

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

Wednesday, September 26th, 2012 at 7:00 p.m.

Call to Order: 7:02 p.m.

- ❑ Pledge of Allegiance.
- ❑ Roll Call

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

Absent: Tim Stangroom, Brian Colburn and Anthony Daniel.

- ❑ Approval of Minutes:

❖ August 22nd, 2012 Minutes

MOTION: Member Sharon moved and Mayor Merrifield seconded to approve the minutes of the August 22nd, 2012 Planning Board Regular Meeting. All were in favor of approving the minutes.

New Business:

- ❑ **P12-12:** Annette M. Moody Irrevocable Trust, Owner; Arthur Moody, Applicant; Paul Delaney, LLS, of Delaney Group, LLC, Agent; requests Subdivision approval to subdivide an approximately 94 acre lot, creating one new lot that will be 8.3 acres, leaving the existing lot at approximately 85 acres on property located at 24 Calef Hill Road, Tax Map/Lot # 133-401-00, Map # J9, R-1 Zone (Low-Density Residential District).

MOTION: Mayor Merrifield moved and Member Starkweather seconded that the Franklin Planning Board accept the application of Arthur Moody for a public hearing. All were in favor and the motion passed.

Paul Delaney, along with Arthur Moody, was present to speak. Mr. Delaney stated they are removing the area of land that includes the house and accessory structures from the remaining 85 acre larger tract.

Mr. Lewis indicated that an abutter had called earlier in the day, inquiring about the plans for the other 85 acres. Mr. Moody stated that he has no plans for the remaining lot, he will be maintaining ownership of it and that some day it will be given to his kids.

Public Comment: None.

Board Discussion

MOTION: Mayor Merrifield moved and Member Starkweather seconded that the Franklin Planning Board approve application P12-12 for the Moody Irrevocable Trust for a subdivision to create a new lot on Calef Hill Road. The Board issues this approval consistent with the draft Approval Decision prepared by the Planning and Zoning Administrator and submitted to the Board for review. There weren't any modifications to this draft by the Board. All were in favor and the motion passed.

- ❑ **P12-13:** David C. Sinclair Revocable Trust, Owner (Tax Map/Lot # 015-403-00, 160 Lake Shore Drive); Todd M. Workman, Owner/Applicant (Tax Map/Lot # 014-401-00, Lake Shore Drive); Eric C. Mitchell & Associates, Inc., Agent, request a boundary line adjustment for two properties, identified above, located on Lake Shore Drive. Both

properties are located in the LP Zone (Lake Protection District). Lot 015-403-00 will be increased in size from 5.0 acres to 46.89 acres and Lot 014-401-00 will be decreased in size from 243.59 acres to 201.70 acres.

MOTION: Member Giunta moved and Member Sullivan seconded that the Franklin Planning Board accept the application of Todd Workman for a public hearing. All were in favor and the motion passed.

David Sinclair was present. He stated that he has nothing further to add, that he is purchasing the land from Workman and that the land is all conservation land.

Public Comment: None.

Board Discussion

Richard Lewis stated that the question came forward today on whether there were any outstanding issues regarding the 260 acres. Mr. Lewis stated that Mr. Workman has come before the board 3-5 times now, but that all plans have been recorded and there aren't any outstanding issues.

Mr. Lewis indicated that just east of the house, the City will begin the work for the restoration of wetlands and the drainage work. The City received grants from DES for the improvements. A contractor is now on board and the work should begin within 10 days to 2 weeks, for the wetland mitigation. Richard stated additional funds have been received as well for work on the easements.

MOTION: Member Sullivan moved and Member Starkweather seconded that the Franklin Planning Board approve application P12-13 for the Workman and Sinclair Boundary Line Adjustment. The Board issues this approval consistent with the draft Approval Decision prepared by the Planning and Zoning Administrator and submitted to the Board for review. There were no modifications to the draft. All were in favor and the motion passed.

❑ **Conceptual Discussion on a proposed subdivision:** Wayne E. Burgess, Owner, property location is 725 Salisbury Road, identified as Tax Map/Lot # 046-403-00, C Zone (Conservation District). Lot requirements are 5.17 acres and 400' of frontage on a City maintained and accepted roadway.

