

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

**Wednesday, May 9<sup>th</sup>, 2012 at 7:00 p.m.**

**Call to Order:** 7:01 p.m.

- Pledge of Allegiance.
- Roll Call

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

Absent: Anthony Daniel and Michael Freeman.

Member Veysey was seated in place of absent Voting Member Michael Freeman. Member Stangroom was seated in place of absent Voting Member Tony Daniel.

- Approval of Minutes:

❖ March 14<sup>th</sup>, 2012 Minutes

MOTION: Member Starkweather moved and Member Giunta seconded to approve the minutes of the March 14<sup>th</sup>, 2012 Planning Board Regular Meeting. All were in favor of approving the minutes.

**New Business:**

- **P12-06:** Webster Valve Incorporated, C/O Watts Regulatory- Webster Valve Division, Owner; Webster Foundry Corporation, Owner; Watts Water Technologies, Inc., Applicant; GZA GeoEnvironmental, Inc., Agent; T.F. Moran, Inc., Engineer; request Site Plan Review approval to build a 33,000 square foot expansion of existing foundry to construct a new low-lead foundry. Expansion includes additional paved access-ways and driving surfaces for trucks and fire access, a stormwater treatment swale and associated conveyances and limited parking areas to supplement the site wide parking capacity at the Watts Franklin Campus. A waiver from certain requirements of the Site Plan Regulations (landscaping and stormwater management design) is being requested. The property is located at 583 – 585 South Main Street, identified as Tax Map/Lot #'s 101-002-00 and 101-003-00, I-1 Zone (Industrial District).

**MOTION: Mayor Merrifield moved and Member Starkweather seconded that the Franklin Planning Board accept the application of Watts Water Technologies [P12-06] for consideration through a public hearing process. All were in favor and the motion passed.**

Richard Lewis stated that there is a minor modification, which reduces the amount of wetlands impacts, which brings the size of the building from 33,000 square feet to 27,000 square feet.

Tyler Stone, Director of Operations for Webster Valve, was present to speak. He stated the Site plan is for an extension onto the existing foundry, which would be for no lead manufacturing, due to the Lead

Free plumbing requirements for the Safe Drinking Water Act. He stated they are attempting to get the building done by February of 2013, when this act goes into effect so that operations are not affected.

He stated the building is an 11.5 million dollar investment, which will offer 15 new jobs. He stated that during the building process, there would be approximately 100 different contractors employed. Down the road he hopes the company will become more competitive, as this is a chance to get all new equipment and to be a leading edge foundry.

Kenneth Boivin, from GZA, was present to speak. He stated that he has worked with TF Moran on the plans for this project. Initially the building was larger, but has been cut back from 33,000 square feet to 27,000 square feet. The footprint was made smaller to accelerate the project, as there will be less of an impact to wetlands, so they can now get an expedited Minimum Impact permit. He stated the building has been shortened 40' north and south, and shifted 10' to the east to keep the building out of the wetlands. The building will now be 180' x 150', with paved access ways, concrete equipment pad, stormwater swales and limited parking as there is already ample enough parking. The building needs to be connected to the existing building and this limits the impact to wetlands.

He stated the area that the building is proposed for has an Activity and Use Restriction (AUR), due to the existing asphalt cap that is in place. The Activity and Use Restriction is recorded with the deed. This project replaces the asphalt cap with a concrete pad and uses the existing developed areas, which fits into the existing topography.

The Site Plan is consistent with the City regulations. The lighting is consistent with the Site Plan Regulations, in that they are using dark sky fixtures where applicable. They are proposing no landscaping and have applied for a waiver. They are also asking for a waiver from stormwater, as the stormwater management plan they are requesting will be a swale on the back side of the building, which will bring water southeasterly to the existing stormwater collection area. Catch Basins are proposed and there are no increases in the flow rates. It was indicated the existing area is paved and now will have a building. The building will have less sediment, as it will be clean roof runoff and not pavement run off with salt, sand and other materials.

