

Town of Franklin



Planning Board

August 10, 2015
Meeting Minutes

2015 SEP 16 AM 11:45
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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, Alternate Gregory Rondeau. Also present: Beth Wierling, Town Planner; Michael Maglio, Town Engineer; Matt Crowley, 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: Swahn Estates

Beth Wierling, Town Planner, stated Swahn Estates has been completed; however, BETA Group, the independent inspector, will need to do a final inspection prior to presenting the information for a vote for acceptance.

B. Certificate of Completion: 16 Dean Avenue – USPS

Ms. Wierling stated there were outstanding items such as landscaping, bollards, signage, and handicap markings, and final inspections will be needed. This is the final project that is currently still being inspected by GZA.

Mr. Halligan noted that since May the applicant has been under temporary occupancy which lasts for 30 days. Ms. Wierling stated applicant has been working with the Building Commissioner for extensions.

C. Certificate of Completion: 147 Pond Street

Ms. Wierling stated she would advise Planning Board when an update was available.

D. Acceptance of Meeting Minutes: April 27, 2015, June 29, 2015 & July 13, 2015

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

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

Motion to Approve the July 13, 2015 meeting minutes. Carroll. Second: Ballarino. Vote: 5-0-0 (5-Yes; 0-No).

Chairman Padula requested a recess until 7:15 PM. Motion to Recess. Carroll. Second: Ballarino.

DRAFT FOR REVIEW

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 4, 2015 from Department of Planning and Community Development to Franklin Planning Board*
2. *Letter dated August 6, 2015 from Michael Maglio, Town Engineer, to Chairman Padula and Members of the Planning Board*
3. *Letter dated August 6, 2015 from Philip Paradis, BETA Group, Inc., to Chairman Padula, Franklin Planning Board*
4. *Letter dated June 23, 2015 from Peter Bemis, Engineering Design Consultants, Inc., to Planning Board*
5. *Application for Approval of a Site Plan – Form P Received by Planning June 16, 2015*
6. *Certificate of Ownership Received by Planning June 16, 2015*
7. *Franklin Planning Board Public Hearing Notice Received June 23, 2015*
8. *Abutters List Request Form dated June 10, 2015*
9. *Abutters List Report dated June 10, 2015*

Peter Bemis, Engineering Design Consultants, addressed the Planning Board. This is an existing facility on fifteen acres originally developed in 1972. No record as-built or site plan was found on file with the Town. The facility had been a single-tenant building. The current owner would like to market the building for two tenants. Mr. Bemis provided an overview of the current site conditions and discussed the parking that would be available for each of the two tenant groups. There are a certain number of parking spaces for this building, but they would be below current zoning requirements. There is not the requisite number of handicap spaces; they will be added to the front parking area. The front parking lot has been recently repaved. Just received peer-reviewed comments and will work to incorporate those. He stated they were not proposing anything new on the exterior.

Chairman Padula indicated that applicant should continue to look for the original site plans as there must be something on record as J&J Corrugated Box Corp. had to have had plans.

Michael Maglio, Town Engineer, stated he had reviewed the submitted materials for the project which was limited to an existing conditions plan and it does not include any proposed exterior work. He did not have any comments on the submission.

Chairman Padula stated that he was aware of a backhoe on the site and questioned if any work had been done to expand the parking lot. As well, he asked if the back area is all impervious.

Mr. Bemis stated that it was essentially the same since 2005.

Matt Crowley, BETA Group, reiterated it is an existing site, but lacks a site plan. He stated his focus is mainly on preparing the site plan to show all existing information as this will likely serve as the record site plan going forward. Concerns included a missing hydrant, bollards location, lack of detail on sewer infrastructure, and gas line that trails off. Stated applicant must make a reasonable effort to maintain the information; not recommending excavation to determine, just do due diligence. Other recommendations related to the outside of the site include having the required number of handicap spaces. No stormwater work or impervious surfaces are proposed. Requested additional clarity on rear parking area and would like to ensure that existing drainage system does not have any illicit drainage from the building itself. The drainage discharges to a swale prior to the railroad tracks according to the site plan.

