

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

**Wednesday, March 14<sup>th</sup>, 2012 at 7:00 p.m.**

**Call to Order:** 7:02 p.m.

- Pledge of Allegiance.
- Roll Call

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

Absent: Anthony Daniel and David Veysey.

Member Stangroom was seated in place of Voting Member Tony Daniel.

- Approval of Minutes:

❖ February 22<sup>nd</sup>, 2012 Minutes

MOTION: Mayor Merrifield moved and Member Russo seconded to approve the minutes of the February 22<sup>nd</sup>, 2012 Planning Board Regular Meeting. All were in favor of approving the minutes as amended.

**New Business:**

- Amendments to the Franklin Zoning Ordinance, Section 305-13, Permitted Uses, Special Exceptions, and Special Use Permits, to add Bed & Breakfast as a Special Use Permit in the Lake Protection district and add conditions for this use.

Mayor Merrifield recused himself. Richard Lewis stated that there is only one zoning amendment that the board is approving tonight is the addition of SUP in the Lake Protection Zone. He stated that the previous language has been approved by the council. He stated that he did pass out this evening a draft motion with four possible reasons for the change to be approved.

Public Comment: No one was present to speak.

**Board Discussion:**

There was some question about signage, it was indicated that letter B, b limits the amount of signs to 1.

Richard Lewis asked if the board felt there were any changes that need to be made to the motion or recommendations to send a positive recommendation to the City Council.

**MOTION: Member Russo moved and Member Giunta seconded that the Franklin Planning Board send a positive recommendation to the City Council to amend the Zoning Ordinance, Section 305-123 to allow Bed and Breakfast as a Special Use Permit**

**activity in the Lake Protection Zoning District for the reasons outlined at the 3/14/12 hearing, with the reasons for the positive recommendation being:**

- 1. The conditions and requirements contained in the existing zoning language of Section 305-23 contain adequate safeguards to protect the environmental integrity of Webster Lake.**
- 2. The conditions and requirements relative to the layout of the property will ensure that there is adequate parking to allow the site to function in a safe manner.**
- 3. The requirement listed as 305-23.B.m ensures that all factors necessary in order to protect water quality for the lake can be considered by the Planning Board.**
- 4. The ability of the general public and any concerned abutters to comment on any Special Use permit Application also helps ensure that all points of view are taken into account as the Planning Board weighs the merits of a specific application.**

**All were in favor and the motion passed.**

- **P12-05:** A Design Review Phase Hearing for Webster Valve Incorporated, C/O Watts Regulatory- Webster Valve Division, Owner; Watts Regulator Company Applicant; Foundry Solutions and Design, Agent; request Site Plan Review approval and to build a 30,000 square foot foundry operations addition (This foundry will include standard operations like core-making, melting-pouring, cut-off and finish work of low-leaded bronze material) on property located at 583 South Main Street, identified as Tax Map/Lot # 101-003-00, I-1 Zone (Industrial District).

**MOTION: Mayor Merrifield moved and Member Sullivan seconded that the Franklin Planning Board accept the Design Review application from Watts Regulator Company for a public hearing. All were in favor and the motion passed.**

Memo was given to the board to outline this type of application, for the board and public to ask questions and give overview.

Present to speak for the application was Tyler Stone, Director of Operations from Watts Regulator. Mr. Stone then explained the plans to the board. He stated that Congress recently passed laws regarding the reduction of lead production. He stated that the new law goes into effect in January of 2014, that 80% of the volume will change to the reduced lead and that they want to be in production and ready for the new production. He stated immediately 10-15 jobs will be created, with the start of production in 2013, and that more jobs will be created as both foundries get filled.

Mr. Stone stated that the company's investment is \$11 million, and the square footage being added to the building is 30,000 to 33,000 square feet. Mr. Stone stated that the area of the lot that will be affected is 50,000 square feet, which is now a parking lot. The target completion is January of 2013. He stated they will be ready with a full site plan for the May workshop meeting.

Mayor Merrifield indicated the time frames seem tight and asked if they were satisfied with the May meeting date for their formal hearing. Mr. Stone stated it will take time to get stamped drawings completed and that they believe they can have them done and submitted by the April 18<sup>th</sup> deadline date for the May workshop meeting date of May 9, 2012.

Member Freeman asked if the operations that have been alluded to are already being done on site and Mr. Stone stated that they are, except for the pouring.

