

Town of Franklin



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Planning Board

**October 19, 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, William David, Alternate Gregory Rondeau. Members not in attendance: Gregory Ballarino. Also present: Michael Maglio, Town Engineer; Bryan Taberner, Director, Planning and Community Development; 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. Acceptance of Meeting Minutes: September 28, 2015.

Motion to Approve the September 28, 2015 meeting minutes. Carroll. Second: David. Vote: 4-0-0 (4-Yes; 0-No).

B. Endorsement: Limited Site Plan Modification - 800 Chestnut Street – Adirondack Club

Bryan Taberner, Director, Planning and Community Development, recommended endorsement.

Motion to Endorse the Limited Site Plan Modification - 800 Chestnut Street – Adirondack Club. Halligan. Second: Carroll. Vote: 4-0-0 (4-Yes; 0-No).

C. Acceptance Interim As-Built for Cook's Farm Road: Villages at Cook's Farm Occupancy Permit for Unit 17

Donald Nielsen, Consulting Engineer of Guerriere & Halnon, Inc., representing Villages at Cook's Farm, gave an update of the project. The first occupancy is expected next week. Have provided the interim as-built for the review team for public safety concerns and making sure all utilities are in place for the occupation. Only outstanding concern is that the light poles are there, but the lights have to be installed before occupancy. Mr. Nielsen stated this is an informative meeting for the Planning Board to address what is being done and how it is progressing as probably will not be before Planning Board again until next spring with Phase II.

Chairman Padula stated there was no street lighting, no double catch basins according to BETA, and secondary means of exit was not finished.

Mr. Taberner stated Gus Brown, Building Commissioner, in his letter dated October 17, 2015, stated conditions for occupancy were met.

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Mr. Nielsen stated exit is finished, the lighting would be completed by Friday, and double catch basins are functioning. One catch basin on Rt. 140 is supposed to have a double grate on it, but it is a Vortechs unit and does not allow for a double grated basin. Therefore, they will provide a granite curb inlet to make up for the loss of the one catch basin of the double grate.

Mr. Maglio stated he made a site visit. A single catch basin will be installed and watched during the remainder of this phase of development and if it looks like too much bypass water a gutter inlet could be added.

Matt Crowley, BETA Group, stated this sounded reasonable. All other drainage has been installed according to plans.

Chairman Padula stated he wanted two granite transition pieces.

Mr. Nielsen stated vehicles will not be parked on the streets when the first occupancy occurs. Currently, the contractors are parking anywhere closest to the building they are working in. This will change at the first of the month and they will have to park in designated spaces. There are 17 houses in Phase I.

Mr. Taberner stated this meeting is an update from the developer and contractor as to where they are. They are going to the Building Commissioner for occupancy on one unit. They wanted Planning Board to know that the safety issues for that one unit are being taken care of. The Building Commissioner can essentially give occupancy permit right now without this Planning Board meeting; however, they wanted to provide an informational update. If Planning Board is unhappy then all can be brought back to the Building Commissioner.

The developer stated one of the conditions for occupancy was the storm water management system was in place and it is in place. Also, the street lights will be in because the Building Commissioner will not give occupancy if lights are not in.

Chairman Padula stated concern if buildings start being occupied without sidewalks for children. The streets must be able to be plowed and safe

Motion to Approve Interim As-Built for Cook's Farm Road: Villages at Cook's Farm Occupancy Permit for Unit 17. Halligan. Second: Carroll. Vote: 4-0-0 (4-Yes; 0-No).

7:00 PM **PUBLIC HEARING - Continued**
 5 Kenwood Circle
 Site Plan Modification

Documents presented to the Planning Board:

1. *Letter dated October 14, 2015 from Peter Bemis, Engineering Design Consultants, Inc., to Planning Board*
2. *Memorandum dated October 15, 2015 from George Russell, Conservation Agent, to Franklin Planning Board*

Chairman Padula read a letter from Peter Bemis, Engineering Design Consultants, Inc., on behalf of RCG Kenwood, LLC, owner and applicant, requesting a four-week extension.

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Motion to Continue the Public Hearing for the Site Plan Modification for 5 Kenwood Circle to November 16, 2015 at 7:15 PM. Carroll. Second: David. Vote: 4-0-0 (4-Yes; 0-No).

