

**DRAFT FOR REVIEW****Town of Franklin****Planning Board**

**September 28, 2015  
Meeting Minutes**

TOWN OF FRANKLIN  
TOWN CLERK  
2015 OCT 20 AM 9:18  
RECEIVED

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; Greg Lucas, BETA Group, Inc.; Jeff Nutting, Town Administrator.

**7:00 PM Commencement/General Business**

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

**A. Lewis Street: Recommendation of Layout and Acceptance – Lewis Street, A Private Way**

Michael Maglio, Town Engineer, stated Lewis Street was originally accepted from East Central Street to Crocker Avenue in 1917. Over the years houses continued to be built at the end of Lewis Street. When the roadway reconstruction was started in the neighborhood it was thought this would be a good time to get that section of roadway to the end of the existing pavement accepted by the Town. It has been to the Town Council and now it is being referred to the Planning Board for recommendation.

*Motion to Recommend to the Town Council to Accept Lewis Street Extension. Halligan. Second: Carroll. Vote: 4-0-1 (4-Yes; 0-No; 1-Abstain).*

**B. Limited Site Plan Modification: 800 Chestnut Street – Adirondack Club: Challenge Components Course**

Craig Ciechanowski, Attorney, on behalf of Robert Hinrichs, the applicant and owner of the Adirondack Club, addressed the Planning Board. He stated Mr. Hinrichs has submitted a plan to the Planning Board to install a challenge course on the property for use by their after-school and summer camp programs under the guidance of after-school and camp leaders. This is like a ropes course with balancing equipment for children to develop their agility, balance, and teamwork. There are six elements that will be installed outside. Most of it will be located around the jogging path on the property. There will be no disturbance to the property except for the installation of some support poles. No grading or landscaping is needed.

Beth Wierling, Town Planner, reiterated the proposal for six pieces of equipment. After previous discussion with the applicant regarding safety features, applicant now shows additional fencing on property and bollards with guardrails to ensure cars driving in parking lot cannot drive into ropes course area. She stated there are no issues at this time with submitted plan and recommended Planning Board vote to approve.

In response to Chairman Padula's questions, Mr. Ciechanowski stated that the course will not interfere with parking and it will not be completely fenced in. The equipment will be removed during the winter

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weather. As well, the climbing wall features that allow the wall to be climbed will be removed when not in use so the public will not be able to utilize. There is no lighting as it will not be used at night.

***Motion to Approve the Limited Site Plan Modification: 800 Chestnut Street – Adirondack Club: Challenge Components Course. Halligan. Second: Ballarino. Vote: 5-0-0 (5-Yes; 0-No).***

**C. Acceptance of Meeting Minutes: August 24, 2015 and September 14, 2015**

***Motion to Approve the August 24, 2015 meeting minutes. Carroll. Second: Ballarino. Vote: 5-0-0 (5-Yes; 0-No).***

***Motion to Approve the September 14, 2015 meeting minutes. Carroll. Second: Ballarino. Vote: 5-0-0 (5-Yes; 0-No).***

**D. Endorsement: 81-P: 223 Washington Street**

Ms. Wierling stated the applicant is depicting a lot within the Single Family III Zoning District. All lots shown conform to lot requirements associated with this zoning district. The application depicts the subdivision of Lot A (1.37 acres) into Lot A1 (33,154 s.f.) and Lot A2 (26,516 s.f.). She stated the lots conform to all zoning requirements and recommended endorsing the plan.

***Motion to Approve the Endorsement: 81-P: 223 Washington Street. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No).***

7:05 PM      **PUBLIC HEARING - Initial**  
**Zoning Bylaw Amendment**  
**Changes to Chapter 185-18**  
**Nonconforming Buildings, Structures and Uses**

*Documents presented to the Planning Board:*

1. *Memorandum dated September 2, 2015 from Jeffrey Nutting, Town Administrator, to Franklin Town Council*
2. *Franklin Planning Board Public Hearing Notice Received September 8, 2015 by Town Clerk*

***Motion to Waive the Reading. Carroll. Second: Halligan. Vote: 5-0-0 (5-Yes; 0-No).***

Jeff Nutting, Town Administrator, addressed the Planning Board. He stated that Beth Wierling, Town Planner, will be leaving to take another job. He commended her work and stated she has done a fabulous job for the past eight years. He wished her well.