Wayne Burgess was present to speak. He stated the lot is 83.1 acres. The proposal is to subdivide the lot into three remaining lots, to be 61.8 acres, 11.3 acres and 10 acres. The sizes of the lots could change by an acre or so, that he has someone interested in lot 3 (10 acres) who is looking at putting in a garden and no house if they are able to. He wanted to come before the board to make sure there were no special concerns or issues they foresaw. He also asked if there were any special notes that were necessary for Salisbury. Richard Lewis stated that abutter's notices would go to the abutters who reside in Salisbury, but that no special notification to the town of Salisbury is necessary.

Mr. Burgess stated that he has been in contact with the State regarding the need for 3 curb cuts and they didn't foresee any problems. He stated that no tests pits will be necessary due to the size of the lots.

Richard Lewis stated that he would like feedback from the board on whether they see a need for the entire remaining 62 acres to be surveyed for topography or not, as this is a large additional fee. Mayor Merrifield stated that due to the size of the lots, he doesn't see any problems and indicated that he did see that there was a need to survey the entire lot. Member Sullivan asked if the board needed to move tonight to grant the waivers and Mr. Lewis stated this cannot be done until a formal application has been submitted and public hearing process has begun.

Mr. Burgess stated that hopefully he will be back on the agenda next month for approvals.

Old Business

Richard Lewis stated that regarding the Brownfield Grant of \$200,000 received from EPA, the RFP has been sent out to three companies and the bids are due back a week from Friday. He anticipates that in the fall/winter the public hearings

and the planning work will commence, which includes the creating of protocols and procedures for the cleanup, they will keep working with EPA and our project officer from EPA and begin next spring. He stated the cleanup is complicated due to the fire that took place and destroyed the 2 unit home in late June, but they will work with EPA on the cleanup of the apartment debris as effectively and efficiently as possible.

Public Comment: None.

Other Business

Member Starkweather asked Brian Sullivan to give an update on the water projects that are going on in the city. Brian Sullivan stated that the city has been working for several years now on a number of improvements that were identified in the engineering report done by Hoyle Tanner in 2003. The biggest thing was the water treatment facility. The City leveraged some money, with two grants, one through the USDA, being almost 50% of the 7.2 million dollar project associated with the water treatment plant. The river crossing pipe line that delivers raw water from Franklin Falls well to the treatment plant and a finished water return line to east Franklin, which would give us a third river crossing as recommended, is complete. This was one component of the project.

The Hill Road water main replacement, almost 4500 linear feet of 12" water main on Hill Road to the water treatment plant, starting a little up on Hill Road from Robert's Market, was completed late last fall.

The third biggest thing associated with this project was the treatment plant itself; the plant was online July 9th. He stated substantial completeness of the plant has not been declared. They are going through a punch list, and there are a lot of punch list items associated with the building which is typical of a closure of a grant loan application. The punch list is being worked on and it will be a good year before all the items are attended to, and that is the time frame it typically takes for a building.

The building has been running since July 9th, and they are taking 98-99% of the Iron and Manganese out of the cities drinking water, using a filter made up of green sand plus. It is proving to do what it was meant to do. He stated he hasn't had one water complaint since the plant has been up and running and he used to average about 10-12 a week. Flushing will take place in the fall that will eliminate a lot of the residual. He stated they saw immediate results when the plant went on line. He stated some of the problems they are still having are as a result of the dead ends where there is no flow of water, but once the lines are flushed in October it should eliminate most of the residual Iron and Manganese in the system.

He stated that they also received a 40% grant from DES, of 3.1 million dollars for a combination of projects. The first and primary purpose and component of this grant loan is to replace both West Franklin Water Tanks. The bids came in on the two tanks at 1.8 million, which is substantially lower than expected. The balance, of 1.3 million, will be used to complete a portion of the loop from Chance Pond Road to Kimball Road to Lawndale, back to Route 11 and back down to Route 3A, namely Chance Pond Road and Kimball Road. This route was recommended 10-15 years ago, to increase the water flow and fire protection for all of West Franklin. The balance of the loop, which is a fourth component of the USDA money, which was awarded to the City, will replace the water main on Route 11 and Lawndale Avenue, this preconstruction meeting is happening next Tuesday. He stated he is hoping to get some pipe in the ground this fall, depending on how things go, starting on Route 11 and then a piece of Lawndale this fall. In the spring, they would pick up Lawndale if it isn't already finished, and then Kimball and Chance Pond Road.