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Mr. Bemis stated he would document the number of loading docks and truck storage spaces on the plan and it is not being changed from what is already there. He stated he was not instructed to upgrade the rear parking and loading area. Owners are actively trying to market the property as it is underutilized.

Chairman Padula stated this used to be an industrial-type site. With the proposal for two tenants if there is a possibility of retail sales must make sure that parking is sufficient. A traffic study should be done as this area is on a curve. If tenants are other than distribution use, he would like notation on plan that applicant must return to the Planning Board.

Ms. Wierling stated there is no site plan on file in the Planning office or Town Clerk's office. As such, according to Town bylaws, Mr. Bemis is preparing a site plan.

Mr. David asked if the adjacent railroad tracks are proposed to be in use.

Mr. Bemis indicated he did not know how active the line is, but he is proposing no change at this time.

Motion to Continue the Public Hearing for 210 Grove Street to August 24, 2015 at 7:15 PM. David. Second: Carroll. 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 4, 2015 from Department of Planning and Community Development to Franklin Planning Board*
2. *Letter dated August 6, 2015 from Michael Maglio, Town Engineer, to Chairman Padula and Members of the Planning Board*
3. *Letter dated August 6, 2015 from Philip Paradis, BETA Group, Inc., to Chairman Padula, Franklin Planning Board*
4. *Letter dated June 23, 2015 from Peter Bemis, Engineering Design Consultants, Inc., to Franklin Planning Board*
5. *Application for Approval of a Site Plan – Form P Received by Planning June 16, 2015*
6. *Certificate of Ownership Received by Planning June 16, 2015*
7. *Franklin Planning Board Public Hearing Notice Received June 23, 2015*
8. *Abutters List Request Form dated June 10, 2015*
9. *Abutters List Report dated June 10, 2015*
10. *Site Plan by Engineering Design Consultants, Inc., with revision date May 27, 2015, Received by Planning on July 21, 2015.*

Peter Bemis, Engineering Design Consultants, addressed the Planning Board. He provided an overview of the site and proposed project. On eight acres the site was constructed in 1978 as a 41,633 sq. ft. distribution center. There is no record site plan for this property. It has gone through a series of single- and multi-tenants, and is currently a single-tenant building. There are parking limitations on this site. The purpose of this site plan is to implement a stormwater management plan and realign parking. This is a watershed that is tributary to wetland resources and water resources. Mr. Bemis stated he has advised the applicant that he would have to comply by the stormwater management guidelines enacted by the DEP and suggested the investment be made now rather than later. He identified on the plan where trucks both with and without trailers and automobiles can be parked, where loading can occur, and where stormwater improvements would be. He stated he is currently addressing peer review comments.

DRAFT FOR REVIEW

Ms. Wierling requested applicant separate the existing conditions and layout and material plans onto separate pages. As well, must provide a sufficient number of handicap parking spaces. DPCD is concerned that the parking space in the southwestern portion of the site will cause problems for circulation through the site. Also, parking table indicates total truck spaces as eighty-one (81), but plan indicates total spaces as eighty-six (86). Ms. Wierling stated snow storage must be shown on the plan and questioned if there will be any changes to onsite lighting. Ms. Wierling suggested as a condition of approval that there be no on-street parking of trucks or vehicles.

Chairman Padula questioned the lighting as this facility operates twenty-four hours a day with trucking. How can they operate with only the building lighting? As well, he noted the two double-graded catch basins in the back with 12-inch outlets with small infiltration trench and with truck parking do not seem adequate for a Water Resource District.

Mr. Maglio requested drainage calculations submitted to show that the proposed improvements have the capacity to adequately handle the proposed flow, and would like additional construction details showing the pipes tied into the infiltration trench proposed. He noted Kenwood Circle is a Town road.

Mr. Crowley stated he would like the plan to reflect all the existing conditions at the site. Also, he requested additional detail and calculations for the stormwater to ensure it is going to function as designed. Regarding the installation of the berm, want to make sure there will be no low points or puddling of the water on the existing pavement and the catch basins can handle the flow. As this is in the Water Resource District, he requested an operations and maintenance plan for the field facility be provided. Some 55-gallon drums were stored on the site; need to provide information on contents to make sure not in violation of content allowed in a Water Resource District.

