio's requirements for approval. Subsequently, after approval, the applicant submitted a plan with some changes on it for discussion. Plan submitted for endorsement does not meet the requirements, the plan submitted for discussion does. The plan was revised after it had been approved; therefore, technically speaking, this should be handled like a site plan modification.

Chairman Padula stated that construction is not allowed until plan is endorsed.

Mr. Bemis stated the contractor did not understand that.

Chairman Padula stated the contractor should be fined \$300.00 per day for starting.

Planning Board members agreed to treat this as a Limited Site Plan Modification, and also agreed that some type of small fine should be instituted for beginning work before endorsement. Chairman Padula asked that this recommendation be given to Gus Brown, Building Commissioner.

Chairman Padula stated he would waive the fee for the Limited Site Plan Modification as the Planning Board misunderstood when it was originally approved.

Motion to Approve the Limited Site Plan Modification for 38 Forge Parkway. Halligan. Second: Ballarino. Vote: 5-0-0 (5-Yes; 0-No).

DRAFT FOR REVIEW**B. Endorsement: Limited Site Plan Modification, 38 Forge Parkway**

Motion to Endorse the Limited Site Plan Modification for 38 Forge Parkway, and Gus Brown, Building Commissioner, will be notified of the early start. Halligan. Second: Ballarino. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Decline Endorsement of the Original Site Plan that was approved by the Planning Board on May 18, 2015. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No).

C. Certificate of Completion - Form H: Tri-County Solar

Matt Crowley, BETA Group, Inc., addressed the Planning Board. He stated BETA Group had met at the Tri-County Solar site many times and noted deviations from approved site plans including fencing security gaps, changes to grading, and lack of loam on soil prior to seeding. Contractor made improvements and BETA went onsite again. Fence gap was corrected; seed was lacking progress with only about 50 percent coverage. It was requested that design engineer provide statement regarding onsite swales.

Chairman Padula stated the Form H would be continued and asked applicant if he would like to comment.

Ken Lacourse, Pro-tech Energy Solutions Project Contractor, addressed the Planning Board. He stated the seed on slopes did not take. A soil evaluation was done and the area will be hydro-seeded again and fertilized. Around the solar array there is an access road. Loam was not put on that area to allow for vehicle traffic. The only areas to be germinated are the slopes and this issue will be addressed. Swale is designed to flow water, not hold water as it transfers the water to channel out. Working to put swales in plans; calculating volume count on the swale is ongoing.

Chairman Padula stated that for the record when a plan is approved the contractor must do the work according to the plan. Contractors do not come up with changes. Any changes to a plan must come before the Board. Chairman Padula also indicated that due to the rain this year, if loam was put down and seed added, grass will grow. He asked Mr. Crowley to explain the change in road materials. Mr. Crowley stated the approved plans stated crushed stone to be the top layer. Currently, what is onsite is consistent with gravel coverage.

Mr. Lacourse stated reclaimed asphalt with a crushed stone mix, a utility grade mix, was used for the utility road. He stated this is designed for rain so it will not wash away.

Chairman Padula stated he does not want the material to wash downhill during a heavy rainstorm. He requested that BETA Group work with Town Engineer Michael Maglio to determine a solution to make this work regarding the access road. He also requested that Mr. Lacourse fix the grass.

Chairman Padula stated the applicant for the Form H could come back to the Planning Board when everything was remedied

Beth Wierling stated she would check in with the applicant in one month.

DRAFT FOR REVIEW

7:15 PM **PUBLIC HEARING** – *Initial*
 12 Forge Parkway
 Site Plan

Chairman Padula stated the applicant requested a continuance.

Motion to Continue the Public Hearing for 12 Forge Parkway to July 27, 2015 at 7:45 PM. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No).

General Business (continued)**D. Endorsement: Site Plan Modification, 176 Grove Street**

Ms. Wierling stated the Planning Board approved the Site Plan with Standard Condition and Special Conditions at the May 18, 2015 Planning Board Meeting. All issues have been addressed and the Certificate of Vote has been indicated on the plan as required prior to endorsement.

Motion to Endorse the Site Plan Modification for 176 Grove Street. Carroll. Second: Halligan. Vote: 5-0-0 (5-Yes; 0-No).

E. Certificate of Completion - Form H: 648 Old West Central Street – Request Continuance

Chairman Padula stated the Certificate of Completion will be continued to the July 27, 2015 meeting.

F. Endorsement: 37-41 East Central Street

Ms. Wierling stated the Planning Board approved the Special Permit and associated Site Plan with Standard Conditions at the May 18, 2015 Planning Board Meeting. All issues have been addressed and the Certificate of Vote has been indicated on the plan as required prior to endorsement; recommended endorsing the plan.

Chairman Padula abstained from the vote.

Motion to Endorse 37-41 East Central Street. Carroll. Second: Ballarino. Vote: 4-0-1 (4-Yes; 0-No; 1-Abstain).

G. Approval of Meeting Minutes: June 29, 2015

Motion to Approve meeting minutes for June 29, 2015. Carroll. Second: Ballarino. Vote: 5-0-0 (5-Yes; 0-No).

Chairman Padula called a six-minute recess.

7:30 PM **PUBLIC HEARING** – *Initial*
 210 Grove Street
 Site Plan

Chairman Padula stated the applicant requested a continuance.

Motion to Continue the Public Hearing for 210 Grove Street to August 10, 2015 at 7:15 PM. Carroll. Second: Ballarino. Vote: 5-0-0 (5-Yes; 0-No).

DRAFT FOR REVIEW

Chairman Padula called recess until 7:45 PM.

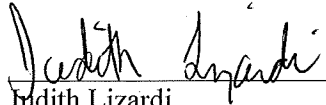
7:45 PM **PUBLIC HEARING** – *Initial*
 5 Kenwood Circle
 Site Plan

Chairman Padula stated the applicant requested a continuance.

*Motion to Continue the Public Hearing for 5 Kenwood Circle to August 10, 2015 at 7:30 PM. Carroll.
Second: Ballarino. Vote: 5-0-0 (5-Yes; 0-No).*

Motion made to adjourn. Carroll. Second: Ballarino. Vote: 5-0-0. Meeting adjourned at 7:47 PM.

Respectfully submitted,



Judith Lizardi
Recording Secretary