As far as the tanks go, Salisbury Road tank is off line, and went off line about a month ago, it is down, the area is prepped and Natgun was awarded the bid. This is well under way, they have been forming the tank floor, which has been poured and the flooring is going into place. Construction will begin on that and it should be up mid November and back on line by the end of November. He stated the North Main Street tank will be done first thing in the spring, along with a water main that has been problematic that runs from Hill Road up to the North Main Street tank, which is about 800-1000 feet of pipe to this tank.

He stated they have leveraged a lot of grant money, with a rate increase in 2007, and this has enabled them, as well as expiring bonds that the City had for 2013, to do all this work. He stated 7.2 million and 3.1 million is 10.3 million dollars

worth of water main improvements. The plant was 3.2 million, so the rest of it is basically associated with the distribution system.

Brian stated that the Franklin Falls well currently has no back-up power. As part of the USDA project, the well is getting all new electric in this pumping station, a new pump, well rehabilitation and an emergency generator.

He stated that by this time next year all of these projects should be wrapped up. When they are done, the City will have all its booster stations, as well as its well sites having back up power with generators, which they have never had before, along with the treatment plant. He stated they have targeted some other improvements as they have gone along. He stated they are basically at the water main distribution, Terrace Road and some other problem areas, which is ongoing. The water main dates back to 1890, so they are in the process of doing a capital efficiency plan on both the water and sewer systems. The capital efficiency plan is actually going to target the areas where there have been problems, as well as the age and condition of pipes. This will be the basis of water main distribution pipe replacement well into the next 30-40 years. There is no way it can all be done right of way, but at least this way they will have a game plan or systematic approach to water main replacement.

He stated that Richard has been having the assessor's maps done, which is a very important component. The City has never had updated assessment maps, and the work is being done with Cartographics, who does most of the mapping in the State, they use the Granite Fly Over that was just done, by DOT. The City will have a base map that is to scale, which has never happened.

Along with the assessor maps updates, a lot of data collection has been done matching deeds to the data collected and the Water Department and Cartographics did data collection on the water system, sewer system and the storm water system. They went out with GIS and did locations of all curb stops, gates and valves, tanks, water main infrastructure components and sewer manholes, and data collection on all the storm drains. This is the first step for the GIS system.

This data is being put together on paper, to get a game plan regarding water, sewer and storm water, as within 5 years there will be a complete turn over at MSD.

Brian indicated his goal is to have all this information in the new water treatment plant. There is a building commissioning on October 13th, from 9:00 a.m. to 12:00 p.m. with the commissioning of the building at 11:00 a.m. The goal when you go through the plant is it is designed for the future; it is oversized to take more filtration vessels in the future. The building itself will last a couple hundred years. The building is in a fault zone so it was built so that it is seismically designed, so the slab floats. The building is oversized, as they were looking at the future of the water department and to put all the GIS information in this building. The long term would be all this data to go with a multilayered system so that any department could pull up a map and have all the layers with property lines, all the utilities that serve the lot, as well as any other information that is needed. You could have 15-20 layers for each property, from property survey to whatever else the City wants to put on it.

He stated he could talk about sewer a lot more, but that is a discussion for another meeting.

Richard Lewis stated that the driving force on the mapping is the State and Federal permits require mapping that needs to be GIS formatting. Mr. Sullivan stated that the application process gets more complex every day. He stated there are too many laws and too many regulations, anyone with public water and sewer system the federal government holds the permits to discharge.

Member Giunta asked what the final goal for the property on South Main Street is and Mr. Lewis stated this was the Brownfield Grant information that was discussed earlier. He stated bids are out for the cleanup and stabilization of the lot, the garage will be removed, the barn is in remarkable shape and could be left and rehabilitated or someone could purchase it and remove it for relocation to another site. He stated the property could be redeveloped for mix use of commercial and office space. Brian Sullivan stated that this is one of the only barns in the State that is loaded from the top level.

Planner's Update

Adjournment

MOTION: Member Giunta moved and Member Sullivan seconded to adjourn the meeting of September 26th, 2012, at 7:38 p.m. All were in favor and the meeting was adjourned.

Respectfully submitted,
Angela M. Carey
Planning and Zoning
Assistant to the Administrator