

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

Wednesday, October 23rd, 2013 at 7:00 p.m.

Call to Order: Chair Colburn called the meeting to order at 7:04 p.m.

- Pledge of Allegiance
- Roll Call

Present: Mayor Ken Merrifield, Brian Colburn, Anthony Giunta, Ted Starkweather, Michael Freeman, Powell Glenn, Tim Stangroom, Jo Brown and Planning and Zoning Administrator, Richard Lewis.

Absent: David Veysey, Brian Sullivan, Kirk Johnston and Tony Daniel.

Member Giunta was seated in place of absent voting member Tony Daniel. Member Brown was seated in place of absent voting member Brian Sullivan.

- Approval of Minutes:

❖ July 31st, 2013 Minutes

MOTION: Mayor Merrifield moved and Member Giunta seconded to approve the minutes of the July 31st, 2013 Planning Board Regular Meeting. All were in favor of approving the minutes as submitted.

New Business:

- P13-04:** Michael D. Dion and Bianca T. Dion, Owners; David B. Krause, LLS, Agent/Engineer, requests Subdivision Approval to create one new lot from an existing lot, located at 28 Ward Hill Road, identified as Tax Map/Lot # 114-404-00, RR Zone (Rural Residential District). The lot is 10.047 acres, the existing house and lot would be 7.832 acres with 234.16' of frontage and the new lot would be 2.197 acres with 259.37' of frontage (the zone requirements are 225' of frontage and 1.5 acres per lot).

MOTION: Member Starkweather moved and Mayor Merrifield seconded that the Franklin Planning Board accept the application, referenced as P13-04, from Michael and Bianca Dion for a proposed subdivision located on Ward Hill Road. All were in favor and the motion passed.

David Krause was present to speak for the applicant. He stated that the lot is 10.047 acres, located on the north side of Ward Hill Road. There is an existing house on the lot and out buildings on the rear of the lot. A new lot would be created to be 2.197 acres and the existing home and buildings would be on 7.832 acres. The new lot would share the existing driveway and no new access will be added to Ward Hill Road.

Mr. Krause stated they are asking for a partial waiver from topography for the back portion of the lot. He added that two other waivers are requested: for the 4-1 ratio and Stormwater Management. The property has good soil that retains water and there is no runoff from the lot. The water is absorbed into the ground before it reaches the brook on the lot.

Mr. Krause stated that even after taking out the area for steep slopes and wetlands, that both lots will still have at least the minimum area requirements of 1.5 acres.

Questions from the Board

Mayor Merrifield asked if Mr. Krause had seen the findings and conditions as proposed by Mr. Lewis. Mr. Lewis stated what is in the bold are the changes that were integrated based on discussions with the Fire Department. Mr. Lewis stated that this decision is pretty much the boiler plate decision on this type of property.

Member Giunta asked if the well on the southern portion of the lot will be by an intermittent stream. Mr. Krause stated most runoff fades into the ground, but some does follow this area. Member Giunta indicated the reason for his concern is currently he is working on a project where the well has been contaminated by standing water due to the same type of intermittent stream. He stated they may want to avoid this area and move the well location to avoid this problem. Mr. Krause stated he has spoken with the applicant about this, that they will take this information into account and most likely will be changing the location of the well.

Public Comment: None.

Board Discussion

Member Starkweather asked about the location of the leachfield. Mr. Krause stated that on the plan there is a 4,000 square foot area shown that is suitable for the leaching, that they are required by DES to show a suitable area, that this area is very large and can accommodate the house location as well as the septic and leachfield.

Member Colburn asked if a geometric definition of the driveway easement should be required or if the wording in the deed would suffice. Mr. Lewis stated that note #9 addresses this. Mr. Krause stated they were going to delineate the location on the plan, but with the topography shown it was hard to read. He stated if the board would like, for the final plan they can remove the topography and put in the information on the easement. Richard Lewis stated that this is a good idea and will be easy to see in case of issues in the future. There was no objection by the board that the topography is removed from the final plan and the easement be placed on the plan.

Richard Lewis stated he would add a condition to the decision that states: *The Mylar plans presented for signature and recording shall contain the designation of the easement for the driveway across Lot 404-01 as referenced in Note 9 on the plan.*

MOTION: Mayor Merrifield moved and Member Starkweather seconded that the Franklin Planning Board approve the proposed subdivision of Michael and Bianca Dion for their property located on Ward Hill Road. The project is referenced as P13-04. The findings and conditions approved by the Board are consistent with the draft decision prepared by the Planning Director, with modifications approved by the Board as a result of the discussion at the public hearing. All were in favor and the motion passed.

Old Business: None.

Public Comment: None.

Other Business

- Brief discussion on the Master Plan

Richard Lewis stated that Angie put on the tables tonight a power point presentation that was sent via email from Member Freeman. He stated there are good thoughts in this presentation. Mr. Lewis stated that at the November meeting the board can kick around some time frames and schedules and that after the holidays (the first of the

year) the board will start holding the public hearings and pulling information for the update. He stated he spoke with Jim Aberg, from FBIDC, who did a presentation to the City Council on a recent survey they did and the answers from the residents. He stated that either Jim or Denise Sharlow could come into the vision meeting and present the information and maybe this information can be integrated into the Master Plan. He stated the board could use the survey's results rather than doing another survey.

Member Freeman stated that the board should set a target date for the completion of the project. Mr. Lewis stated that the September 2014 date that Mr. Freeman gave in the presentation seems appropriate. Mr. Lewis stated that he will work with the different city departments on their sections of the master plan.

Planner's Update

Richard Lewis stated that the November meeting is being held early, on November 13th, due to Thanksgiving. He stated the deadline date was today and two applications were received. The first application is for the relocation of R&D Paving from downtown to the location of the Windmill II restaurant on South Main Street. The second application is for an addition of approximately 1,900 sq. ft. to an existing building on Industrial Park Drive.

Mr. Lewis stated the Brownfield project is moving along for 599-601 South Main Street. The RFP was put out for the removal of the garage building and three bids were received. Novice Engineering and Mr. Lewis are going to sit down with Spear Brothers tomorrow and go over the issues and hopefully sign a contract next week, with the project starting within ten days. He stated that EPA is paying for the demolition of the garage and the removal and abatement of materials within the garage area; however, they are not paying for the removal of the barn. He stated the town of Belmont is interested in the barn and hopefully there will be no fees to the City for the removal and reuse of the barn. Mr. Lewis has reached out to Alex Ray of the Common Man on the removal and reuse of the barn as well.

Mr. Lewis indicated that since the board last met there have been some discussions with the church and Eastern Properties on the flag issue. He stated someone from the church has generously volunteered to donate two flags to the church. One flag would be flown for approximately 3 months, and then removed for fixing, and the other one would be put up with this continuing with one flag always flying while the other is being repaired. He stated he is hoping this issue will be resolved in the next month or so. Member Starkweather asked about the rope on the pole and Mr. Lewis stated Eastern Properties is planning on replacing it and repairing the lights so they are being cooperative.

Member Stangroom asked about the store across the street with the lingerie in the window. The Mayor indicated the legislative committee of the City Council has indicated that there would be trouble enforcing any type of regulation regarding items hung in a store window. He stated the committee has asked that the City talk to the owner themselves and ask them to remove the items. It was indicated hopefully the one on one approach will work.

Adjournment

MOTION: Member Giunta moved and Member Stangroom seconded to adjourn the meeting of October 23rd, 2013, at 7:33 p.m. All were in favor and the meeting was adjourned.

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