Chairman Padula asked who installed the fueling facility and if it had a permit?

Mr. Bemis stated he had a staff review meeting with Fire Chief Gary McCarraher who indicated it was in good standing.

Motion to Continue the Public Hearing for 5 Kenwood Circle to August 24, 2015 at 7:30 PM. Ballarino. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No).

Chairman Padula requested a four minute recess. Motion to Recess. Carroll. Second: Ballarino. Vote: 5-0-0 (5-Yes; 0-No).

7:45 PM **PUBLIC HEARING** – *Continued*
 400 East Central Street
 Planet Jeep
 Site Plan Modification

Documents presented to the Planning Board:

1. *Memorandum dated August 4, 2015 from Department of Planning and Community Development to Franklin Planning Board*
2. *Letter dated August 6, 2015 from Michael Maglio, Town Engineer, to Chairman Padula and Members of the Planning Board*
3. *Letter dated August 6, 2015 from Philip Paradis, BETA Group, Inc., to Chairman Padula, Franklin Planning Board*
4. *Letter dated August 3, 2015 from Donald Nielsen, Guerriere & Halnon, Inc., to Franklin Planning Board*
5. *Phase II Site Plan Modification by Guerriere & Halnon, Inc., with revision date August 3, 2015, Received by Planning on August 3, 2015.*

DRAFT FOR REVIEW***Mr. Halligan recused himself.***

Don Nielsen, representing both Guerriere & Halnon, Inc., and John Morrill, owner of Planet Chrysler Jeep Dodge Ram, addressed the Planning Board. He provided a general overview of the project and presented plans for Phase II which is a continuation of Phase I and is expected to occur when Phase I, now under construction, is complete. Phase II is the expansion of approximately 126 spaces for storage only by expanding out to the southerly portion of the site. As such trucks will be able to manage to turn around; there will be no activities on Route 140 for truck storage. The site plan provided showed catch basins to a sediment forebay to a leaching draining system retention/detention basin. The system is designed for a one-hundred-year storm event. He noted a slight change in the outlet pipe coming from the existing building. As that pipe would be buried it was reorganized to the west and can outflow freely to the open ground. Part of the plan added landscaping on east side of the site. There was a subtle change to one of the trees requested in the plantings. Lighting wattage was lowered from 400 to 175 and poles were raised from 20 to 25 feet which softens the light for more even dispersal. He noted the need to submit a SWPPP—the EPA's stormwater pollution prevention plan. The Town and BETA Group will receive copies.

Mike Maglio stated the revised plans addressed most of his comments with the only outstanding comment being that it looked like there may have been an error as the proposed elevations on the Stormwater Basin Detail (sheet 7) do not correspond to the grading plan or drainage calculations. This should be verified.

Matt Crowley stated that BETA reviewed the project and the original comments outlined in their letter have been satisfactorily addressed. One recommendation for a condition is that the 15 cubic yards of fill be tested and verified as clean. Also, there may be some interpretation on the standard regulations as there is an area where vehicles will be stored and service of vehicles done on site. As this is located in the Water Resource Protection District, he recommended the installation of a water quality unit type device similar to that which was used in Phase I of the project.

Chairman Padula questioned why there was not another Cultec system proposed for the site as the site originally had a Cultec system, and a second Cultec system was added with the previous addition as it is close to the water district. With the system proposed for this project, there seems to be no way to catch the pollutants.

Mr. Nielsen explained the process of the Cultec systems based on new construction. This site is existing construction and to effectively get the water from the back to the front it would have to be greatly changed. Cultec systems are usually put in because do not want to use buildable valuable land for drainage. When the Cultec system is put underground, the area above ground can still be used. In this project there is the availability to do an open drainage system which is beneficial as it allows the ability to observe the system.

Chairman Padula expressed concern that this open drainage area would become overgrown and not be maintained.

Mr. Nielsen stated there is no outfall from this drainage system. Mr. Nielsen stated BETA made a recommendation to upgrade the catch basins and put in the Vortex units and he agreed to put in the Vortex units as this is a better means of collecting a spill than a catch basin. The forebay is still a pretreatment area to observe any spillage. There are four or five mechanisms on the plan for stormwater management and stormwater spillage. The other systems on the site are all buried.

