

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

Wednesday, November 13th, 2013 at 7:00 p.m.

Call to Order: Chair Colburn called the meeting to order at 7:03 p.m.

- Pledge of Allegiance
- Roll Call

Present: Brian Sullivan, Brian Colburn, Ted Starkweather, Michael Freeman, Powell Glenn, Tim Stangroom, Jo Brown and Planning and Zoning Administrator, Richard Lewis.

Absent: David Veysey, Mayor Ken Merrifield, Anthony Giunta, Kirk Johnston and Tony Daniel.

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

- Approval of Minutes:

❖ October 23, 2013 Minutes

MOTION: Member Starkweather moved and Member Sullivan seconded to approve the minutes of the October 23rd, 2013 Planning Board Regular Meeting. All were in favor of approving the minutes as submitted.

New Business:

- **P13-05:** Elias and Sophia Smirnioudis, Owners; Deborah Hinds, Agent/Engineer; R & D Paving, Inc., Applicant, requests Site Plan and Special Use Permit Approval to remove the existing building and replace it with a new building on property located at 563 South main Street, identified as Tax Map/Lot # 119-026-00, B-1 Zone (Low- Density Business and Commercial District). The lot is 2.80 acres and has 479 feet of frontage. The existing building being removed is approximately 3039 square feet, and the new building would be a 2400 square foot garage and office area. The existing pavement would remain intact.

MOTION: Member Starkweather moved and Member Sullivan seconded to accept the applications of R&D Paving, referenced as P13-05, for a public hearing for Site Plan approval and a Special Use Permit to establish an outside storage and contractors yard at 563 South Main Street. All were in favor and the motion passed.

Deb Hinds, of Hinds Septic, was present to represent R&D Paving. She stated that Richard and Nancy Dubreuil were also present.

Ms. Hinds indicated there is one slight change to the plans, which is a reduction in the section of the property that was going to have the gravel parking area put in. The size of this area was being reduced by almost half.

The structure on the property will be removed and they are hoping to be able to use the existing foundation for the new building, to be a garage with office space. After the building is demolished they will have a better idea of what can be saved of the foundation. The garage will be used for maintenance and cleaning of vehicles. The grounds will need to be cleaned up as it appears someone has been dumping on the property.

Member Starkweather asked about the 20' future easement shown on the plans on the back of the property by the railroad tracks. Ms. Hinds stated this is being maintained. Member Stangroom asked about the removal of trees. Ms. Hinds stated the land is pretty barren now, with not a lot of trees and the only trees being down by the road. She stated there is no top soil at all on the property.

Richard Lewis asked about the revisions to the plan. The area being cut on the south side for the gravel is being reduced by almost half and he asked if they may need to expand this in the future, as he would rather them not have to come back to the board for approval for the renovations and expansion of this area. Mr. Dubreuil stated they do not need that much area now, but may need it later. Member Colburn stated that Mr. Lewis is trying to keep the applicant from having to come back to the board later. Richard Lewis stated that they could put a finding and condition into the approval that would cover this. The wording he proposed was:

New Finding

3. The applicant presented at the hearing a minor plan modification that showed that only 100 feet of the area to the south of the existing parking lot curb line will be converted from the existing sandy soil and scrub vegetation to the proposed gravel parking and storage area for the first phase of the development of the site. The phase 2 expansion of this gravel parking area will be performed in the future as determined by the applicant. In the opinion of the Board, this phase 2 work should be allowed as part of this Site Plan and Special Use permit approval. City Staff can work with the applicant on the technical details of the Phase 2 work.

New Condition

2. In Conformance with finding #3 above, the applicant shall contact the Municipal Services Department Director and the Planning Director to discuss the plans for the future Phase 2 expansion of the gravel parking and vehicle storage area to insure that storm water management and other design features are adequately addressed.

Chair Colburn asked if the catch basin was a dry well and it was indicated that it is. Member Sullivan stated that the majority of the lot is sandy and is very permeable so he doesn't foresee any problems with drainage. Member Stangroom asked if a fence would be put up for protection and security of equipment and vehicles, as people are already dumping on the lot. Mr. Dubreuil stated they will look at this later and they probably will need one, with the walking path and the snowmobile path abutting the rear of this lot. Member Colburn stated that the fence issue would be handled by Richard Lewis and does not need to be on the site plan. Mr. Lewis stated to the applicant that any fence over 6' tall would need a building permit and any fence would be handled administratively.

