

## Town of Franklin



## Planning Board

July 27, 2015  
Meeting Minutes

TOWN OF FRANKLIN  
TOWN CLERK  
2015 AUG 25 AM 9:26  
RECEIVED

Chairman Anthony Padula called the above-captioned meeting to order this date at 7:00 PM. Members in attendance: John Carroll, William David. Members not in attendance: Gregory Ballarino, Alternate Gregory Rondeau. Joseph Halligan arrived at the meeting at 7:52pm. Also present: Beth Wierling, Town Planner.

### 7:00 PM Commencement/General Business

#### A. Request for an Extension to Complete: 120 Grove Street – Beaulieu Business Park North

Chairman Padula read a letter from the applicant requesting an extension.

Beth Wierling, Town Planner, stated the applicant has requested and received previous extensions.

*Motion to Grant Extension to Complete for 120 Grove Street to August 6, 2016. Carroll. Second: David. Vote: 3-0-0 (3-Yes; 0-No).*

*Chairman Padula requested a ten-minute recess. Motion for a ten-minute recess. Carroll. Second: David. Vote: 3-0-0 (3-Yes; 0-No).*

### 7:15 PM PUBLIC HEARING – Continued 400 East Central Street Planet Jeep Site Plan Modification

Chairman Padula stated the applicant requested a continuance:

*Motion to Continue the Public Hearing for 400 East Central Street to August 10, 2015 at 7:45 PM. Carroll. Second: David. Vote: 3-0-0 (3-Yes; 0-No).*

*Chairman Padula requested a recess until 7:30 PM. Motion to Recess. Carroll. Second: David. Vote: 3-0-0 (3-Yes; 0-No).*

### 7:30 PM PUBLIC HEARING – Initial Zoning Bylaw Amendment 14-728 Dean Avenue Re-Zoning

**DRAFT FOR REVIEW**

***Motion to Waive the Reading of Zoning Bylaw Amendment 14-728. Carroll. Second: David. Vote: 3-0-0 (3-Yes; 0-No).***

Ms. Wierling stated this has come forward as a part of a request through the Master Plan to allow multifamily housing in the Residential V District which would be a change from Industrial in an area near Dean Avenue. It includes approximately six (6) parcels.

***Citizen Comments and Discussion:*** Jim Lavin, 143 Dean Avenue, stated this change to Residential V would have a big impact on the neighborhood for the single family homeowners as this is approximately 26 acres. Traffic is already heavy with dump trucks and 18-wheelers going to Franklin Lumber, and Dean Avenue is used as a cross street to the construction going on. Coming out of the proposed apartment buildings will create a great increase in traffic and create large traffic jams. It would make more sense to go with single-family housing. Mr. Lavin also stated that there would be an increase in costs to the Town for services such as water, sewer, schools, fire and police. He asked why there is a trend toward urbanization rather than preserving the rural. As neighbors, multifamily is not with keeping the character of the neighborhood. As well, there is conservation land in the area; therefore, the rural and peaceful nature of the area should be kept.

Ms. Wierling stated this request is from the recommendation of the Master Plan to allow more housing close to the train station and the Downtown area.

Chairman Padula stated he cannot speak as to why the change is being made, but assumes it is for Residential V as Residential I requires 4,000 sq. ft. per lot. He assumes the idea is for Downtown development for single and two bedroom apartments with the hope to attract commuters. There is currently much truck traffic because trucks are being stored in this area during the Downtown construction. If this development comes to be, it is foreseen that Franklin Lumber will no longer be there; it will be all residential. Chairman Padula stated this will be a recommendation from the Planning Board to the Town Council. Theoretically, whether the Planning Board recommends or does not recommend this, the Town Council still will approve or not approve. This is a matter of protocol for the Planning Board.

Mr. Jeffrey Nutting, Town Administrator, addressed the Planning Board and stated this relates to the rezoning of land in the Downtown area where Franklin Lumber, Thompson Press and another building exist. Part of the Master Plan study conducted a few years ago was to rezone several areas of land in Franklin. Rezoning was done across the other side of the railroad tracks. The thought was to rezone this area as well to Residential so people could walk to the train station and the Downtown area. The Town Council put this on this agenda for discussion with the public. They would like to eliminate the old factory and provide some housing for people here in Franklin. In response to a question of why this is not being converted to single-family, Mr. Nutting stated that density in the Downtown is a good thing for economic development so putting up thirty houses does not do the same thing as putting up 100 condos or apartments. If the zoning is changed the current landowners are not compelled to change, but there would be an opportunity. There are many multifamily homes in the Downtown area allowing higher utilization. There may be some traffic issues. If looking at other developments in commuter rail line towns such as Norwood and Canton, many of them are near commuter rail lines which mitigate the need for a family to have two cars because a person is probably moving there due to the train station and can walk to both train and downtown area. A single-family home usually has more cars. If a proposed development was to come forward, that would be brought before the Planning Board. The downside of multifamily housing in Massachusetts is that the property owner has the option of either apartments or condominiums which a town loses control of. Condos usually bring in more tax revenue--more than single-family homes.

**DRAFT FOR REVIEW**

David Doherty, 147 Dean Avenue, asked if the Planning Board can have control over whether apartments or condominiums can be built in Residential V. In addition, he stated that after the Thompson Press building on the right and the apartments on the left, Dean Avenue changes greatly and becomes all single-family homes. The community at this end of Dean Avenue should not be impacted with multifamily housing. Therefore, Residential VII should be considered.

Chairman Padula stated that if a site plan comes in from a developer as condominiums, and then the developer cannot sell them, the owner has the right to convert them to apartments and the Planning Board cannot overrule that.

Mr. Nutting stated that the land by the Country Club was changed to Residential VII, single-family. But in this case, Residential V is being considered as that is what is consistent with the abutting area. The Town Council will hold a public hearing on August 5, 2015 and hopes abutters attend to discuss the redevelopment of this property. There is room for discussion as to what is in the best interest of the community and the neighborhood. Mr. Nutting stated the Town Council put forward this idea of rezoning from the recommendation of the Master Plan developed by a citizens' group for economic development.

*Motion to Close Public Hearing for Zoning Bylaw Amendment 14-728, Dean Avenue Re-Zoning. Carroll. Second: David. Vote: 3-0-0 (3-Yes; 0-No).*

*Motion to Recommend Zoning Bylaw Amendment 14-728, Dean Avenue Re-Zoning, to Town Council. Carroll. Second: David. Vote: 3-0-0 (3-Yes; 0-No).*

7:45 PM      **PUBLIC HEARING** – *Initial*  
                  12 Forge Parkway  
                  Site Plan

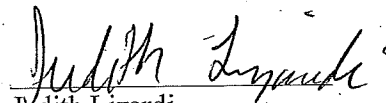
Chairman Padula stated the applicant requested a continuance.

*Motion to Continue the Public Hearing for 12 Forge Parkway to August 10, 2015 at 8:00 PM. Carroll. Second: David. Vote: 3-0-0 (3-Yes; 0-No).*

*Mr. Halligan entered the meeting.*

*Motion made to adjourn. Carroll. Second: David. Vote: 4-0-0. Meeting adjourned at 7:52 PM.*

Respectfully submitted,



Judith Lizardi  
Recording Secretary