Member Starkweather indicated that the new building will be state of the art, with the latest and greatest, and that they are utilizing an existing paved area. He asked if there will be pavement around the new building. Mr. Stone stated that he believes that there will be, as there already is, for the fire access roadway to access the building.

Member Starkweather asked about noise. He stated he has been approached with concerns on the noise. Mr. Stone stated that they are working on the noise issues, and they are going to be doing an abatement on site, but they don't have all the answers currently. Member Starkweather indicated that this is the biggest concern of the abutters, and Mr. Stone stated they will try and mitigate this.

Member Stangroom asked how close the building will be to the property line and if natural vegetation will have to be removed. Mr. Stone then showed him the area on the plan as to where the building would be going. Richard Lewis stated the area to be utilized for the addition is currently the southwest parking lot area that is currently only used for storage, as the employee's park in the nook in the middle of the buildings. Mr. Stone stated that this is correct. He indicated that these storage trailers will be moved and he is hoping they won't need them once the new building is up.

Richard Lewis asked if they could give an outline of the DES and Federal permits they have. Mr. Bryan Anderson, of Watts, indicated that the permits are Stormwater Management from EPA, Air Quality from EPA, and Hazardous Waste Permits from the State.

Chair Colburn asked if the site was a CAT site and Mr. Anderson stated that historically the site is, as they have capped instead of removing certain items. He stated they have very strict guidelines regarding excavating, digging or construction. Richard Lewis asked if the construction is over seen by DES and Mr. Anderson stated that they have an Environmental Consultant on site.

Richard Lewis stated that since this has been put on his plate, he has had constant conversations with Bryan Anderson. He stated he is meeting at the site with them tomorrow morning and will keep the process moving forward so that then the application is submitted there will be few or no missing parts.

#### Public Comment

George Dzujna, resident and City Councilor for Ward 1. He stated the concern brought to him and expressed by him is noise. He stated that as a councilor and resident he wanted to thank them for the new business being brought into the City. He stated that from 127 and Sterling Drive you can hear the noise from the baghouses. He asked if when this facility comes in if the old baghouses will be removed and asked what kind of protection from the noise they can offer.

Bryan Anderson stated that the ventilation unit is old and is tough to maintain. He stated they are upgrading it and trying to maintain it and it most likely will be replaced. He stated that they are putting mufflers in place which should reduce the noise by 50-60%. He stated the new equipment will be new technology that will be a lot quieter.

Mr. Stone stated that the new addition will be on the southwest portion of the lot, away from the roadway. He stated they are going to try and baffle the noise, plant trees, there will be new technology used, modifications will be done and the new plan will be more holistic.

Mike Mullavey, an abutter, was present. He stated that he is the closest abutter and he supports the project 100%. He stated he is also an employee, that this addition will be great for the economy and will keep

production in the United States. He states that Bryan Anderson has been fantastic to work with as far as the noise. He stated regarding the baghouses they are working to get them quieter.

#### Board Questions

Member Colburn asked about noise models. He stated that at the last meeting the noise information was submitted and he asked the board if they feel it is fair to use the numbers submitted for the last meeting. Bryan Anderson indicated they do have the information from the prior meeting.

Member Stangroom asked how many of the baghouses they have received approval for have been constructed. Mr. Anderson indicated the total approval was for 13 and they have installed 1 new one thus far.

Member Colburn indicated that storm water issues need to be addressed at the site and off the site.

Richard Lewis asked if they were looking at coming in at the May 9<sup>th</sup> workshop and Mr. Stone stated they were, and that would put the deadline date the week of the 20<sup>th</sup>.

Member Colburn asked if any waivers would be requested and Mr. Stone indicated none that he is aware of.

**Old Business:** None.

**Public Comment:** None.

**Other Business:** None.

#### **Planner's Update**

Richard Lewis stated that a presentation has been done by Todd Workman regarding the easements and neighborhood septic. This is moving forward and they have a meeting at the end of the month with VHB and DES.

Brian Colburn indicated that there is no meeting on the 28<sup>th</sup> of March.

#### **Adjournment**

**MOTION: Mayor Merrifield moved and Member Starkweather seconded to adjourn the meeting of March 14<sup>th</sup>, 2012, at 7:48 p.m. All were in favor and the meeting was adjourned.**

Respectfully submitted,

Angela M. Carey  
Planning and Zoning  
Assistant to the Administrator