Member Freeman asked about the relocation of the sign. Ms. Hinds stated the entrance needs to be reworked to handle the capacity of the vehicles entering and exiting the lot and turn radius'. Mr. Dubreuil stated it would need to be moved and he isn't sure yet if they will put one at the road or just one on the building.

Public Comment: None.

Board Discussion

Member Sullivan stated this is a good adaptive reuse of the property, that it will give R&D Paving better access and will solve a lot of problems for the City too as they will not longer have to worry about trash and vandalism to this building and lot. Member Starkweather stated that anything being done to this property is an improvement compared to what is there.

MOTION: Member Starkweather moved and Member Sullivan seconded to approve the Site Plan and Special Use Permit, referenced as P13-05, for R&D Paving, Inc., applicant, for work involving the construction of a 2400 square foot office and garage building, with new truck

and an equipment parking area on land located at 563 South Main Street, identified as Tax Map/Lot # 119-026-00 in the B-1 Zone, with the findings and conditions approved by the Board which are consistent with the draft decision prepared by the Planning Director, including all modifications approved by the Board as a result of the discussion at the public hearing. All were in favor and the motion passed.

The following item is to be continued to the December 11th, 2013 meeting of the Planning Board:

- **P13-06:** Industrial Park Investors, LLC, Owners; James Aberg, Agent, request Site Plan approval to construct an addition onto an existing building located at 55 Industrial Park Drive, identified as Tax Map/Lot # 101-009-00, I-1 Zone (Industrial District). The addition would be 1950 square feet (65' x 30') and would be constructed in the existing grass area on the property.

Richard Lewis stated the property is a three unit condominium type industrial building, before the bend in the road on the left hand side of the roadway. He stated the application is a work in progress and while laying out the plan, it was determined that a variance for a minor front yard setback encroachment and a very, very minor side yard setback encroachment were going to be necessary. He stated the applicant is coming before the Zoning Board on December 4th for a variance and then before the Planning Board for Site Plan approval on the 11th of December.

Angie Carey indicated that as the notice for this application has already been put in the paper, that the board should continue the application to a date, time and location certain so that the public notice does not have to be published in the paper again. She stated the abutters were sent a courtesy notice, but not an abutter's notice, and they will be notified for the December 11th meeting.

MOTION: Member Starkweather moved and Member Sullivan seconded to continue application P13-06 to the December 11th, 2013 meeting of the board, with the application to be heard at 7:05 p.m. in Council Chambers, Franklin City Hall. All were in favor and the motion passed.

Old Business: None.

Public Comment: None.

Other Business

- Master Plan Discussion

Richard Lewis stated that tonight there are five members not at the meeting. He stated he sent out a memo and then a memo was sent out via email from Mike Freeman. Mr. Lewis stated the board should discuss parameters for the public meeting.

Chair Colburn indicated that the board should meet with FBIDC regarding the Comprehensive Community Survey and try and get a sense of what the people want for growth. It was indicated this survey brought in a broad range of items and they have been categorized. Mr. Aberg has the results in electronic form. Member Brown stated it is a good summary and provides direction of what people want.

Member Starkweather indicated he thinks it is a good idea to get input from the department heads. He stated that he has sat in on meetings for FBIDC and heard some disturbing things. He stated businesses have pulled out of putting in their business in the Industrial Park due to what they have seen in downtown. Member Starkweather added that Bow relied on the power plant for a large chunk of their tax income and now that the

power plant is shutting down taxes are going up tremendously. He stated if the Northern Pass comes to Franklin we need to prepare right so that we aren't building schools, but allowing our fire department (like Bow) to be shut down due to mold problems.

Chair Colburn indicated that Capital Improvement is the defining group for growth and how to utilize funds, but this is not necessarily an item for the Master Plan. Member Sullivan stated the level of service for the department, infrastructure, staffing and other items are all part of the Capital Improvement Plan. He stated we shouldn't put all the eggs in one basket, the Master Plan should indicate where we are today and the services we are providing and how that should change over the next few years.

Member Freeman stated the projected growth should be determined. He stated that maybe the Master Plan could address a growth of 4,000 if the Northern Pass comes in and then a normal growth as well. Member Starkweather stated if there is a hope for more industry then where are we going to put them, as the Industrial Park is pretty much full. Also infrastructure problems are serious enough and need addressing.