Regarding the bylaw change, he stated this is an opportunity to amend the bylaw to allow property that is going to be redeveloped that is too close to the current setback requirements to have the option to come to the Planning Board to seek a special permit whether they want to use the same footprint or want to push it back to whatever the current setback is. Right now this requires a variance, but this would allow the Planning Board to make that decision. This streamlines the process. He stated the Building Commissioner thought this would be a good idea. Mr. Nutting recommended approval.

***Motion to Send to Town Council for Approval the Zoning Bylaw Amendment – Changes to Chapter 185-18 – Nonconforming Buildings, Structures and Uses. Halligan. Second: Carroll. Vote: 5-0-0 (5-Yes; 0-No).***

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7:10 PM      **PUBLIC HEARING - Continued**  
**300 & 340 East Central Street**  
Special Permits (3) & Site Plan

*Documents presented to the Planning Board:*

1. *Memorandum dated September 21, 2015 from Department of Planning and Community Development to Franklin Planning Board*
2. *Transportation Impact Assessment dated September 18, 2015 by Vanasse & Associates, Inc., prepared for Franklin, MA Properties, LLC*
3. *Letter dated September 26, 2015 from G. B. McCarraher, Fire Chief, to DCPD*
4. *Letter dated September 28, 2015 from Philip Paradis, BETA Group, Inc., to Chairman Padula, Franklin Planning Board*

**Special Permits:** (1) to construct a shopping center with a total footprint of 40,000 square feet or greater, (2) to construct a filling station in the Commercial II Zoning District, (3) to construct a motor vehicle service/repair station in the Commercial II Zoning District.

*Mr. Halligan recused himself.*

*(Note: Chairman Padula activated Alternate Greg Rondeau at the September 14, 2015 Planning Board Meeting.)*

Richard Cornetta, Attorney representing the applicant, addressed the Planning Board. He introduced Jeffrey Dirk of Vanasse & Associates, Inc., as the traffic consultant for the surrounding area and internal circulation at the site. The traffic analysis has been submitted to the Planning Board.

Mr. Dirk provided an overview of the traffic analysis performed at the site. The traffic study is also being submitted to the State as Route 140 is a state highway. The comprehensive environmental impact report is a more rigorous analysis of the project. BETA Group has provided a peer review of the traffic study. The applicant will be responding to those comments. Mr. Dirk discussed the traffic flow and the proposed three access points onto Route 140. Primary access is going to line up with Glen Meadow Road as a signalized location. Spacing of the traffic signals will allow travel to move efficiently. There will be full signal for crossing for pedestrians. He also discussed the proposed internal bus stop so the bus would not have to stop along Route 140. He noted the bicycle accommodations are a must for improvements to a state highway.

Greg Lucas, Project Engineer of BETA Group, stated BETA Group has reviewed the traffic report by Vanasse & Assoc. and prepared review comments that were finalized this afternoon. In general, the study was found to be thorough and complete, and the study methodology followed industry standards. Mr. Lucas provided commentary on some of the specifics on the trip generation numbers. He noted the review letter indicated a few areas that could be improved. BETA Group is not doing a separate traffic study. In addition, the State will have to do a thorough review as this is state highway.

Mr. Dirk confirmed there will be no truck stopping or backups on the state highway; all deliveries will be made internal on the site.

Ms. Wierling added that it would be important to know what kind of businesses will be onsite as that will impact how much traffic will be coming and going. Currently, it is just basic generic retail.

Chairman Padula requested the applicant provide said information as to whether it will be a restaurant, retail or whatever.

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Mr. Dirk confirmed that all parallel parking spaces have 24 feet.

Mr. Cornetta stated they have a meeting with their engineers and BETA Group this week and will wrap up all comments proposed during the first public meeting. Applicant will return to the next available Planning Board meeting.