Ms. Wierling stated she did not have any other issues.

DRAFT FOR REVIEW

Motion to Close the Public Hearing for 400 East Central Street. Ballarino. Second: Carroll. Vote: 4-0-0 (4-Yes; 0-No).

Motion to Approve with the addition of the changes recommended by BETA, two (2) Vortex tanks, the upgrade from 12 inch to 15 inch RCP pipe, and testing the fill that is to be brought onsite for 400 East Central Street. Ballarino. Second: Carroll. Vote: 4-0-0 (4-Yes; 0-No).

8:00 PM **PUBLIC HEARING** – *Continued*
 12 Forge Parkway
 Site Plan Modification

Documents presented to the Planning Board:

1. *Memorandum dated August 4, 2015 from Department of Planning and Community Development to Franklin Planning Board*
2. *Letter dated August 6, 2015 from Michael Maglio, Town Engineer, to Chairman Padula and Members of the Planning Board*
3. *Letter dated July 31, 2015 from Philip Paradis, BETA Group, Inc., to Chairman Padula, Franklin Planning Board*
4. *Letter dated July 22, 2015 from George Russell, Conservation Agent, Town of Franklin, to Peter Bemis, Engineering Design Consultants, Inc.*
5. *Memorandum dated July 1, 2015 from George Russell, Conservation Agent, Town of Franklin, to Beth Wierling, Town Planner*
6. *Application for Approval of a Site Plan – Form P Received by Planning June 16, 2015*
7. *Certificate of Ownership Received by Planning June 16, 2015*
8. *Franklin Planning Board Public Hearing Notice Received June 23, 2015*
9. *Abutters List Request Form dated June 10, 2015*
10. *Abutters List Report dated June 10, 2015*
11. *Site Plan Multi-Tenant Building by Engineering Design Consultants, Inc., with revision date July 3, 2015, Received by Planning on July 21, 2015.*

Mr. Halligan reentered the meeting.

Peter Bemis, Engineering Design Consultants, addressed the Planning Board on behalf of the Real Estate Associates Fund, owners of the facility at 12 Forge Parkway. He provided an overview of the site and proposed project. The single occupant building was built in 1987 with only 79 parking spaces. He stated there is difficulty in securing tenant as there are so few parking spaces. Proposal is to add parking lot as shown on the plans. Within parking lot, all stormwater that gets generated from this portion of the site will get treated prior to recharge with infiltration chambers. He noted that this site does not comply to stormwater management guidelines in its existing condition, but by doing this the site is being brought into compliance. Site lighting and landscaping have been identified on the plan. He noted the need to add landscape to one boundary area. The proposed water treatment plans are noted on the plans. Dumpster site will be noted on future plan. He stated he realizes that still not going to be compliant with the number of parking spaces with zoning and will have to ask for a waiver--would need 236 spaces and only have 213 with this proposal. This facility would be ideal for tenant with cold-storage needs; looking for distribution-use tenants.

Mike Maglio stated calculations should be provided showing the revised infiltration chamber design will provide the same volume as indicated in the previous drainage report. Details for the elevations for the upstream end of the overflow pipes should be provided. Also, additional spot grading along the first row of parking spaces (23) should be shown on the plan to ensure runoff will be directed to where it is intended.

DRAFT FOR REVIEW

Mr. Bemis stated they are working on BETA Group's comments.

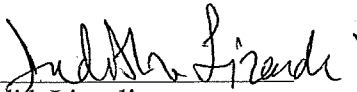
Ms. Wierling clarified a question from a citizen regarding the quantity of the impervious area and requested that documentation be put on the plans indicating both the total impervious area for existing conditions as well as with the proposed parking lot.

Mr. Bemis stated he would verify and add this information to the plans.

Motion to Continue the Public Hearing for 12 Forge Parkway to August 24, 2015 at 7:35 PM. Carroll. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Motion made to adjourn. Carroll. Second: Ballarino. Vote: 5-0-0. Meeting adjourned at 8:13 PM.

Respectfully submitted,


Judith Lizardi
Recording Secretary