

DRAFT FOR REVIEW

Town of Franklin

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Planning Board

November 2, 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, Alternate Gregory Rondeau. Also present: Michael Maglio, Town Engineer; Bryan Taberner, Director, Planning and Community Development.

7:00 PM Commencement/General Business

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

A. **Franklin Retirement Residences – Discussion of Field Changes**

Mr. Halligan recused himself.

Patrick Doherty of MidPoint Engineering & Consulting, on behalf of the owner Franklin Retirement Residences, LLC, addressed the Planning Board to provide an update of the project and review field changes. He stated the project is nearly complete with a few items remaining such as to stripe the pavement, add some landscaping, install some light fixtures as the bases are all in, and install some site amenities such as benches and a shuffle board court. They are planning to get the work substantially completed in the next two weeks and then submit for the certificate of completion. He stated he has walked the site with BETA Group and a few changes were noted from the approved plan. As such, he wanted to explain said changes so Planning Board will not be shocked when the as-built is submitted. He provided photos to the Planning Board members and noted changes were very minor. Granite curbing, vertical and sloped, was installed throughout site. At southwest portion of site adjacent to building on the pedestrian path that loops the entire building was originally a wood guiderail. However, it became apparent fence was in order rather than guiderail; decorative fence was installed. There were a few changes to site lighting. Regarding site lighting poles for parking areas and pedestrian lights throughout project, one light was moved to the other side so fixture could not be seen by units and no glare. On north side of building there were two lights on posts proposed between sidewalk and building. But, with only 4 ft. landscaped area there, lights were put on the building. These downward lights are lighting the parking lot area. Entire parking lot and service area was proposed to be asphalt pavement. Stopped asphalt at limits of parking lot and placed concrete pavement in service area. He stated the General Contractor from Colson & Colson was present at meeting to answer questions. They would like to move in people in about three weeks.

Chairman Padula stated all changes are for the better. He asked if there were plans to put bollards in the transition area between the asphalt and the concrete. He liked the rail going to wood fence and asked if the slope was 2:1 or 3:1 as he did not want anyone walking off the slope. He asked Michael Maglio to check and confirm the slope to make sure fence does not need to be extended. He stated it looks as though there are three sidewalks. Emergency driveway access is from sidewalk, where someone walking could go down the emergency driveway. It is not handicapped accessible as it is

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very steep and dangerous. He questioned if the sidewalk was ADA approved. He stated it seemed like it should have had landings or zigzagged up the hill. If a person goes down there by mistake, they will end up on Rt. 140. He asked if there is any way to make it look different, like a driveway, so people do not use it.

In response, Mr. Doherty stated there are no plans to put in bollards at the transition area as it is opened and used on a daily basis for deliveries. It is not a pedestrian area. He said he had to check on the slope ratio. In addition, he said the fence could be extended, if necessary.

Regarding the sidewalk/driveway area, the Contractor stated that he could possibly put a little fence across it with a lock for the fire department as it is for emergency vehicles. They could put something at the top to show that it is different and it is not a sidewalk.

Michael Maglio said he did not have any issues with the proposed changes.

7:15 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. *Email dated October 26, 2015 from Wayne Morrill, Jones & Beach Engineers, Inc., to Bryan Taberner*
2. *Emergency Vehicle Turning Plan Sheet with Revised date November 7, 2015 from Jones & Beach Engineers, Inc.*

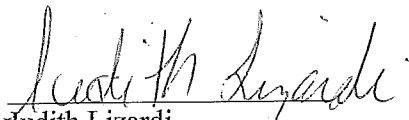
(Note: Chairman Padula activated Alternate Greg Rondeau at the September 14, 2015 Planning Board Meeting.)

Chairman Padula stated there was a request for a continuance to the next meeting.

Motion to Continue the Public Hearing for 300 & 340 East Central Street to November 16, 2015 at 7:30 PM. Carroll. Second: Ballarino. Vote: 5-0-0 (5-Yes; 0-No).

Motion made to adjourn. Carroll. Second: Ballarino. Vote: 4-0-0. Meeting adjourned at 7:16 PM.

Respectfully submitted,



Judith Lizardi
Recording Secretary