Michael Dirosario, 70 Lewis Street, addressed the Planning Board. He stated his property abuts at the far right corner of the plan and the road for exits and deliveries comes up to his property line. He would like to get a 25-50 foot tree buffer or fence so it is not right on his property line. When looking at the current plan, there is not much green buffer in that area. He has talked to the owner and wanted to bring this to the attention of Planning Board as well.

Mr. Cornetta stated they are aware of the proximity to the residential neighborhood and they will try to address this through their engineer.

***Motion to Continue the Public Hearing for 300 & 340 East Central Street to October 19, 2015 at 7:05 PM. Carroll. Second: Ballarino. Vote: 5-0-0 (5-Yes; 0-No).***

7:20 PM            **PUBLIC HEARING - Continued**  
                          ***150 Emmons Street***  
                          Horace Mann Square  
                          Site Plan

*Documents presented to the Planning Board:*

1. *Memorandum dated September 23, 2015 from Department of Planning and Community Development to Franklin Planning Board*
2. *Letter dated September 22, 2015 from Michael Maglio, Town Engineer, to Chairman Padula and Members of the Planning Board*
3. *Letter dated September 21, 2015 from Donald Nielsen, Guerriere & Halnon, Inc., to Franklin Planning Board*
4. *Horace Mann Square & 150 Emmons Street, Franklin, MA Site Plan by Guerriere & Halnon, Inc., with Revision date September 21, 2015*
5. *Letter dated September 26, 2015 from G. B. McCarraher, Fire Chief, to DCPD*

***Mr. Halligan reentered the meeting.***

***Chairman Padula recused himself.***

Richard Cornetta, Attorney representing the applicant introduced Roger Calarese, applicant, and Donald Nielsen, Consulting Engineer of Guerriere & Halnon, Inc.

Donald Nielsen addressed the Planning Board. He stated they provided draft response letters to BETA Group, Town Engineer Mike Maglio, and Town Planner Beth Wierling. Applicant has gone through the majority of the items; there are a few minor outstanding items including lighting and signs. Mr. Calarese would like to put in period lighting similar to that which the Town has on its public ways. In addition, plan is showing a pylon sign on both Emmons Street and East Central Street. There has been discussion with Gus Brown, Building Commissioner, and there is opinion that applicant can have both signs. The magnitude of the signs has not been determined, but position and location are noted on plan as is. Signage will be worked out with Design Review Commission and Building Commissioner. BETA Group has recommended drainage be put in the park to collect water before it exits to street. Only way to do that is to have trench across the entrance to park which will discharge in six-inch pipe into the catch basin. He stated the period lighting causes some lighting spillage. Matthew Kelly, abutter, previously expressed his

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acceptance of the lighting spillage. Mr. Nielsen stated the lighting could be scaled down a little, but the applicant would like the globe-type lighting on a decorative pole.

Mr. Halligan stated he made a site visit and the lighting spillage was only on the first parking space on the abutting property.

Mr. Nutting stated he talked to the Building Commissioner about the signs and in Mr. Brown's opinion it is allowed. Mr. Nutting stated in this case he thinks the lighting makes sense, but recommended the Planning Board obtain a letter from Mr. Kelly, abutter, so it is on record that he has no problem with it as do not want to set precedent. Mr. Nutting stated this is a unique situation in the Downtown area and it makes sense to have more lighting than less.

Mr. Halligan requested such a letter be obtained by the applicant.

Ms. Wierling had no comments.

Mr. Maglio stated all previous comments have been addressed.

Mr. Lucas of BETA Group stated there were some outstanding issues.

Ms. Wierling stated she had spoken with Phil Paradis of BETA Group and he said a majority of their comments had been addressed.

Mr. Halligan noted the drainage concern and lighting letter should be provided at the next meeting.

***Motion to Continue the Public Hearing for 150 Emmons Street to October 19, 2015 at 7:20 PM.  
Carroll. Second: Ballarino. Vote: 4-0-0 (4-Yes; 0-No).***

***Motion made to adjourn. Carroll. Second: Ballarino. Vote: 4-0-0. Meeting adjourned at 7:44 PM.***

Respectfully submitted,



Judith Lizardi  
Recording Secretary