

**FRANKLIN PLANNING BOARD
REGULAR MEETING AND PUBLIC HEARING –
COUNCIL CHAMBERS**

Wednesday, February 22nd, 2012 at 7:00 p.m.

Call to Order: 7:04 p.m.

- Pledge of Allegiance.
- Roll Call

Present: Brian Colburn, Michael Freeman, Mayor Ken Merrifield, Tony Giunta, Powell Glenn, Marty Russo, Bob Sharon, David Veysey, Tim Stangroom, and Planning and Zoning Administrator, Richard Lewis.
Absent: Anthony Daniel, Brian Sullivan, and Ted Starkweather.

Councilor Sharon was seated in place of Councilor Starkweather. Member Veysey was seated in place of Member Sullivan and Member Stangroom was seated in place of absent voting member Daniel.

- Approval of Minutes:

❖ January 25th, 2012 Minutes

MOTION: Member Giunta moved and Member Sharon seconded to approve the minutes of the January 25th, 2012 Planning Board Regular Meeting. Member Stangroom stated that his name was misspelled under present and should be Stangroom and not Strangroom. All were in favor of approving the minutes as amended.

New Business:

- P12-04:** Alicia Street Realty, LLC, Owner; Neil Chadwick, Long Range LLC, Applicant; David Krause, LLS, Agent, request Site Plan Review approval and a Special Use Permit (SUP) to build a 42' x 120' light industrial manufacturing and electronics business on property located on Tannery Street, identified as Tax Map/Lot # 097-105-00, B-1 Zone (Low-Density Business and Commercial District).

MOTION: Mayor Merrifield moved and Member Sharon seconded to accept the applications of Long Range, LLC, for a public hearing for Site Plan Review approval and a Special Use Permit to build a 42' x 120' light industrial manufacturing and electronics business on property located on Tannery Street, identified as Tax Map/Lot # 097-105-00, B-1 Zone (Low-Density Business and Commercial District). All were in favor and the motion passed.

Neil Chadwick, owner of Long Range LLC, was present to speak. He indicated he is currently situated in the business center. He stated they are a solo manufacturing company, specializing in remote control devices for the shooting industry. He stated he moved into 20 Canal Street in 2006, and that he is looking for a building of his own as the business is growing, currently he has four (4) employees. He stated they are an electronics based company.

Mayor Merrifield indicated that he would like to visit the business some time if that was okay and Mr. Chadwick indicate that would be fine. Richard Lewis indicated that the plan has a building just a touch over 5000 square feet and asked if there were any changes to this plan and Mr. Chadwick indicated there were not.

Public Comment: None.

Board Discussion

MOTION: Mayor Merrifield moved and Member Giunta seconded to approve the Site Plan and Special Use Permit applications of Long Range, LLC, to allow the construction of a 42' x 120' light industrial

manufacturing and electronics business on property located on Tannery Street, identified as Tax Map/Lot # 097-105-00, and to allow the operations of this business in the B-1 Zone. The findings and conditions of this approval are consistent with the draft approval document provided to the Board for review. All were in favor and the motion passed.

Richard Lewis indicated that Mr. Chadwick was all set and that he could begin the submission of the building permit process to get this going.

Old Business: None.

Other Business

- Discussion on Bed and Breakfast's in the LP Zone.

Richard Lewis stated that he sent out in the packet last week a couple of different options as far as motions for the board. Since this was written, he received an email from and had a phone conversation with Attorney Paul Fitzgerald and given the length of time since the original public hearing last year and today, he recommended that the board set a new public hearing. He stated that this could be set for March 28th; however, he stated that on the table tonight was a memo with workshop meeting dates and regular meeting dates for the board to possibly schedule a hearing regarding a proposed expansion of an industrial building in the City. He stated he did receive an email late this afternoon from their in-house environmental supervisor hoping to come to the board at their workshop meeting on March 14th to start this presentation and do a conceptual discussion. Mr. Lewis stated that the board may want to schedule that public hearing for the Bed and Breakfast on the 14th and this hearing and then if there are no other applications, then the meeting on the 28th could be skipped.