Mr. Boivin stated that most of the project sits in the AUR footprint. Based on the restrictions that have been set for this area, they can't contain wetlands in this area.

Mr. Boivin stated that the proposal meets the intent of the regulations; there will be improved stormwater management and less paved surface. Utilities exist and can be easily extended, and will be carried underground.

Mr. Boivin indicated that originally the wetlands impact area was 20,000 square feet, and now it is down below 10,000 square feet. He is hoping that while they are waiting for the State Permit that they will be able to start building. He stated that besides the wetlands impact permit; they are also applying for an EPA construction permit for the stormwater pollution management during construction.

Mr. Boivin stated that regarding the outside review, he knows that the Planner, Richard Lewis, is asking for the board to waive this requirement for the reasons he outlined in his memo. He is asking for the board's approval on this.

Bryan Anderson, the Environmental Engineer at Watts, was present to speak. He stated that he is working with the neighbors on noise. He stated that the existing equipment in and out of the building is dated. He stated that the new equipment would not be as loud as the existing. He stated they are trying

to be good neighbors and keep an open line of communication with the neighbors. He stated they are looking at putting silencers on the bag houses and trying to find new technology they can incorporate into the older systems. The new foundry will have new technology; it has been placed on the lot furthest away from the residential homes. He stated he has spoken with Mr. Mullavey about barriers and plantings. He stated that some trees may have been removed that will be replaced. He stated the noisy aspect is the pulsation of the bag houses, when cleaning the screens of sediments, and they are working on this and a possible different process.

Mr. Boivin stated that he worked at Watts 10-15 years ago. He stated to the board that he is looking for a few approvals from them, being: 1) Approve site plan without outside review; 2) grant the two waivers; 3) that the board allows the Planner to approve the revised plan with the new reduced building on it and not make them come back to the board with the revised plans; and, 4) that the wetlands permits and the building permit not be tied together so that the building permit can be issued without the wetlands permit being in place.

Chair Colburn asked if any additional baghouses would be put in with the new plant. Mr. Stone stated there would be four, which would be on the portion of the new building, furthest away from the neighbors, on the backside of the plant. He stated they are approved by the Zoning Board of Adjustment for a dozen more stacks. Chair Colburn stated it would be good if the new plan showed the location of the baghouses on it.

Richard Lewis stated that once the new plan is in and reviewed, he will submit a new modified approval with the plan sheet information updated and then a copy will be kept in the office.

Member Starkweather asked about the roof drains and if they would be tied to the underground system. Mr. Boivin stated there will be gutters and down slots that will go into the underground existing system located on the southern side of the property.

Member Starkweather asked if the existing baghouses that are making all the noise are being replaced. Mr. Stone stated they are not scheduled to be replaced currently, that the equipment for the new foundry should help.

Member Starkweather indicated that recently there has been a lot of foundry noise and asked if this was from Watts. Mr. Stone stated there are a lot of foundries in the area and he is not sure if the noise is from the other foundries or Watts, but that he would have the existing stacks looked at to see if there is anything they can do.

Richard Lewis asked about the language of the Activity and Use Restriction, and if the paved surface is being disturbed who will oversee this and look at the amount of disturbance and how it is treated and managed. Mr. Boivin stated a soil management plan will be needed to be developed and overseen by an Environmental Consultant. Mr. Lewis asked about the soil that is disturbed and if it would be removed from the site after. Mr. Boivin stated the soil would be removed from the site, and this will be clearly established in the soil management plan. He stated they will make sure this is done properly.

Mayor Merrifield asked if the reduction in size was in anticipation of the DES application. Mr. Boivin stated that it was not, he stated that it was due to the time and complicated nature of mitigating the wetlands. Mr. Stone stated that it was the right thing to do, that they were able to do it and that the plan is a very good plan. Mayor Merrifield asked how this would impact the business operations and Mr. Stone stated that it will not change the flow of the process of the new foundry.