7:05 PM **PUBLIC HEARING - Continued**
300 & 340 East Central Street
 Special Permits (3) & Site Plan

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.

Documents presented to the Planning Board:

1. Letter dated October 16, 2015 from Greg Lucas, BETA Group, Inc., to Chairman Padula, Franklin Planning Board
2. Letter dated October 16, 2015 from Philip Paradis, BETA Group, Inc., to Chairman Padula, Franklin Planning Board
3. Proposed Development Central Square Plans Sheets 1-36 of 42 with revision date October 7, 2015, received October 9, 2015 by Planning
4. Letter dated October 15, 2015 from Michael Maglio, Town Engineer, to Chairman Padula and Franklin Planning Board
5. Email dated October 16, 2015 to Bryan Taberner from Wayne Morrill, Jones & Beach Engineers, Inc.
6. Updated Landscape Plans Sheets 17-25 of 42 dated October 12, 2015
7. Letter dated October 8, 2015 from Wayne Morrill, Jones & Beach Engineers, Inc. to Town of Franklin Planning Board, RE: Site Plan Review
8. Letter dated October 8, 2015 from Wayne Morrill, Jones & Beach Engineers, Inc. to Town of Franklin Planning Board, RE: Parking Count Details
9. Letter dated October 9, 2015 from Jeffery Dirk, Vanasse & Associates, Inc., to Chairman Padula and Franklin Planning Board
10. Memorandum dated September 21, 2015 from Department of Planning and Community Development to Planning Board
11. Memorandum dated October 13, 2015 from George Russell, Conservation Agent, to Franklin Planning Board
12. Memorandum dated October 13, 2015 from Franklin Board of Health to Franklin Planning Board

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 Jeffery Dirk, Traffic Consultant of Vanasse & Associates, Inc., and Wayne Morrill, Consulting Engineer of Jones & Beach Engineers, Inc. He stated this is a continuation of a public hearing and would bring Planning Board up to speed with some of the modifications to the site plan that have taken place over the review process and update on some of the comment letters from the consultants. Objective is to resolve any concerns pertaining to traffic.

Wayne Morrill addressed the Planning Board. He stated since last meeting with Planning Board, he has met with Michael Maglio and BETA Group to go over their comment letters to make sure all comments were being addressed. The biggest issues that have been handled included the drainage pipes. Have modified all pipes in the plan to be Class 3 concrete with 42 inches of cover and Class 5 concrete when

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less than 42 inches. Second modification is on the bottom of the front of the Keigan building. Front showroom is tight to property line in the corner. Driveway is only about 17 feet wide and could not get proper circulation to the building. So with designers decided to cut the building back so the only thing that will be remaining on the old Keigan building is in the rear part that was part of the shop section. Showroom section will be removed. This allows for a 24 foot drive lane to allow two-way traffic and enlarge greenspace in front of the Keigan building. With this modification the building will now meet setbacks. The third modification regards the large building in the rear. They wanted to get separation between abutting resident's property and the paved surface. Drive lane will now be 18 feet wide with one-way circulation; this allowed for space between the properties. A six-foot stockade fence with landscaping in front of fence will be installed in front of the residential property. Will put shields on lights as well so no light will be shed on the residential property. This also freed up space for snow storage. Biggest change to site plan is to the drainage system. Drainage system under parking lot almost doubled in size to allow for the 100-year storm. Worked with landscape architect for trees and shrubs; all areas enhanced with landscaping. No fence along Rt. 140. Met with Design Review and will meet with them again to discuss signage. They are going to Conservation Commission regarding variance for 25 foot "no cut/no disturb" for drainage pipe only. They have addressed Mr. Maglio's concern about discharge pipe and BETA Group's concern regarding traffic. They submitted formal letter to Planning Board outlining different uses of property. Discussed uses for Building H which is a sit-down restaurant. Parking will overflow to the east in front of the day care which closes at 5 PM. This surplus parking will supply for Building H and is sufficient parking for all uses on the site. All BETA Group's traffic items have been addressed.

Jeffery Dirk reviewed the traffic study and the proposed improvements. He stated all has been summarized in a letter to BETA Group who reviewed and indicated there was nothing outstanding in regard to traffic.