Member Freeman stated that if Northern Pass comes in that is a bonus and we should have different results depending on how you set yourself up and if the people want growth then we should take advantage of this. He stated that Highway access by the Industrial Park would cause industry to explode.

Member Starkweather stated the downtown project was part of the larger jigsaw puzzle that was supposed to be the building block for the development of the mill buildings behind Central Street. The City took advantage of a grant. He stated the idea was that once the mills were developed then downtown would grow. Member Starkweather stated that if growth happens we need to be prepared.

Member Freeman stated the board needs to decide how they want to proceed. Do they want to assume the Northern Pass is coming in or do they want to do the Master Plan with and without the Northern Pass? Mr. Freeman stated that the Budweiser Plant in Merrimack allowed for some tremendous growth and development. He added that if access is given to 93 then more businesses will come to the area.

Member Colburn stated the board should receive public comment first and have FBIDC come in with the survey results and then the board can decide how to continue and whether growth is wanted. It was indicated that if the Northern Pass comes in and taxes drop that growth will be imminent.

Member Colburn stated that if the City wanted highway access that it would have to be funded 100% by the City as the Federal Government is not going to build a roadway to open development. He stated the funding could be in the area of 200 million dollars. Member Colburn stated it would also take approximately 25-30 years to build the highway access. Member Starkweather stated the City has asked DOT to put the highway access on their 10 year plan and have been shot down. Member Freeman stated if the process never starts then the time frame for building the access is even longer.

Member Freeman stated the board needs to see the ideas from FBIDC and maybe growth isn't what the community wants. Member Colburn stated the Board should schedule for FBIDC to come in for a public hearing and show the board the presentation. Mr. Lewis stated he would sit with Brian Sullivan and get his ideas that he has put together for Municipal Services and then will meet with Department Heads to get their input and framework. He stated the meeting with FBIDC may be more like February then January. The existing Master Plan is not bad and some sections just need a re-write or updating. He added that input from the public is important. The Capital Improvement Plan is already a wealth of information and this information does not need to be laid out in the Master Plan and can just be referenced. He will give a breakdown of categories and some can be merged together. In regards to recreation he will work with Krystal on this item.

Member Freeman asked if the plan changes were based on a growth estimate. Mr. Lewis stated the board will look at individual sections and see what their current versus their future needs are; both of which depend on staffing and money. Member Freeman stated that the school system cannot handle future growth and if there is major growth on the west side a fire department may be needed on that side of the river. If growth in the City is 4,000 then what we need is one thing and if it is 10,000 then the needs become so much different.

Chair Colburn stated first we need to see if growth is wanted and if not then zoning would be changed to keep growth down. Member Freeman stated that when the Master Plan was drafted in the past, nothing like the Northern Pass was ever on the horizon.

Member Starkweather stated that the prices for land is low in the Industrial Park; however when potential purchasers see the downtown they are deterred from building a business here. There are different areas of the city that need to be fixed first and the more diverse the city is the better off we will be as we don't want another collapse like the closing of the mills created in the City.

Member Sullivan stated that he thinks the board has given Richard Lewis some good direction and that he can put together an outline on infrastructure and a two step approach may be a good idea, but how far we go into the two step approach should be determined by what the public wants.

It was asked if FBIDC should come before the board for a public hearing and it was indicated that no matter when FBIDC comes to the board, the meeting would be a public meeting so the public would be allowed. The meeting with FBIDC will be conducted in late January or February depending on Richard being able to get an outline done and talk to department heads for input.

Planner's Update

Richard Lewis stated that the Guay's garage on South Main Street was removed today. He stated they are moving into soil remediation, as there is some lead paint contamination in the soil and these issues came forward late yesterday so they are figuring out the best steps to deal with these issues. He is hoping to have all the work done in two weeks. They started on Monday and the site looks very good, that he is still hoping someone will take the barn and that he has started conversations with Alex Ray on this.

Richard Lewis stated the long saga of wetland replication and storm water work on Lake Shore Drive is coming to a completion. Bill Hurd is working on the final drainage and is hoping to have everything done in 5-6 more days. Currently the City is working with an \$8,000 donation from the Webster Lake Association to complete the work. MSD and Brian Sullivan have been very helpful with all the support they have provided.

Adjournment

MOTION: Member Sullivan moved and Member Freeman seconded to adjourn the meeting of November 13th, 2013, at 8:04 p.m. All were in favor and the meeting was adjourned.

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