Public Comment: None.

Board Discussion

**MOTION:** Member Sullivan moved and Member Starkweather seconded that the Franklin Planning Board approve the requested waivers from the Site Plan regulations and in support of the waivers the Board finds that the overall site characteristics create an unnecessary hardship to install landscaping and to require conformance to the stormwater design requirements and the waiver is not contrary to the intent and spirit of the regulations; and, the existing Activity and Use Restriction does not allow for the infiltration of stormwater into the ground, thus the stormwater requirements in the regulations cannot be met absent a waiver. All were in favor and the motion passed.

Richard Lewis stated that based on the discussion by the board this evening that he recommends the following changes to the findings and conditions set forth in the draft approval document:

- 1) That #7 be changed to read: “The applicant is responsible for obtaining any applicable state or federal permits relating to stormwater, air quality, or other related subject matters. Copies or other evidence of any such permit received for the project shall be provided to the Planning Office.
- 2) That a condition be added that: “The applicant is permitted to initiate site work and construction activity prior to the issuance of the DES wetland permit as long as no work will be performed within any jurisdictional wetland area.
- 3) That a condition be added that: “A copy of the Soil Management Plan, developed in conformance with the recorded Activity and Use Restriction, shall be submitted to the Planning Office.
- 4) That in condition number 4 the wording “for the mowing of and upkeep” would be removed.
- 5) That the following finding be added: “The Board recognizes that the applicant was granted a variance by the Franklin Zoning Board of Adjustment in 2009 to allow for the installation of new bag house and stack components that would exceed the 65-foot height limit contained in the Zoning Ordinance. The facility expansion proposed under this Site Plan application will include some new bag houses and stacks that were approved under this variance.

**MOTION:** Mayor Merrifield moved and Member Sullivan seconded that the Franklin Planning Board issue a Conditional Approval of the Site Plan application of Watts Water Technologies for the construction of a proposed 27,000 square foot building expansion and all associated improvements. This approval is consistent with the draft approval prepared by the Planning Administrator and submitted to the Board for review and consideration, and is consistent with any revisions to the draft made by the Board at the May 9, 2012 hearing. All were in favor and the motion passed.

Old Business: None.

Public Comment: None.

Other Business: None.

Planner’s Update

It was indicated that there is no meeting on May 23<sup>rd</sup>.

Richard Lewis stated that the office received a Special Use Permit application from Bronwyn Asplund-Walsh for the June 27<sup>th</sup>, 2012 meeting, for a bed and breakfast. He stated there may be one other application, being a subdivision for Workman. He stated that as the board is aware, they have received a grant from DES and have been before the board for a few subdivisions. He stated they have been struggling the last couple of months to finalize the easements and other items. He stated the design work is at a halt and they are working hard to get back on track.

Richard Lewis stated that he has been working with Brian Colburn and McFarland Johnson to finalize issues for the downtown project. He stated they have submitted a change work order to DOT and DOT had a few questions that have been answered. Final approval should be granted shortly to finish items, which include a new route detector, and a new trip device for the fire department for safer intersection travel for safety apparatus, and to redo the sidewalk on the north side of Central Street.

He stated that Wyman has been made aware of the class day period being on June 11<sup>th</sup>, at 1:00 p.m., to make sure that everything is completed or pretty buttoned up by then.

Richard Lewis stated that he did prepare a council update, which was approved this past Monday, to utilize funds in the transportation fund, up to \$5000 in case it is needed.

### **Adjournment**

**MOTION: Mayor Merrifield moved and Member Giunta seconded to adjourn the meeting of May 9<sup>th</sup>, 2012, at 7:51 p.m. All were in favor and the meeting was adjourned.**

Respectfully submitted,

Angela M. Carey  
Planning and Zoning  
Assistant to the Administrator