Mr. Crowley stated before close of business today, the traffic engineer emailed and stated all the comments had been addressed and only minor outstanding item was traffic circulation toward Building E (the daycare) as there were no turning movements shown to this building. Mr. Crowley also noted it would be helpful regarding parking to show distribution of where parking spaces would be allocated to each building as site is rather extensive.

Mr. Maglio stated a few outstanding comments: DOT still reviewing the access permit; working with applicant regarding easements on the property; traffic circulation on site for Building G and Building H regarding concern with backing out of 17 spaces; and minimal light spillage onto abutting property on Lewis Street.

Mr. Crowley stated that in addition to traffic comments they had about 20 minor comments that can be easily addressed. He also thought it was a rather awkward set up and there was a safer method regarding the one-way to continue to the gas station.

Mr. Morrill addressed this concern and stated the reason traffic was scheduled to go in this manner was to be safer for people going from daycare to gas station. His discussion continued regarding traffic patterns on site. Mr. Morrill indicated the operator of the site ran the turning motions for the trucks to make sure they were safe before they executed the deal to come to Franklin. The trucks do not need to back out.

Chairman Padula said this type of backing up into the main aisle occurs at Big Y and Starbucks.

Motion to Continue the Public Hearing for 300 & 340 East Central Street to November 2, 2015 at 7:15 PM. Carroll. Second: David. Vote: 4-0-0 (4-Yes; 0-No).

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

Documents presented to the Planning Board:

1. Letter dated October 14, 2015 from Michael Maglio, Town Engineer, to Chairman Padula and Members of the Planning Board
2. Letter dated October 16, 2015 from Philip Paradis, BETA Group, Inc., to Chairman Padula and Franklin Planning Board
3. Letter dated October 13, 2015 from Donald Nielsen, Guerriere & Halnon, Inc., to Franklin Planning Board
4. Letter dated October 8, 2015 from Matthew Kelly, The Kelly & Colombo Group Realtors, to Town of Franklin Planning Board
5. Long Term BMP Operation and Maintenance Plan for Site Plan for Horace Mann Square, 150 Emmons Street, with revision date October 8, 2015 from Guerriere & Halnon, Inc.
6. Site Plan for Horace Mann Square, 150 Emmons Street, with Revision date October 13, 2015 received October 13, 2015 by Planning

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 one of the key elements for this meeting was correspondence from Matt Kelly, owner of 55 Central Street, regarding his agreement to allow light to project onto his property. Lighting will spread onto his parking lot and his correspondence indicates agreement with this. Also, they have made slight adjustments to plans such as typos as indicated in their letter of October 13, 2015 to update the drawings. All questions have been addressed and answered. Mr. Nielsen stated the expectation is that the lighting requirement will be waived and spillage will be allowed to occur. Drainage and lighting were the last outstanding issues.

Mr. Taberner stated he had no additional issues.

Mr. Maglio said he was satisfied with drainage change.

Mr. Crowley said all major concerns have been addressed.

Motion to Waive the lighting for the spillage. Carroll. Second: David. Vote: 3-0-0 (3-Yes; 0-No). (Letter from Mr. Kelly will be submitted for the record.)

Mr. Nielsen stated the traffic flow shown is in the finished format with two-way traffic. He confirmed the color scheme of the building is as shown in the plan packet. Building colors were approved by Design Review.

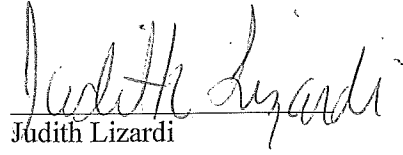
Motion to Close the Public Hearing for 150 Emmons Street. Carroll. Second: David. Vote: 3-0-0 (3-Yes; 0-No).

Motion to Approve the Site Plan for 150 Emmons Street with the waiver of the lighting, the letter from Mr. Kelly. Carroll. Second: David. Vote: 3-0-0 (3-Yes; 0-No).

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Motion made to adjourn. Carroll. Second: David. Vote: 3-0-0. Meeting adjourned at 7:51 PM.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Judith Lizardi".

Judith Lizardi
Recording Secretary