Chair Colburn indicated that the board had already sent a recommendation to the City Council once and it was denied, and asked why the board is doing it again? Richard Lewis stated the package that went to the City Council for their meeting was a broad package of proposed zoning changes. The hearing that the Zoning Board held covered all of these zoning amendments. The Council voted to allow all of these amendments except for allowing the Bed and Breakfast in the LP Zone as a Special Use Permit. The language that was formulated, as far as the conditions that would apply to a Bed and Breakfast Special Use Permit were adopted, but it was just the inclusion of the SUP in the Table of Uses that wasn't. There was discussion about Webster Lake Water Quality and impacts, the resident who requested this change, came to him after this meeting and raised the issue of wanting to bring this to the table again for discussion. Richard Lewis indicated that if the Planning Board votes to send a positive recommendation on this amendment, that the memo to the City Council would have stronger language regarding the points.

Chair Colburn asked the members of the Council if this would see the same fate as last time, even with the memo with the stronger language. The Mayor indicated that the current council has seen significant turnover since this issue was considered and no future council is bound by the action of the past council. He stated that in general terms, as he recused himself from this issue initially and he would not be voting on this in the future either, but the proponent of this one zoning change that was denied by the council would like to have the issue revisited and this board embraced it unanimously.

Member Sharon indicated that at the same time that the council was hearing this change, the resident that had brought this forward was looking for an abatement on her barn and the board got confused between the two and denied it all. He state that if this came back on its own merit, it may be viewed differently.

MOTION: Member Giunta moved and Member Sharon seconded that the Franklin Planning Board Schedule a public hearing for March 14, 2012, at 7:05 p.m. on a proposed zoning amendment to allow Bed and Breakfast in the Lake Protection Zone through the issuance of a Special Use permit. All were in favor and the motion passed.

The mayor asked that Richard note that he is recusing himself.

- Discussion on Habitat for Humanity discontinuation of subdivision and building on a single lot.

Richard Lewis indicated that the Habitat project that has been sitting on the shelf for many years is proposed to see a significant change or approach. He stated there were members from Habitat present to speak. He stated they are looking at only building on one lot and is proposing a hammer head for a better and safer way of accessing the lot by City vehicles, especially for snow plow vehicles to turn around on this roadway.

Marilyn Deschenes and Jason Hicks were present to speak for Habitat. They stated that they cannot build affordable housing on a six lot subdivision with a new roadway. They stated they would be building a handicap accessible home on one (1) lot and will work with the city on creating the hammerhead.

MOTION: Mayor Merrifield moved and Member Giunta seconded that the Franklin Planning Board support and approve actions by the Planning and Zoning Administrator and the Municipal Services Director to plan for the redevelopment of the Habitat lot located on Dearborn and Proctor Streets and the creation of a hammer-head turn-around area that can be utilized by MSD vehicles. The Voluntary Lot Merger form shall be submitted, signed and recorded prior to any building permit being issued.

Chair Colburn asked if the plan was recorded Jason Hicks indicated that the plan was recorded.

All were in favor and the motion passed.

Public Comment: None.

Planner's Update

Richard Lewis stated that he pointed out the memo earlier on the industrial expansion. He stated he would be working closely with them on the permitting and letting them know the timing issues associated with the permits. Once they come in March there will be more details. Due to the size of the project, the site plan regulations require a formal public hearing with notice to the abutters and given some of the issues that may come up, the conceptual discussion and meeting with abutters will be good for the applicant and the board and the abutters.

It was indicated the meeting on the 14th is at 7:00 p.m.

Adjournment

MOTION: Mayor Merrifield moved and Member Giunta seconded to adjourn the meeting of February 22nd, 2012, at 7:35 p.m. All were in favor and the meeting was adjourned.

Respectfully submitted,

Angela M. Carey
Planning and Zoning
Assistant to the Administrator